

Premier Rental Property Cover



your **rental property**
policy



This page is a summary of the policy, intended to help you understand its terms. It does not form part of the policy itself.

what you need to know about your policy



Thank you for choosing to insure your rental property with us. We have designed this document to help you clearly understand the terms of your policy, but if you are unsure about anything, please pop into your local AMI branch to discuss it or call us on **0800 100 200** – we're happy to explain.

What this policy covers **page 2-6**

page 2-3
cover for your rental house if it is damaged or destroyed

page 3
cover for additional costs

- architects' and surveyors' fees
- demolition and debris removal
- compliance with building regulations
- removal of rental house contents

earthquake top-up cover

bonus cover for:

- gradual damage
- electrical current damage

page 4
cover for accidental damage to other people's property

page 4-6
other optional covers

- lost rent cover
- theft and deliberate damage by tenants
- tenants vacating without notice
- no excess for glass or sanitary fixtures

page 5-6
optional contents cover

What your responsibilities are **page 9**

We agree to provide you with insurance cover as long as you meet certain conditions. If you do not meet these conditions, we can decide not to meet a claim or to cancel or void your policy.

you must:

- do what you can to **protect your rental house and its contents** against loss or damage
- **be truthful and correct** in everything you tell us
- let us know if there is any **change of ownership** or use of your rental house
- let us know if **your rental house is unoccupied** for more than 60 consecutive days
- let us know if you make any **substantial alterations** to your rental house.

What else you might like to know

Are my carpets and drapes covered?

Your policy covers your rental house, which includes carpets permanently glued to the floor. It does not cover any other types of carpet or drapes. However, you can add cover for these items and other contents in your rental house if you wish.

Does my policy protect my tenants' possessions?

No – your policy does not cover any item owned by a tenant. We strongly recommend you encourage your tenants to take out their own contents insurance policies, including liability cover for damage to your property. This can make it easier for you to recover costs, rather than trying to collect money from the tenants themselves.

Important notes

If your rental property is managed by an agent (e.g. a management company), you are responsible for making sure they comply with the terms of this policy.


See 'Your responsibilities' on page 9 for our requirements for you to inspect your rental property.

about your insurance contract

- a. This policy forms part of the insurance contract between us and you.
- b. Your insurance contract consists of:
 - this policy
 - the Policy Schedule
 - the information you provided in the proposal
 - the payment notice
 - any changes that we write to you about
 - any changes that you request and we agree to in writing.
- c. Your insurance contract begins when we accept the proposal, and ends on the expiry date stated in the Policy Schedule. You can renew your policy as from the expiry date by paying a renewal premium.
- d. You must pay your insurance premium by the date stated on the payment notice. You cannot make a claim until you have paid your premium. If you do not pay your premium your policy will cease to operate.
- e. If you are not happy with this rental property policy, you can change your mind, provided you tell us within 15 days of the date of your proposal. We will withdraw cover effective from the beginning of the insurance contract and we will fully refund the premium you have paid. This clause will not apply if any claim has been made.

our definition of 'rental house'

Property covered by this policy

 for definitions of other words used in this policy, please see page 11.

- a. This policy covers residential dwellings that you own for the purpose of lease under a tenancy agreement. It does not cover commercial buildings, caravans or temporary structures.
- b. The following all form part of 'your rental house' and are covered by this policy:
 - the residential dwelling and its permanent fixtures
 - carpets and floor coverings that are permanently glued to the floor
 - kitchen stove and hob, range hood, waste disposal unit, permanently fixed dishwasher
 - extractor fans and fixed heaters
 - bathroom towel rails, including fixed heated towel rails
 - permanently fixed clothes dryers
 - domestic outbuildings (such as garage, shed) and domestic glasshouses
 - fences, gates, walls, decks and bridges
 - domestic paths and driveways constructed of concrete, stone, brick, pavers or tarseal
 - swimming pools of permanent construction
 - spa pools, if permanently plumbed
 - domestic underground and overhead services
 at the address stated in the Policy Schedule.

Property not covered by this policy

- a.** The following do **not** form part of your rental house and are **not** covered by this policy:
 - any structure or property not at the address stated in the Policy Schedule
 - any property belonging to any tenant of your rental house, or any visitor or guest
 - any temporary structure
 - any retaining wall
 - any hedge, tree, shrub or live plant
 - any wharf, dam, pier, landing, breakwater or sea wall
 - any land, earth or fill.

- b.** The following do **not** form part of your rental house and are **not** covered by this policy, unless 'Optional rental house contents cover' (see page 5) has been chosen:
 - any portable swimming pool
 - any portable spa pool
 - carpets or floor coverings not permanently glued to the floor (eg if loose laid or fitted using smooth edge or tacks).

what is covered by this policy

cover for your rental house

Your rental house is covered for any unforeseen and sudden physical loss or damage that is not excluded by this policy.

