



Landlord Insurance

A. Our Contract

This Policy forms a legally enforceable contract between You as the Landlord and Us. We will insure You and pay the benefits of this Policy in return for the premiums We receive.

We insure You based on the information You provided in the application form and any other information You have given to Us.

You must make sure that (a) all the information provided to Us, and (b) all important facts which You know or ought to know for this insurance are accurate. Otherwise, this Policy may be void and You may not receive any benefits under this Policy.

B. Policy Coverage Summary

Coverage and Benefits	Maximum Sum Insured (\$)
• Renovations	\$50,000
• Contents	\$20,000
• Loss of Rent	Up to 6 Months' Rent or \$50,000 (whichever is lower)
• Legal Cost and Expenses to evict Tenant from the Rental Unit	Up to 1 month of the Rent or \$5,000 (whichever is lower)
• Clean up cost	Up to \$500

C. Your Coverage

Renovations

We will cover You up to the annual sum insured of \$50,000 for any loss or damage to Your Renovations within the Property caused by the following insured perils during the Tenancy Period:

Insured Perils (no deductible applies)
• Fire, lightning, thunderbolt
• Explosion of domestic appliances or spontaneous combustion
• Smoke
• Earthquake
• Flood, including bursting of domestic water tank and water pipe
• Vehicle collision or impact by any vehicle that does not belong to You or under Your control.
• Aircraft and other aerial devices and articles dropped from such aircraft or aerial devices. This includes impact by falling tree or branches.
• Riot or strikes
• Theft by violent and forcible entry
• Hurricane, cyclone, typhoon or windstorm
• Malicious Act

For the avoidance of doubt, for a covered loss, the maximum We will pay for any single item, pair, set or unit is \$2,000 subject always to an excess of \$200 for every claim or series of claims.

We will not cover any loss or damage caused by:

- Electrical or mechanical breakdown;



- Your failure to respond to the Tenant within the time frame indicated in the Tenancy Agreement following a notification from the Tenant regarding any malfunctioning in the Contents or any defect in the Renovations within the Property;
- Wear and tear, depreciation, the process of cleaning, dyeing, repairing or restoring any article, the action of light or atmospheric conditions, moth, insects, vermin or any other gradually operating cause;
- Bursting or overflowing of flexible water hose including, but not limited to, bidet and flexible water hose connecting to the washing machine.

Contents

We will cover You up to the annual sum insured of \$20,000 for any loss or damage to the Contents You have provided to the Tenant during the Tenancy Period which is caused by the following insured perils within the Property:

Insured Perils (no deductible applies)
• Fire, lightning, thunderbolt
• Explosion of domestic appliances or spontaneous combustion
• Smoke
• Earthquake
• Flood, including bursting of domestic water tank and water pipe
• Vehicle collision or impact by any vehicle that does not belong to You or under Your control.
• Aircraft and other aerial devices and articles dropped from such aircraft or aerial devices. This includes impact by falling tree or branches.
• Riot or strikes
• Theft by violent and forcible entry
• Hurricane, cyclone, typhoon or windstorm
• Malicious Act

For the avoidance of doubt, for a covered loss, the maximum We will pay for any single item, pair, set or unit is \$1,500 subject always to an excess of \$200 for every claim or series of claims.

We will not cover any loss or damage caused by:

- Electrical or Mechanical Breakdown
- Wear and tear, depreciation, the process of cleaning, dyeing, repairing or restoring any article, the action of light or atmospheric conditions, moth, insects, vermin or any other gradually operating cause;
- Your failure to respond to the Tenant within the time frame indicated in the Tenancy Agreement following a notification from the Tenant regarding any malfunctioning in the Contents or any defect in the Renovations within the Property;
- Bursting or overflowing of flexible water hose including, but not limited to bidet and flexible water hose connecting to the washing machine).

