

KEY FACTS ABOUT THIS HOME CONTENTS POLICY

Rural Affinity Small Farm Product Disclosure Statement

Prepared on: 8 October 2017



THIS IS NOT AN INSURANCE CONTRACT

STEP 1 Understanding the Facts Sheet

This Key Facts Sheet sets out some of the risks covered and not covered by this policy and other information you should consider. This sheet does not provide a complete statement of the cover offered, exclusions, conditions and limits that apply under the policy. You should carefully read the **Product Disclosure Statement (PDS)** and all policy documentation for more details.

STEP 2 Check the maximum level of cover and the events covered

Under this policy you set the maximum level of cover (subject to approval) and your payout is limited to that amount (*Sum Insured*).

Event/Cover	Yes/No Optional	Some examples of specific conditions, exclusions or limits that apply to events/covers (see PDS and other policy documentation for details of others)*
Fire and Explosion	Yes	Two separate events - ' Fire ' and ' Explosion '. Fire – Not covered for damage to: (1) property which was the result of any process involving the application of heat; or (2) any electrical appliance or device (including wiring) caused by artificially generated electric current. Explosion – Not covered for damage caused by the explosion of: (1) boilers and their contents (this does not apply to boilers which are used for domestic purposes); (2) economisers and their contents; or (3) vessels under pressure and their contents.
Flood	Optional	Where selected, covered for \$20,000 during any one Period of Cover provided the Sum Insured for Your Domestic Contents is not otherwise exhausted. This optional cover amount is not in addition to the Sum Insured.
Storm	Yes	See ' Wind and water '. Not covered for damaged caused directly or indirectly to: (1) gates, fences, retaining walls, textile awnings, including shade cloth, hail net or blinds; (2) buildings (or their contents) which are under construction or re-construction unless they are enclosed and under a roof with all outside doors and windows permanently in place; (3) contents while not contained in a building. Not covered for damage caused directly or indirectly by (1) Flood; (2) water entering into premises as a result of structural defects, faulty design or faulty workmanship; (3) water percolating from outside the premises; (4) steam, condensation or oxidisation; (5) erosion, subsidence, landslide, mudslide or any other earth movement unless the loss, damage or destruction happens within 72 hours of an Occurrence; or (6) storm surge (the rise and fall of the sea over a short period of time due to a cyclone).
Accidental breakage	Yes	Covered for damage to the insured property caused by accidental breakage. Not covered for damage to contents in buildings which are unoccupied for a period of 90 consecutive days.
Earthquake	Yes	All earthquake damage occurring within a 72 hour period will be regarded as one Occurrence. Not covered for damage caused by or resulting from a tsunami or tidal wave.
Lightning	Yes	Not covered for any electrical appliance or device (including wiring) caused by artificially generated electric current. If it results in a fire, We will only cover the damage which was caused directly by the fire.
Theft and Burglary	Yes	See ' Theft '. Not covered for loss that is in any way contributed to by dishonest acts by You, Your directors, partners, employees or any member of Your Family
Actions of the sea	No	Not covered for storm surge (the rise and fall of the sea over a short period of time due to a cyclone). Not covered for damage caused by or resulting from a tsunami or tidal wave.
Malicious Damage	Yes	See ' Malicious Act(s) '. Not covered for damage caused by Your Family, employees, tenants or their invitees.
Impacts	Yes	Covered for impact damage to the insured property caused by: (1) Vehicles at the Situation; (2) animals; (3) aerials, masts, or satellite dishes; or (4) falling trees or branches. Not covered for (1) damage or destruction caused by the felling or lopping of trees either by You or by someone with Your permission; or (2) damage caused by animals (e.g. scratching, fouling, pecking or gnawing).
Escape of liquid	No	Please refer to 'Storm' Event/Cover above.
Cover for valuables, collections and items away from the insured address		
High value items and collections	Yes	Covered for up to a maximum of \$20,000 for any item, pair, set, collection or system unless the item is listed separately. For some items lower limits apply. To find out about these limits you need to read the 'What are Contents?' section in the PDS and other relevant policy documentation.



Items away from insured address	Yes	See 'Contents away from the Situation'. The most we will pay is \$10,000 per item or \$20,000 per event provided the Sum Insured is not otherwise exhausted. For items which are not contained in a building which is fully enclosed by walls and a roof, we will not pay more than \$5,000 for loss or damage caused by Wind and water, Theft or Malicious Act(s). Not covered for: (1) items which have been away from the Situation for more than 90 consecutive days, except for sporting equipment stored at a sporting club or items stored in a bank safe deposit box; (2) items which have been removed permanently from the Situation; (3) money, bullion or negotiable securities of any kind; (4) motorcycles; (5) accessories or spare parts for motor vehicles, motorcycles, caravans, trailers, watercraft, or motorised golf carts; (6) ride on mowers values less than \$5,000 when new; (7) surfboards, surf skis, canoes or other watercraft unless at the time of the loss the item was in a locked building or Vehicle; or (8) sporting equipment while in use.
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* This Key Facts Sheet is a guide only. The examples provided are only some of the conditions, exclusions and limits in this policy. You must read the PDS and policy documentation for all information about this policy.

STEP 3 Other things to consider

Limits

This policy has restrictions that limit your cover for certain events and items, for example if your Domestic Building is unoccupied (not resided in overnight) for a period of 90 consecutive days or longer, cover will reduce to damage only caused by aircraft, earthquake, fire/lightening, impact or wind and water (not otherwise excluded by the policy). To find out about these limits you need to read the PDS and other relevant policy documentation.

Excesses

If you make a claim, the excess is the amount you may have to pay for each incident. A number of different excesses may apply in respect to this policy, for example this policy has a standard excess of \$500 for each claim (higher excesses may apply for some insured events, remote areas and cover options). You may be able to increase these excesses to lower your premium. For more detail, please read the PDS and other policy documentation.

Legal liability

This policy covers your legal liability when you are found to be legally responsible for damage or personal injury to a third party or their property. It is limited to \$20,000,000. **The cover is optional cover.** The cover we provide is for your legal liability for claims resulting from accidents occurring from accidents occurring anywhere in the world. Cover away from Australia is limited to 90 consecutive days and starts from the time you leave Australia. You should read the PDS carefully to determine the extent of this cover.

Cooling off period

If you decide you don't want this policy within 21 days of it being issued and you haven't made a claim, you can cancel it and receive a refund.

Maximum level of cover offered by insurers

Insurers offer different maximum levels of cover in the event of the loss or destruction of your contents including where:

- you set the maximum level of cover and your payout is limited to that amount* (*Sum insured*).
- you set the maximum level of cover and the insurer may provide you with some agreed extra cover above that amount (*Sum insured plus safety net*).

* the insurer may provide some cover above this amount.

When working out how much cover you need for your contents, ensure that you value your possessions correctly. To do this you could start by listing all your contents and working out how much it would cost to replace them.

A failure to adequately insure your contents for their replacement value may result in underinsurance.

Warning: this Key Facts Sheet sets out some of the conditions, exclusions and limits in respect to this policy. You should read the PDS and all policy documentation for all the conditions, exclusions and limitations of this policy that limit or exclude cover.

STEP 4 Seek more information

If you want more information on this policy contact us on (02) 9496 9300 or visit www.ruralaffinity.com.au.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au.

The policy this KFS relates to is:

- Provided/Distributed by Rural Affinity Insurance Agency Pty Limited (ABN 72 119 838 854, AFSL 302182)
- Underwritten by certain underwriters at Lloyd's.