

KEY FACTS ABOUT THIS HOME BUILDING POLICY

Rural Affinity Farm Pack 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 events 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	We refer to this event as 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. If it results in a fire, We will only cover the damage which was caused directly by the fire. 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	Not covered unless selected as optional cover. Where selected, covered for \$20,000 during any one Period of Cover provided the Sum Insured for Your Domestic Buildings is not otherwise exhausted. This optional cover amount is not in addition to the Sum Insured.
Storm	Yes	We refer to this event as 'Wind and water'. Covered for damage to the insured property caused by wind, water, snow, sleet or hail. Not covered for damaged caused directly or indirectly to: (1) gates, fences, retaining walls, textile awnings, including shade cloth, hail net or blinds; or (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. 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; or (5) erosion, subsidence, landslide, mudslide or any other earth movement unless the loss, damage or destruction happens within 72 hours of an Occurrence; (6) storm surge.
Accidental breakage	Yes	We refer to this event as 'accidental damage'. Covered for damage to the insured property caused by accidental damage. Not covered for damage to buildings unoccupied for a period of 90 consecutive days.
Earthquake	Yes	Covered for damage to the insured property caused by: (1) earthquake, (2) subterranean fire, (3) volcanic eruption; or (4) fire which happens as result of an earthquake, subterranean fire or volcanic eruption. Not covered for damage caused by or resulting from a tsunami or tidal wave.
Lightning	Yes	Covered for impact damage to the insured property caused by lightning or thunder. 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	We refer to this event as 'Theft'. Not covered if as a result of any person residing at the Situation, (including Your Family, tenants and employees) or people they invite to the Situation.
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	We refer to this event as 'Malicious Act(s)'. Not covered for damage by any person residing at the Situation, (including Your Family, tenants and employees) or people they invite to the Situation. Not covered for any loss that is in any way contributed by dishonest acts by You, Your directors, partners, employees or any member of Your Family.
Impacts	Yes	Covered for 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, including the reasonable costs to remove and dispose of the free or branch which caused the damage.



Escape of liquid	Yes	We refer to this event as 'Leakage of liquids'. Covered for damage to the insured property caused by the discharge or leakage of water or liquids from any: (1) pipe; (2) tank; (3) storage system installed in or on a building or any adjoining building; or (4) water mains outside the building. Not covered for the cost to repair or replace the defective part(s) of any tank, pipe or storage system which caused the damage.
Removal of debris	Yes	Covered for the reasonable cost to remove and dispose of debris. This cover is in addition to the Sum Insured and is limited to 20% of the Sum Insured for the Domestic Building.
Alternative accommodation	Yes	Covered for (1) the reasonable cost to remove and store Your Domestic Contents while Your Domestic Building is being repaired or rebuilt; (2) the cost of similar alternative accommodation for You and Your Family if You were residing in the Domestic Building prior to the damage; or (3) the actual rent You lose, if the Domestic Building was tenanted prior to the damage. Covered for the lesser of \$20,000 or 20% of the Domestic Building Sum Insured.

* 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 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 home 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 will cover all the reasonable costs to rebuild your home (*Total replacement*).

* the insurer may provide some cover above this amount.

You should consider which type of cover is best for you.

Failure to adequately insure your home 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, AFSL302182)
- Underwritten by certain underwriters at Lloyd's.