

PREMIUM & PAYMENTS GUIDE

RACT INSURANCE INVESTOR INSURANCE

Premiums and Payments

The Premium and Payments (PPG) Guide is a document containing additional information about how we calculate your premium, and how we determine excesses and discounts in connection with your policy. You should read this PPG in conjunction with your Investor Product Disclosure Statement (PDS) and any Supplementary Product Disclosure Statement (SPDS).

Premiums

When we calculate your premium, we take into account a number of factors. These may include:

- sum insured;
- period of insurance;
- address, age and construction of your building;
- security measures you have in place;
- excess selected;
- your previous insurance and claims history;
- options you have chosen;
- payment method selected;
- discounts you may be eligible for.

The total premium payable by you also includes compulsory government charges (including duties and GST). The details are shown on your current schedule.

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not changed. This is due to the cost of claims paid, expected cost of future claims, new and updated data we use to calculate your premium, and our business administration costs.

You may pay your premium annually or at our option by instalments. Your premium may be higher when you choose to pay in instalments, rather than annually.

Discounts and special offers

Any discount or special offer that you may be eligible for can affect your premium. The premium you pay for your insurance includes any discounts or offers we have given you. Any discounts or offers you receive are usually calculated and applied before the government charges are added.

The discounts we offer include

- **Special offers** are advertised from time to time and will usually have separate terms and conditions that apply. Details are available from us on request. These offers may be withdrawn at any time.

Payments

Excesses				
Investor	Standard	Additional	Earthquake or Tsunami	Investor Plus
	There are a number of standard excess options between \$200 and \$5,000 .	An additional excess may be applied when some aspects of the property or owner to be insured fall outside our normal underwriting guidelines.	This additional excess is \$200 .	An additional \$500 excess applies when you claim for Theft by tenants or their guests or Malicious damage by tenants or their guests.

Claim payments

The following tables are a guide to how we may calculate claim payments, but they don't cover all scenarios or benefits. GST considerations have been made.

Claims are assessed and determined on an individual basis. You should read the PDS in conjunction with your current schedule for full details of what we cover, including information on how we settle your investor claim, as well as policy limits, excesses, conditions and exclusions that apply.

Example 1 - Partial loss Investor Basic claim

The front fence at your Investor building has been damaged by a recent storm, it is not a shared fence with any adjoining property. Approximately **20 metres** of the paling fence have been damaged beyond repair. Your Investor excess is **\$500**.

Note: Where your fence is a shared fence, we only pay to repair your portion of the damaged fence.

How much we pay

Cost to repair the front fence	\$2,500
We arrange repairs and pay what it costs us to repair the fence directly to the repairer.	
Less excess payable	\$500
The Excess shown on your schedule.	
TOTAL CLAIM AMOUNT PAID	\$2,000

Example 2 - Partial loss Investor Plus claim

You have been experiencing some problems with your current tenant. They have moved out and you arrive to find they have kicked in the back door and broken several windows in your property.

How much we pay

We pay up to the sum insured to repair your property.	\$10,000
We do not pay for additional claims under this cover in respect of the same tenant or guest. You would need to take reasonable steps to prevent the same incident from occurring caused by the same tenant or guest.	
Less standard excess payable	\$500
The Excess shown on your schedule.	
Less Malicious damage by tenants or their guests excess payable	\$500
An excess applies to all malicious damage by tenants or their guests claims. This is in addition to any other excesses that apply to your claim.	
TOTAL CLAIM AMOUNT PAID	\$9,000

This PPG came into effect on 1st of June 2019

The insurer of this product is RACT Insurance Pty Ltd
ABN 96 068 167 804 AFS Licence No 229076.

The Royal Automobile Club of Tasmania Limited
ABN 62 009 475 861 acts as an agent for
RACT Insurance Pty Ltd, not as your agent.