

# Supplementary Product Disclosure Statement

This is a Supplementary Product Disclosure Statement (SPDS), issued by Guild Insurance Limited ABN 55 004 538 863, AFS Licence No 233791, 171 Collins Street, Melbourne Vic 3000.

This SPDS supplements the Product Disclosure Statement (the PDS) contained in the Policy document, effective date April 2020. This SPDS must be read together with that PDS and any other SPDS we have given you or may give you.

The purpose of this SPDS is to:

- > Amend the cover under the Tenant Default section of the PDS for:
- > We will not pay for; and
- > Maximum benefits under

We will also pay for; and

- > Clarify these changes in the Significant Features and Benefits section of the PDS; and
- > Advise You of changes to some of the Paying Your Claim process in page 27 that are the result of the changes we have mentioned above or which further clarify the Policy cover.

The following is a brief explanation of those parts of Your Policy that are the subject of these changes. You should read the relevant Endorsement for the full details of the cover and any limitations that apply to that cover.

## Significant Features and Benefits

### 4. Tenant Default: (Page 8)

Tenant Default has been altered to 9 weeks of rent or \$5,000 whichever is the lesser per tenancy.

If Your tenant refuses to vacate has been altered to 9 weeks of rent or \$5,000 whichever is the lesser per tenancy.

## Changes to Tenant Default

### We will not pay for (Page 20)

The following item is added to the list of Items We will not pay for:

- > Any loss of rent due to a rent reduction You agree to.

### We will also pay for

#### Loss of rent following tenant default

The Maximum benefit has been altered to 9 weeks of rent or \$5,000 whichever is the lesser per tenancy.

#### Loss of rent following tenant eviction

The Maximum benefit has been altered to 9 weeks of rent or \$5,000 whichever is the lesser per tenancy.

#### Legal expenses

The Maximum benefit has been altered to \$5,000.

## Changes to Paying Your Claim

### How We Pay Loss of Rent Claims (Page 27)

The following changes have been made:

#### How We Pay Loss of Rent Claims

Loss of Rent is payable under the Policy for the period shown on Your Policy certificate where there is damage Insured by the policy, and the premises are uninhabitable.

#### How We Pay Tenant Default Claims

Tenant Default is payable under the policy Where the Tenant is in breach of the lease agreement and the lease has been terminated in accordance with State Legislation.

Note: Cover for loss of rent is only triggered if the rent was not in arrears at policy inception and a minimum of 4 weeks bond is collected at the beginning of the tenancy agreement.

In case of loss of rent, We require You to take the following steps before lodgement of Your claim:-

- > Obtain or hold the bond from the tenant
- > Proceed with the tribunal hearing process where appropriate and make an application for loss of rent, bond monies and compensation for any damages and/or expenses
- > Take steps to minimize the loss of rent by re-letting the property as soon as possible Once We are in receipt of the above mentioned documents, the claim will be calculated as follows:-

## TENANT DEFAULT

### Amendment to Important Notice about your Policy Renewal Landlords Insurance – GLD102550 v04/2020

The following paragraph is deleted:

Please note that cover for loss of rent following Tenant Default is no longer available. If you previously had Tenant Default cover, it has been removed from your policy from the commencement of the period of cover shown on your attached policy schedule, and your premium has been reduced accordingly.

### Amendment to page one of your Policy Schedule

The following paragraph is deleted:

Please note that cover for loss of rent following Tenant Default is no longer available. If you previously had Tenant Default cover, it has been removed from your policy from the commencement of the period of cover shown on your attached policy schedule, and your premium has been reduced accordingly.

### Amendment to email titled 'Important Information about your Landlord Insurance policy

The following paragraph is deleted:

Please note that cover for loss of rent following Tenant Default is no longer available. If you previously had Tenant Default cover, it has been removed from your policy from the commencement of the period of cover shown on your attached policy schedule, and your premium has been reduced accordingly.

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