Loss of Rent

We will cover You up to 6 months of the Rent or S\$50,000 (whichever is lower) in the event any one or more of the following events occur during the Tenancy Period:

Event	Sum Insured
<ul style="list-style-type: none"> • Abandonment Where the Tenant ceases to pay the Rent due under the Tenancy Agreement or leaves the Property without giving You the requisite notice while there is a valid Tenancy Agreement 	Up to 3 Months of the Rent
<ul style="list-style-type: none"> • Eviction of Tenant by Local Authorities 	Up to 3 Months of the Rent
<ul style="list-style-type: none"> • Rent Default by Tenant You must issue the required notice of rent default to the Tenant and take all legally required steps to initiate eviction of the Tenant before Our liability for this benefit arises under the Policy 	Up to 3 Months of the Rent



<ul style="list-style-type: none">• Property becomes un-tenantable due to Unnatural Death of the Tenant within the Property while there is a valid Tenancy Agreement	Up to 3 Months of the Rent
<ul style="list-style-type: none">• Property becomes uninhabitable due to the damage caused by an Insured Peril to the Property We will cover You for the loss of Rent up to the time Your Property is restored to a habitable condition.	Up to 3 Months of the Rent
<ul style="list-style-type: none">• Prevention of Access to the Property by the Tenant We will cover You for loss of Rent as a result of the Tenant occupying the Residence illegally and not paying the Rent.	Up to 3 Months of the Rent

We will not pay for:

- Any Rent that was in arrears within the first 60 days of the Tenancy Period;
- Loss of Rent which occurred prior to the commencement of the Policy where
 - (a) the Tenant had defaulted on rental payment or
 - (b) a murder and/or suicide event had occurred;
- Any loss of Rent if both You and the Tenant agree to terminate the Tenancy Agreement prematurely before the expiry of the Tenancy Agreement;
- Loss of Rent where there is no valid written and signed Tenancy Agreement
- Any difference in the Rent which You can potentially receive for the Property but for the occurrence of any of the abovementioned Events.

Legal Cost and Expenses

We will cover You for 1 month of the Rent or \$5,000 (whichever is lower) for the legal cost and expenses incurred to remove the Tenant from the Property as a result of default Rent. For the avoidance of doubt, the cost and expenses covered under this benefit shall only include the actual legal cost and expenses incurred by You for the eviction proceedings and shall not include any ancillary costs and expenses including, but not limited to transport costs.

Clean Up Cost

Following a lawful eviction of the Tenant, We will pay You up to \$500 for the cost You incurred to clean the Property to make it tenable again. For the avoidance of doubt, the maximum We will pay under this benefit per Tenancy Period is \$500. An excess of \$200 is applicable for each occurrence and payable by You.

D. General Exclusion

1. General exclusion

We do not cover for:

- (i) any loss or damage caused by landslip, subsidence or settlement of soil except when resulting from earthquake or volcanic eruption;
- (ii) any loss or damage that did not occur during the Tenancy Period any loss, damage or liability resulting from Fungi, and the presence, growth, proliferation, spread or any activity of Fungi, wet or dry rot or bacteria however caused, including any resulting loss. In addition, there is no coverage to test for, monitor, clean up, remove, remediate, contain, treat, de-toxify, neutralise, or in any way respond to or assess the effects of Fungi, wet or dry rot, or bacteria;
- (iii) any loss or damage when the Property is illegally sublet to another Tenant and/or occupier; and
- (iv) any act of God except for those insured perils stated under Part C.

2. Act of War

We do not cover any loss or damage or liability directly or indirectly caused by any kind of warlike action. War includes undeclared war, civil war, insurrection, rebellion, revolution, warlike act by a military force or military personnel, destruction, seizure, or use for a military purpose, and including any consequence of any of these. Discharge of a nuclear weapon shall be deemed a warlike act even if accidental.



3. Act of Terrorism

We do not cover any loss or damages or liability directly or indirectly caused or contributed to by any act of terrorism. We also do not cover any loss or damage caused by efforts to prevent, terminate, counter, retaliate against or respond to any act of terrorism.

4. Negligence, Willful, Criminal or Fraudulent Act

We will not cover You for any loss, damage or liability which in any way is due to:

- negligence, wilful, criminal or fraudulent act on Your part;
- negligence, wilful, criminal or fraudulent act of Your relatives, immediate family, employer, employees, legal representatives, domestic worker, house-/room-mates or anyone who is authorised to gain access to the Property except the Tenant and/or named occupier listed under the Tenancy Agreement

5. Nuclear Risk

We will not cover any loss, damage, injury or liability directly or indirectly caused or contributed to by:

- ionizing radiation or contamination by radioactivity from any nuclear fuel or any nuclear waste from the combustion of nuclear fuel, including any self-sustaining process of nuclear fission; or
- the use of any nuclear weapons material.

