







Landlord Insurance Policy Comparison

Updated May 2018

| | Best Buy - General | Best Buy - Meth Protection | | | | | |
|--|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| Policy Name | House Insurance - Landlords Plus Cover | Initio Lumley Safe and Sound | Landlord Insurance Policy | Premier Rental Property Insurance | Everyday Plus | Landlord Insurance | Home (includes Landlord cover) |
| Basis of Settlement - Replacement | Replacement to Sum Insured, Replacement to the area size for Fire. | Replacement to Sum Insured | Replacement to the area size, capped at Sum Insured for Natural Disaster | Replacement to Sum Insured | Replacement to Sum Insured | Replacement to Sum Insured | Replacement to Sum insured |
| Standard Cover | | | | | | | |
| Landlords Fixtures & Fittings | Limit \$20,000 | Limit \$20,000, Option to increase to \$40,000 | Optional | Optional, Cover restricted to a defined event | Yes, Limit \$25,000 | Limit \$10,000, option to increase | Limit \$10,000 |
| Malicious Damage or Theft | Yes, Limit \$20,000 per event, no cover for theft | Yes, Limit \$25,000 | Optional, Limit \$20,000 | Optional, Limit \$3,000 | Yes, Limit \$25,000 | Yes, Limit \$25,000 | Included if 3rd party, additional extra for tenant cover |
| Methamphetamine | | | | | | | |
| Damage - Caused by Methamphetamine Contamination (Consumption) | Yes, Limit \$30,000 | Yes, Limit \$30,000 | Optional, Limit \$30,000 | Yes, Limit \$30,000 | Yes, Limit \$30,000 | Yes, Limit \$30,000 | No Cover |
| Damage - Caused by Methamphetamine Contamination (Manufacture) | Yes, included in limit | Yes, up to sum insured | Yes, included in limit | Yes, included in limit | Yes, included in limit | Yes, included in limit | No Cover |
| Loss of Rent due to Methamphetamine Contamination | No Cover | Yes, as per Loss of Rent limits below | Yes, as per Loss of Rent limits below | Yes, as per Loss of Rent limits below | Yes, as per Loss of Rent limits below | Yes, as per Loss of Rent limits below | No Cover |
| Loss of Rent | | | | | | | |
| Loss of Rent due to Insured Event | Yes, up to 8 months | Yes, Limit \$20,000 and maximum 12 months, option to increase to \$40,000 or \$80,000 | Limit \$20,000 up to six months | Optional, up to 6 months | Yes, up to 12 months | Yes, up to 12 months | Yes, up to 12 months |
| Loss of Rent due to Non Payment - Vacating without required notice | Yes, up to 8 weeks | No Cover | Optional, Up to 8 weeks | Optional, Up to 8 weeks | Yes, up to 8 weeks | Yes, up to 6 weeks | Yes, up to 6 weeks |
| Loss of Rent due to Non-payment of Rent - Eviction | Yes, up to 8 weeks | No Cover | Optional, Up to 8 weeks | No Cover | Yes, up to 8 weeks | Yes, up to 12 weeks | Yes, up to 15 weeks |
| Landlord Responsibilities | | | | | | | |
| Inspection Periods | 3 monthly and in between tenancies | 6 monthly and in between tenancies | 6 monthly and in between tenancies | 3 monthly and in between tenancies | 6 monthly and in between tenancies | 3 monthly and in between tenancies | 6 monthly and in between tenancies |
| Landlord Conditions | Yes | None | Yes | Yes | Yes | Yes | Yes |
| Other Coverage | | | | | | | |
| Damage caused by Pets | Excluded unless it becomes accidentally trapped inside Insured's home | Yes | Excluded | Excluded | Policy is silent | Policy is silent | Excluded, with the exception of fire |
| Excess on Breakage of Glass | Standard Excess Limit \$2,000 | Standard Excess Limit \$3,000 | Standard Excess Limit \$2,000 | Optional Limit \$1,500 | Standard Excess Limit \$2,500 | Standard Excess No Cover | Standard Excess Policy is Silent |
| Hidden Gradual Damage | No Cover | Yes | Yes | No Cover | No cover | Yes | Policy is Silent |
| Home Office | Limit \$2,000 | Limit \$3,000 | No Cover | No Cover | Limit \$1,000 | Limit \$2,500 | No Cover |
| Landscaping Trees Shrubs Plants | Limit \$25,000 | Yes | Limit \$50,000 | Limit \$20,000 | Limited \$50,000 | Limit \$20,000 | Yes |
| Retaining Walls | Optional | Yes, permanently fixed | Yes, permanently fixed | Yes, permanently fixed | Yes, permanently fixed | Limit \$40,000 | Yes, permanently fixed |
| Swimming Pool | | | | | | | |
| Tree Removal | No Cover | Limit \$1,000 any one event | Removing fallen branches or trees that have damaged your rental home | No Cover | No cover | No Cover | No Cover |
| Unoccupancy Conditions | After 60 days an additional Excess \$1,000 applies | After 60 days the excess increases to \$5,000 or \$2,500 with intruder alarm. | After 60 days cover is limited to fire, lightning, explosion, storm, flood and natural disaster | After 60 days cover is limited to fire explosion lightning or Earthquake Top-Up Cover | After 60 days an additional Unoccupied Excess applies | After 60 days cover is limited to fire explosion lightning or Earthquake Top-Up Cover | Must notify if unoccupied for more than 60 days |
| Liability and Legal | | | | | | | |
| Property Owners Liability | Limit \$20,000,000 | Limit \$2,000,000 | Limit \$2,000,000 | Limit \$1,000,000 | Limit \$1,000,000 | Limit \$1,000,000 | Limit \$20,000,000 |
| Defence Costs | Yes, included in Limit | Yes, included in Limit | Yes, included in Limit | Yes, in addition to the Limit | Yes, in addition to the Limit | Yes, in addition to the Limit | Yes, included in Limit |