



AMP Landlord's Extension

AMP Home Plan Maxi Policy cover has an optional additional benefit 'Landlord's Extension'. This is designed to give you, as a Landlord, peace of mind.

By paying an additional premium, you can be protected from the following:

Malicious damage or theft

We will cover you for malicious, intentional or deliberate damage to the home or theft of any part of the home up to \$30,000.

Landlord's furnishings*

If landlord's furnishings suffer loss or damage, we will pay the indemnity value of these items up to \$20,000 (per dwelling unit).

*Please note, Landlord's furnishings means dishwashers, stoves, refrigerators, washing machines, dryers and built in microwaves not permanently wired into the home.

Loss of rent due to loss or damage covered by this policy

We will pay up to a maximum period of 12 months and up to a maximum amount of \$40,000 (per dwelling unit) if your tenants can't live in the home because of damage that is covered by your policy.

Loss of rent due to non-payment by tenants

1. Prevention of access

If the tenant is lawfully entitled to vacate the home due to prevention of access to the home or failure of public liabilities, we will pay up to a maximum of 8 weeks rent.

2. Vacating without notice

If the tenants vacate without giving the required notice period, we will pay up to a maximum of 8 weeks rent.

3. Eviction of tenants

If your tenants are lawfully evicted due to non-payment, we will pay up to a maximum of 12 weeks rent.

4. Tenancy tribunal order

Where the Tenancy Tribunal makes an order for the tenancy to end and the tenants to leave, we will pay up to a maximum of 12 weeks rent.

Landlord Obligations

There are certain conditions that Landlords must comply with to ensure cover under Landlord's Extension.

They are:

- a. You or your managing agent must:
 - i. exercise reasonable care in the selection of each person who is a tenant; and
 - ii. obtain satisfactory references for each adult tenant prior to that tenant moving into the home; and
 - iii. keep records of the checks undertaken and references obtained and provide these to us if we ask for them.
- b. At 6 monthly intervals, or whenever there is a change of tenant, you or your managing agent must:
 - i. complete an internal and external inspection of the property; and
 - ii. keep photos and written records of the inspections and provide these to us if we ask for them.
- c. If it is shown on the schedule that you are insured for Cover Option - Maxi and you have purchased the Optional Additional Benefit 'Landlord's extension', in addition to complying with the requirements of a. and b. above:
 - i. you have an obligation to mitigate any claim you make for your loss of rent under this policy by taking all reasonable steps to find suitable alternative tenants and must provide us with records of steps taken if we ask for them; and
 - ii. you or your managing agent must actively monitor rent for your home and if the rent is 10 days in arrears, you or your managing agent must provide a written notice requiring the tenant to remedy the arrears. If the unpaid rent is not received within a further 5 days, you or your managing agent must personally deliver a second notice to the tenants requiring the arrears to be remedied. You or your managing agent must also ascertain at this time whether the tenants are still living at the home.

Important to note: at the time of loss, damage or prevention of access, you must have a signed tenancy agreement in place.

Methamphetamine Contamination* (also included in your policy)

We will pay for the testing, decontamination and repair of your home if it suffers loss as a result of use, consumption, storage or manufacture of methamphetamine up to a maximum of \$30,000.

*Please note, this benefit only applies if your home is tenanted and you comply with the landlord obligations as per the policy wording.

This flyer summarises some of the cover provided by AMP's Home Plan Maxi Policy. It is important to note that terms, conditions and exclusions apply to the cover outlined. Please refer to the policy wording for full details of cover.

This AMP general insurance product is underwritten by Vero Insurance New Zealand Limited, 48 Shortland Street, Auckland.

A disclosure statement is available, on request and free of charge from your Adviser or Broker.