6. Exclusion of Third Party Rights

A person who is not a party to this contract will have no rights under the Contracts (Rights of Third Parties) Act 2001(Cap. 53B) to enforce any of its terms.

7. Economic Sanctions

The Insurer will not be liable to provide any coverage or make any payment under this Policy if to do so would be in violation of any sanctions law or regulation which would expose the insurer, its parent company or its ultimate controlling entity to any penalty under any sanctions law or regulation.

8. Confiscation

We do not cover any loss caused by the destruction, confiscation, detention or seizure by any:

- government or public authority;
- financial institutions, including but not limited to banks;
- person or entity providing You with a credit facility; or
- person or entity as collateral whether lawfully or unlawfully.

9. State of Emergency

Any loss, damage or other contingency happening during the existence of a state of emergency as declared by the local authorities (whether physical or otherwise) which is occasioned by or through or in consequence directly or indirectly of any of the said occurrences except to the extent that You shall prove that such loss, damage or other contingency happened independently of the existence of the state of emergency as declared by the local authorities.

E. Policy Conditions

1. Geographical Coverage

This Policy coverage is limited to loss, damage or liability occurring within the Property in Singapore

2. Governing Law

This Policy is governed by the laws of Singapore

3. Burden of Proof

If We allege that by reason of any of the terms, conditions or exclusions under the Policy above, any loss, damage, injury or liability is not covered by this Policy, the burden of proving the contrary shall be on You.

4. Duty of Disclosure

As explained in Part A of this Policy, all information You provide to Us in the Application Form and through any other means form the basis of this contract of insurance between You and Us. You must inform us immediately if any of the information that You have given us changes or is no longer accurate.



You must also inform Us of any other facts which You know or ought to know which may affect Our decision whether to continue to insure You and on what terms.

These information/facts could result in additional premium being payable and different terms and conditions may apply on this Policy. If such information is not disclosed to Us or if there is any fraud, misstatement or concealment in respect of this Policy or of any claim, You may not receive any benefits under this Policy and/or We may cancel or void this Policy.

5. Duty of Care

You must take all reasonable precautions to reduce or remove any risk of loss, damage or liability and keep the subject matter of insurance in good condition.

6. Pairs and Sets

Where an item lost or damaged forms part of a pair or set, We will not pay more than the value of any particular part which may be lost or damaged nor more than a proportionate value that the lost or damaged item bears to the value of the pair or set. Our payment will exclude any special value which such item may have as a pair or set.

7. Due Diligence

You will observe, comply and fulfill the terms, provisions, conditions and endorsements of this Policy in so far as they relate to anything to be done or complied with. If You fail to observe, comply with or fulfill any of the terms, provisions, conditions and endorsements of this Policy, We are not liable to make any payment under this Policy.

8. Notification of Claims Procedure

During claims submission, we will require the following documents for our claims assessment:

- The Tenancy Agreement which was signed prior to the inception of the policy;
- All correspondence between You and the Tenant which evidences that You made best efforts to recover the outstanding Rent from the Tenant
- A copy of the police report lodged against the Tenant for the outstanding unpaid rent

In the event of an occurrence that may lead to a claim under this Policy:

- You must take necessary measures to prevent and avoid further loss or damage;
- You must give immediate written notice to Us of the occurrence in any case no later than seven (7) days' after the occurrence of any event which may give rise to a claim;
- In the case of Theft or any criminal act, You must immediately lodge an official report with the police or, where appropriate, to a recognised governmental law enforcement agency. You will also co-operate with Us to secure the conviction of the offender.
- You must not make any admissions, offers, promises or payment, or conduct any negotiations, without Our prior written consent;
- You will deliver to Us within thirty (30) days after the receipt of a claim form from Us, such details and written proof as may be required under such claim form or by Us from time to time; and
- You must notify and forward to Us every letter, claim, demand, Writ of Summons and process which is received in connection with the claim immediately on receipt. You will also notify Us immediately of any impending prosecution, inquests, Court proceedings or offers of settlement

9. Conduct of Proceeding

We may take over and conduct in Your name or the name of any other person covered under this Policy, any defence or settlement of any claim made against You or such person and pursue in Your name or the name of such person, for Our own benefit, against anyone responsible for any claim paid by Us.