There are some circumstances when you are not covered – please refer to 'What is not covered by this policy' on page 7 and the Policy Schedule.

1 What we will pay

- a.** We will pay to repair or rebuild your rental house to an 'as new' condition, up to the floor area stated in the Policy Schedule.
- b.** We will use building materials and construction methods in common use at the time of repair or rebuilding.
- c.** If your rental house is damaged beyond economic repair you can choose any one of the following options:
 - i** **to rebuild on the same site.** We will pay the full replacement cost of rebuilding your rental house.
 - ii** **to buy another house.** We will pay the cost of buying another house, including necessary legal and associated fees. This cost must not be greater than rebuilding your rental house on its present site.
 - iii** **a cash payment.** We will pay the market value of your rental house at the time of the loss.
- d.** If your rental house is damaged and can be repaired, we can choose to either:
 - i** repair your rental house to an 'as new' condition, or
 - ii** pay you the cash equivalent of the cost of repairs.

2 What we will pay for permanently glued carpets and floor coverings

- a.** We will pay the market value of damaged carpets and floor coverings.
- b.** We will only pay for carpets and floor coverings that are permanently glued to the floor.
- c.** We will only pay for damage to carpets and floor coverings in the room or rooms where damage occurs.

3 What we will pay for unoccupied rental houses

- a.** If your rental house is unoccupied for more than 60 consecutive days, we will only pay for loss or damage that:
 - i** is caused by fire, explosion, lightning, or
 - ii** is covered under 'Earthquake top-up cover' (see page 3).
- b.** However, this clause does not apply if we agree in writing to extend cover.

cover for additional costs

We will pay for the following additional costs.

- | | |
|---|--|
| 1 Professional fees | a. We will pay the reasonable cost of any architects' and surveyors' fees to repair or rebuild your rental house. These expenses must be approved by us before they are incurred. |
| 2 Demolition and debris removal | a. We will pay the reasonable cost of demolition and debris removal. These expenses must be approved by us before they are incurred. |
| 3 Removal of rental house contents | a. We will pay the reasonable cost of removing your rental house contents from your rental house when this is necessary to carry out repair or reinstatement of your rental house. |
| 4 Compliance with building legislation and regulations | <p>a. If additional work is required to ensure that the repair or rebuilding of your rental house complies with the building code, we will pay the reasonable costs of the additional work.</p> <p>b. We will not cover any additional work required:</p> <ul style="list-style-type: none"> i if a notice has been served requiring compliance with the Building Act 1991 or the Resource Management Act 1991 before the loss or damage occurred, or ii if your rental house did not comply with the relevant governing building controls when it was built or at the time of any alteration, or iii to any undamaged part of your rental house, whether or not it complies with the building code. |

cover for earthquake damage

If the Earthquake Commission agrees to pay a claim for loss or damage to your rental house, we will provide Earthquake top-up cover for loss or damage not covered by the Earthquake Commission.

- | | |
|----------------------------------|--|
| 1 Earthquake top-up cover | <p>a. If your rental house is damaged by earthquake, natural landslip, tsunami, volcanic eruption or hydrothermal activity (as defined by the Earthquake Commission Act 1993 and any amendments) we will pay the difference between the maximum amount payable by the Earthquake Commission and:</p> <ul style="list-style-type: none"> i the cost of repairing or rebuilding your rental house, or ii the sum insured stated on the Policy Schedule, whichever is the lesser. <p>b. Cover is provided on the same basis as 'Cover for your rental house' on page 2.</p> <p>c. This cover does not include any excess you may have to pay to the Earthquake Commission.</p> <p>d. You will not have to pay any excess to us.</p> |
|----------------------------------|--|

bonus covers

The following bonus covers are automatically included. Cover is provided on the same basis as 'Cover for your rental house' on page 2.

- | | |
|------------------------------------|---|
| 1 Gradual damage cover | <p>a. We will pay to repair any damage to your rental house caused by gradual deterioration, mildew or rot caused by leaking of any internal water pipe or waste disposal pipe.</p> <p>b. The leak must first have occurred while you owned the rental house.</p> <p>c. The most we will pay is \$1,500 for any one event.</p> |
| 2 Electrical current damage | <p>a. You are covered for:</p> <ul style="list-style-type: none"> i burning out of the permanent wiring in your rental house, and ii burning out of electric motors under 10 years of age that form part of your rental house or are solely used to provide services to your rental house. |

cover if you damage other people's property

If damage is accidentally caused to other people's property in or about your rental house, you are covered for your legal liability for that property damage as the owner of your rental house.

