

Premium, Excess and Discount Guide

Landlord's

This RAC Landlord's Insurance Premium, Excess and Discount (PED) Guide provides You with information about how We calculate Our premiums and the excesses and discounts which may apply to Your RAC Landlord's Insurance policy.

You should read this PED Guide with Your RAC Landlord's Insurance Product Disclosure Statement and Financial Services Guide.

This PED Guide applies to new policies commenced on or after 21 June 2019 and renewed policies commencing on or after 20 July 2019

About Your premium

The premium is the amount You must pay Us for Your insurance cover. Your premium is shown on Your Policy Schedule.

We consider a number of factors when calculating Your premium including, but not limited to the following pricing factors:

- » The suburb You live in
- » The sum You are insured for
- » What Your Home is constructed from
- » Your claims history
- » Home Usage
- » How Your Home is secured
- » How You pay

We may use some or all of these factors to derive Your premium.

All insurance risks are not the same and so the combination of factors used and relevance they have in the overall premium will differ for each risk.

You will need to specify the sum insured for Your Home Building and Home Contents at the commencement of Your cover. Please refer to our online calculators at rac.com.au for guidance on calculating the sum insured.

You need to review Your sum insured at the beginning of each subsequent period of insurance or when changes occur. We may also review the sum insured at the beginning of each subsequent period of insurance.

The sum insured is shown on Your Policy Schedule.

When you renew Your insurance Your premium is likely to change, even if Your personal circumstances have not. This is because the premium You pay is also affected by the cost of claims We have paid, or expect to pay, to other members and updated data we have available to calculate Your premium.

Cancellation charge

If You cancel Your policy during the period of insurance, a cancellation charge of 10% of the unused premium may be applied.

Credit card charges

We do not charge a merchant fee when You pay Your premium or Your excess by credit card.

GST and government charges

Your RAC Landlord's Insurance is subject to Goods and Services Tax (GST) and government charges (insurance duty) as shown below.

The amounts payable in GST and government charges for any given year are shown on Your Policy Schedule.

GST and government charges	Amount
GST	10%
Insurance duty	10%

Instalment charges

If You pay Your premium by instalments a 10% premium loading will apply. This amount is included in the premium shown on Your Policy Schedule.

Other fees and charges

No refund or request for payment will be made if:

- » Your policy is changed or cancelled and the premium refund or premium payable is less than \$10.
- » You make an under or overpayment to Us of less than \$10.

Excess

An excess is the amount You may be required to pay towards any claim. The amount and types of excess applicable to Your policy are shown on Your Policy Schedule. You may have to pay more than one excess depending on the circumstances of Your claim.

Basic excess

You will be asked to pay this amount when you claim on your policy. You can pay an additional premium to reduce your buildings and/or contents basic excess.

If you have a claim where one event impacts combined policies, then the basic excess is capped at a total of \$500. However this does not apply if you have elected a basic excess other than the standard basic excess shown in the table below.

Insurance type	Standard basic excess
Landlord's Home Building	\$500
Landlord's Home Contents	\$500

Earthquake excess

In addition to the Basic Excess You will be required to pay an earthquake excess of \$500 for every claim You make for destruction or damage to Your Home Building if the damage is caused by an earthquake during any one 72 hour period.

Flood excess

In addition to the Basic Excess You will be required to pay a Flood excess of \$200 for every claim You make for loss, destruction or damage caused by Flood.

Malicious damage/Theft excess

In addition to the Basic Excess You will be required to pay an excess of \$300 for every claim You make for loss, destruction or damage as a result of malicious damage or theft by the Tenant/s or their guest/s.

Imposed Excess

We may decide to apply an Imposed Excess to Your policy after taking into account factors that may affect Your risk such as Your Home Building, Your Home Contents or Your claims history.

An Imposed Excess is payable in addition to all other excesses.

You cannot pay an additional premium to remove an Imposed Excess.

Discounts and savings

Your premium includes the discounts You are eligible for. Discounts may not apply to policy options and may be subject to a minimum premium. We may also offer additional discounts from time to time and the relevant terms and conditions will be specified as part of the offer. For details on specific discounts, refer to the information below or contact us on **1317 03**.

Alarm discount

You may be eligible for an alarm discount provided the alarm meets our approval criteria. This discount is available on a combined RAC Landlord's Home Building and Home Contents policy only and varies based on the type of alarm you have installed.

Alarm type	Discount
Non monitored alarm	Up to 12.5%
Monitored alarm	Up to 15%
RAC monitored alarm	Up to 25%

Online discount

The discount We offer for policies taken out online at **rac.com.au** depends on the type of insurance You have chosen. The online discount applies to the first year of insurance only and may be subject to a minimum premium.

Insurance type	Discount
Landlord's Home Building	\$35
Combined Landlord's Home Building and Home Contents	\$70

RAC Insurance Pty Limited ABN 59 094 685 882

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