Anyone covered under this Policy shall give Us all information and assistance as We may require. We shall have full discretion in the conduct of any proceedings and/or on how We settle a claim

10. To Whom Payment of Proceeds Made

Any payment made to You pursuant to a claim under this Policy will be an effectual discharge of Our liability for that claim.



11. Basis of Settlement

The settlement of any claim under this Policy shall be either on

- (i) an indemnity basis or
- (ii) replacement as new for old with provision for necessary wear and tear, at Our sole option and discretion.

We will, at Our sole discretion, decide whether to reinstate or pay for the cost of repairs. We will pay up to the maximum sum insured specified in the policy schedule for the cost of repairs following a partial damage or replacement as new for old with provision for wear and tear following total loss or damage.

12. Subrogation

No admission, offer, promise or payment shall be made by You without Our written consent and We shall be entitled if We so desire to take over and conduct in Your name the defence of any claim or prosecution or to prosecute in Your name for Our benefit any claim for indemnity or damages or otherwise against any third party, and shall have full discretion in the conduct of any proceedings in the settlement of any claim and You shall at Our request promptly give all such information and assistance as We may require.

13. Exceptions to Indemnity

Notwithstanding anything to the contrary in this Policy, We will not indemnify You for any:

- Compensation for damage in respect of judgments not in the first instance delivered by or obtained from a court of competent jurisdiction within the Republic of Singapore.
- Costs and expenses of litigation recovered by any claimant from You which are not incurred in and recoverable in the Republic of Singapore.

14. Fraud

If You make any claim under this Policy which is in any respect fraudulent or if You or any one acting on Your behalf use any fraudulent means or devices to obtain any benefit under this Policy, all benefits under this Policy will be forfeited.

15. Policy Reinstatement

In the event of a claim arising from Insured Perils other than Theft, We may, at Our sole option and discretion, reinstate the Policy and reserve the right to charge additional premium or reinstate the Policy without additional premium or terminate the Policy by sending 7 days' notice by registered letter to You at Your last known address and any unused premium upon cancellation will be refunded on a pro-rated basis for the unexpired term of this Policy. In the event of a claim arising from Theft, the sum insured will be reduced by the loss amount for each and every claim and shall not exceed the sum insured stated in the Schedule. No reinstatement of the Policy will be allowed in the event such sum insured is exceeded.

16. Cancellation

We may cancel this Policy by giving you 7 days' written notice at your last known address. We will consider that You have received the cancellation notice on the same day We deliver the notice to You by hand, email, courier or registered mail.

You can cancel this Policy at any time by sending us a written cancellation request together with written evidence that You and the Tenant have mutually agreed to terminate the Tenancy Agreement prematurely.

In the event of such cancellation, We will refund the unused premium. The refund amount will be computed as follows and only applicable if there is no claim(s) for the time on risk:

Policy Period	Period of Cover			
	0-90 day	91day to 180day	181 day to 270 day	More than 270 day
12 Months	80%	60%	No Refund	No Refund
24 Months	80%	60%	40%	No Refund

For the avoidance of doubt, any refund amount for the unused premium will be made to the Tenant.

17. No Claim Bonus Cashback

Upon the expiry of the Policy, if there are no claims made on the Policy, we will refund 20% of the premium to the Tenant's nominated bank account provided to Us at the time of application. We will not be responsible for the Tenant's non-receipt of the premium in the event the Tenant changes the bank account details without informing Us.



18. Duplication of Cover and Other Insurance Cover

If You make a valid claim under this Policy, and have more than one policy with Us which is the same product and provides the same cover, We will consider You to be insured under the policy which provides the highest benefit level. If the cover is for reimbursement of costs, expenses or third party liability payments and You have more than one policy with Us which provide the same or similar cover but which are not identical products, such costs, expenses or third party liability payments will be distributed proportionately between the policies based on the proportion of the cover limit. If however the cover is for reimbursement of costs, expenses or third party liability payments and You have insurance with other insurers providing the same or similar cover, We will only pay You Our proportion of the cover limit of Your claim based on the total number of policies covering such claim against the proportion of the cover limit of the other insurer(s) subject always to the limit under this Policy and any other policy(ies) You have with Us.

