

# Apia Landlord Insurance

## Additional Information Guide

This Additional Information Guide (AIG) is designed to provide you with additional information about excesses, how we calculate premiums and the discounts available under the policy. You should read this AIG together with our Apia Landlord Insurance Product Disclosure Statement (PDS) dated 3/11/2020.

**This AIG is relevant to you if you obtain a quote, or your renewal premium is calculated, on or after 14 November 2021.**

### Your excesses

#### What is an excess?

An excess is the amount you pay towards the cost of your claim for each incident covered by your policy. You may have to pay more than one type of excess.

The total excess you are required to pay is determined by the circumstances of your claim. The amount and types of excesses that apply to your policy are shown on your certificate or in the PDS.

The different types of excesses are:

#### Property and contents excesses

The property and/or contents excess that applies to your policy can vary based on our assessment of the risk. If you apply to vary your property and/or contents excess and we agree to the variation, your property and/or contents excess will be the amount chosen by you from our range and shown on your certificate.

#### Theft or burglary by tenants or their guests excess

The theft or burglary by tenants or their guests excess is \$500.

#### Malicious acts or vandalism by tenants or their guests excess

The malicious acts or vandalism by tenants or their guests excess is \$500.

#### Unoccupied excess

The unoccupied excess is \$500.

### About your premium

The cost of your insurance is called the 'premium'. Your premium will depend on many factors. Your premium for each period of insurance will be shown on your certificate.

We'll calculate your premium based on:

- Your risk.
- Any discounts applied.
- Compulsory government charges such as stamp duty and GST.
- Fire Services Levy, where applicable.
- Any variable excess you choose.

Your risk – we work this out using factors we consider important, including the address, occupancy type, the type of property you're insuring, the materials and characteristics of the home/unit, relevant claims history, the amount and type of cover you select and the policy options chosen.

This is not a list of all our risk factors. We collect information in relation to risk factors from you and other sources. The importance we place on the factors we use can change and how these factors combine to affect your premium will differ from person to person. We may add or remove factors.



**Get set. Go.**

The premium you pay is also affected by other things including:

- The cost of claims we have paid to other customers and claims we expect to pay in the future;
- Our expenses of doing business;
- Other commercial factors.

When determining your renewal premium, we also consider your previous premium. As such we may limit movements up or down.

## Premium discounts

Discounts are also a factor that can affect your premium. The premium you pay for your insurance includes any discounts we have given you. Any discounts are usually calculated and applied before the application of government taxes and charges.

The main discounts we offer are:

- Multi-policy discount;
- Work Less Pay Less® discount.

From time to time we may also offer discounts or other special offers as part of a marketing campaign. If we do this, separate terms and conditions may apply. The amount and type of the discount offered can change or be withdrawn. We regularly offer a discount for buying a new policy online through our website.

If you are eligible for more than one discount, we usually apply any subsequent discount to the already discounted premium.

### Multi-policy discount

A multi-policy discount rewards you with a discount off your premium for holding two or more eligible paid Apia general insurance policies.

There must be a common mailing address and the person(s) seeking the discount must be nominated as an insured with the same name on each eligible policy. If you take out a new policy and qualify for the multi-policy discount, you are eligible to receive the discount on that new policy immediately and on your other existing policies from their next renewal date, provided you still qualify. Eligible Apia general insurance policies are home, contents, landlord, car, motorcycle, boat, caravan and motorhome insurance. To find out more about the multi-policy discount please phone us on **13 50 50**.

### Work Less Pay Less® discount

You could receive this discount if at least one policyholder works less than 37 hours per week. This discount is based on your employment status as noted on your certificate under the heading 'What You Have Told Us'.

## Government taxes and charges

After we have calculated the amount to cover your Apia Landlord Insurance policy, any applicable stamp duty, GST, other government chargers and any levies are then applied.

## Financial Claims Scheme

This policy may be a 'protected policy' under the Federal Government's Financial Claims Scheme (FCS) which is administered by the Australian Prudential Regulation Authority (APRA).

The FCS only applies in the extremely unlikely event of an insurer becoming insolvent and the Federal Treasurer making a declaration that the FCS will apply to that insurer.

The FCS entitles certain persons, who have valid claims connected with certain protected policies issued by that insurer to be paid certain amounts by APRA.

Information about the FCS can be obtained from [www.fcs.gov.au](http://www.fcs.gov.au).

Australian Pensioners Insurance Agency Pty Ltd ABN 14 099 650 996 is an agent and authorised representative (No. 239591) of AAI Limited ABN 48 005 297 807 AFSL 230859, the insurer and issuer of Apia Landlord Insurance.

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**Get set. Go.**