19. Dealing with Disputes

Any disputes arising out of this Policy shall first be referred to the Financial Industry Disputes Resolution Centre Ltd (FIDREC), where it falls within FIDREC's jurisdiction. If the dispute cannot be referred to or resolved by FIDREC, it shall be referred to and finally resolved by arbitration in Singapore in accordance with the Arbitration Rules of the Singapore International Arbitration Centre ("SIAC Rules") for the time being in force, which rules are deemed to be incorporated by reference in this clause. The Tribunal shall consist of one (1) arbitrator.

20. Waiver of Rights

If We reject liability for any claim made under this Policy and it is not referred to arbitration within 12 months from the date of Our rejection, it shall be deemed that You have accepted Our rejection of Your claim and You have waived all Your rights with respect to such a claim.

21. Payment before Cover Warranty

Notwithstanding anything contained in this Policy, You agree and acknowledge that:

- (a) The total premium due must be paid and actually received in full by Us (or the intermediary through whom this Policy was effected) on or before the Effective Date of this Policy or Renewal Certificate.
- (b) In the event that the total premium due is not paid and actually received in full by Us (or the intermediary through whom this Policy was effected) on or before the Effective Date, then the Policy or Renewal Certificate will be deemed to be cancelled immediately and no benefits will be payable by Us as cover never attached. Any payment received thereafter shall not affect the cancellation of the Policy or Renewal Certificate.
- (c) In respect of coverage with a "Free Look" provision, You may return the original policy document to Us or Our intermediary within the "Free Look" period if You decide to cancel the cover during the "Free Look" period. In such an event, You will receive a full refund of the premium paid to Us provided that no claim has been notified or made under this Policy.
- (d) If payment of full premium is to be made by credit card or bank GIRO whether monthly, annually or at such periods as may be agreed, the submission to Us of a complete and properly signed Direct Debit Authorisation form (or such other form as may be required by the card centre, bank or Us) to Us on or before the Effective Date will be deemed to be payment received by Us, subject to clause (e) below.
- (e) In the event of any rejection by the card centre or bank of the Direct Debit Authorization Form (or such other form as referred to in clause (d) or any inability by Us to obtain payment of the premium by credit card or GIRO deduction due to any reason), We will allow a second attempt for the charge and deduction of the outstanding premiums from the relevant card centre or bank. Should the second attempt fail for any reason, the Policy or Renewal Certificate will be deemed to be cancelled immediately effective from the day of the month when premium was due and unpaid and no benefits whatsoever will be payable by Us as cover never attached. Any payment received thereafter shall not affect the cancellation of the Policy or Renewal Certificate.

22. Validity of Remainder of Policy

In the event that any portion of this Policy is found to be invalid or unenforceable, the remainder of this Policy will remain valid, in full force and effect.

22A. Termination of Policy Coverage

For avoidance of doubt, the coverage provided under this Policy will cease automatically when:

- (a) there is a change in the Tenant listed on the Policy;
- (b) the Property is no longer owned by the Landlord; or
- (c) We have paid the maximum sum insured for Loss of Rent within the Policy Period.



23. Written Notice

Every notice or communication to be made under this Policy shall be given in writing to Us.

24. Currency

All benefits payable under this Policy will be in Singapore dollars. When a claim is made by You for losses incurred in a foreign currency, We will pay You in Singapore dollars based on the prevailing currency exchange rate as determined by Us.

25. Assignment

No assignment of interest under this Policy will be binding upon Us. We do not assume any responsibility for the validity of any assignment.

26. Data Use

You have agreed and consented that We may collect, use and process Your personal information (whether obtained in this application form or otherwise obtained) and disclose such information (whether in or outside of Singapore) to the following:

- (a) Our group companies;
- (b) Our (or Our group companies') service providers, reinsurers, agents, distributors, business partners;
- (c) brokers, Your authorized agents or representative, legal process participants and their advisors, other financial institutions;
- (d) governmental / regulatory authorities, industry associations, courts, other alternative dispute resolution forums, for the purpose stated in Our Data Privacy Policy which include:
 - Processing, underwriting, administering and managing Your relationship with Us;
 - Audit, compliance, investigation and inspection purposes and handling regulatory governmental enquiries;
 - Compliance with legal or regulatory obligations, risk management procedures and Our internal policies;
 - Managing Our infrastructure and business operations; and
 - Carrying out market research and analysis and satisfaction surveys.

Note: Please refer to the full version of Our Data Privacy Policy found at http://www.aig.com.sg/sg-privacy_1030_237853.html.

If You have not opted out, You have also consented to Us, Our group companies, service providers and business partners using, processing and disclosing Your personal information to:

- (a) Enrol You in contests, prize draws and similar promotions
- (b) Contact You to market other insurance, and/or Our, Our group companies and /or Our business partners' financial products and / or services.

If You have any questions about Our collection, use and disclosure of personal information, You may contact Our Data Protection Officer at singaporedataprotectionofficer@aig.com

27. Compliance of Policy Provisions

The due observance and fulfillment of the terms and conditions of this Policy so far as they relate to anything to be done or complied with and the truth to the best of Your knowledge and belief of the information furnished to Us in connection with this insurance shall be conditions precedent to Our liability. Failure to comply with any of the provisions contained in this Policy will invalidate all claims made under this Policy

28. Entire Contract

This Policy, policy schedule and where applicable certificate of insurance, hold cover letter/cover note, Endorsement, Application Form, declaration and any other statements in writing will be read together as one contract. In the event of a conflict, the terms, conditions or provisions of this Policy will prevail. No agent has the authority to change or waive any provisions of the insurance. No change of provisions will be valid unless approved by Us and such approval will be endorsed onto this Policy.



F. Definitions

Contents means the furniture and furnishings owned by You and provided to the Tenant as listed in the Tenancy Agreement.

Policy means this document, including any information provided or declaration made by You or on Your behalf, the Policy Schedule, and any endorsement we have issued under this Policy.

Policy Period means a period of 12 consecutive months or any other period of insurance we agree to cover to cover You for, from the effective date Your Policy and as shown in the Policy Schedule.

Policy Schedule means the document which proves that You have insurance coverage under the Policy. It lists, among other thing, Your details, and details of the Property, the Policy Period, premium, benefits and benefit limits of this Policy.

Rent means the amount of money paid or payable monthly by the Tenant to You to lease the Property.

Rent Default means the monthly Rent that the Tenant failed to pay to You after 7 calendar days from the monthly payment date indicated on the Tenancy Agreement.

Renovations means Your interior fixtures and fittings owned by You and provided to the Tenant as listed in the Tenancy Agreement.

Tenant means the individual or corporate entity listed under the Tenancy Agreement as the Tenant including all named occupiers in the Tenancy Agreement.

Tenancy Agreement means the written agreement between You as the landlord and Your Tenant. The Tenancy Agreement must be in writing and must include the following:

- The Tenancy Period
- The address where the Tenant will reside in
- The amount of Rent payable to You on a fixed day of each calendar month
- A clear statement that no rental security deposit is collected by You from the Tenant
- Inventory list of Contents and Renovations with accompanying photograph of all items provided by You to the Tenant

Tenancy Period means the period stated in the Tenancy Agreement during which You, as the Landlord, agree to lease the Property to the Tenant for a fixed amount of Rent payable to You every month.

Property means the property set out in the Tenancy Agreement signed between You and Your Tenant.

Unnatural Death means death resulting directly from an external cause including, but not limited to, homicide, suicide or ingestion of poison but does not include death resulting from sickness and disease.

We/Us/Our means AIG Asia Pacific Insurance Pte. Ltd.

You/Your refers to the Insured named in this Policy who is also the landlord named in the Tenancy Agreement.

Local Authorities means any administrative, statutory, regulatory or government body in Singapore.

Important Notice

This Policy is protected under the Policy Owners' Protection Scheme which is administered by the Singapore Deposit Insurance Corporation (SDIC). Coverage for your policy is automatic and no further action is required from you. For more information on the types of benefits that are covered under the scheme as well as the limits of coverage, where applicable, please contact AIG Asia Pacific Insurance Pte. Ltd. or visit the AIG, GIA or SDIC web-sites (www.aig.com.sg, www.gia.org.sg or www.sdic.org.sg).