- 1 What we will pay**
- a.** We will pay up to \$1 million for any claim or series of claims arising from any one event. However, if you are legally liable for damage to your tenant's property at your rental house, we will only pay up to \$20,000 for any claim or series of claims arising from any one event.
 - b.** We will also pay any legal expenses you incur that are first approved by us, or any legal expenses that are recoverable from you by any claimant.
-

- 2 What we won't pay**
- a.** We won't pay for any loss or damage:
 - i** to any property that you own or that is in your or your agent's custody or control, or
 - ii** to any property that is owned by or in the custody or control of any person who normally resides with you or your agent, or
 - iii** intentionally caused by you or your agent, or a contractor engaged by you or your agent, or
 - iv** intentionally caused by an immediate family member or a person who normally resides with you or your agent, or
 - v** caused, directly or indirectly, by any motor vehicle or lift, or
 - vi** if you have agreed to accept liability when otherwise you would not have been liable, or
 - vii** if you do not comply with your obligations under the tenancy agreement.
-

optional rental house covers

The following optional rental house covers are available if you pay an additional premium. The Policy Schedule shows which optional benefits you have chosen.

- 1 No excess for glass or sanitary fixtures**
- a.** If you choose this option, you will not have to pay any excess if you make a claim for accidental breakage of:
 - i** windows (including leadlight windows), and
 - ii** door or skylight glass, and
 - iii** glass panes in your conservatory or domestic glasshouse, and
 - iv** permanently fixed mirrors that form part of your rental house, and
 - v** hand basins, baths, glass shower doors, moulded shower cabinet units, toilet bowls and bidets.
 - b.** However, if you choose this option you will still have to pay the excess for breakage of or damage to:
 - i** glass bricks, tiles or paving, and
 - ii** ceramic surfaces, and
 - iii** pet doors, and
 - iv** stove or oven tops, and
 - v** glass in oven doors, and
 - vi** shower wall linings (where the shower is not a moulded shower cabinet unit), and
 - vii** taps, fittings or plumbing of any kind.
-

- 2 Lost rent cover**
- a.** If you choose this option, you are covered for lost rent if:
 - i** your rental house is occupied by a tenant, and
 - ii** your rental house is so damaged that it is unfit to live in, and
 - iii** we have agreed to accept your claim under 'Cover for your rental house' on page 2.
 - b.** We will reimburse you for rent you do not receive:
 - i** while your rental house is being repaired up to a maximum period of 6 months, or
 - ii** if your rental house is damaged beyond economic repair up to a period of 14 days after the date we settle your claim under 'Cover for your rental house' on page 2.
 - c.** You must make sure that all repair or reinstatement work to your rental house is carried out as soon as practicable. You, your agent and your tenants must not impede access to your rental house or delay any work authorised by us.

- 3 Theft or deliberate damage by tenants**
- a. If you choose this option, we will cover the theft of any part of your rental house or deliberate damage to your rental house caused by your tenants and their guests.
 - b. If you have also chosen 'Optional rental house contents cover' (*see below*), we will cover the theft of or deliberate damage to items of your rental house contents insured under this policy by your tenants and their guests.
 - c. The most we will pay for any one claim is \$3,000.

- 4 Tenants vacating without notice**
- a. If you choose this option, we will cover the actual net rent you lose as a direct result of your tenant vacating your rental house without giving the required notice.
 - b. Whenever a tenant's rent is 7 days in arrears, you must:
 - i notify your tenant in writing, and
 - ii visit your rental house to confirm the tenant is still in occupation.
 - c. We will not cover any rent you lose because you evict a tenant for non-payment of rent.
 - d. You must find a new tenant as soon as practicable and use any advance rent and bond you have received to reduce the loss.
 - e. The most we will pay is the actual net rent lost up to a maximum period of 8 weeks.

optional rental house contents cover

The following option is available if you pay an additional premium. The Policy Schedule shows whether you have chosen this option.

- 1 Rental house contents we will cover**
- a. By 'rental house contents' we mean:
 - domestic furniture and furnishings
 - carpets and floor coverings that are not glued to the floor
 - drapes, blinds and curtains
 - light shades
 - home appliances
 - portable spa pools and portable swimming pools
 - fixtures or fittings that are not permanently attached.
 - b. This option covers rental house contents that are owned by you and situated at the address stated on the Policy Schedule.

- 2 Rental house contents we will not cover**
- The following are not covered by this option:
- any item of your rental house contents when removed from your rental house (except for the cover provided under 'Cover during repairs' on page 6)
 - any of your personal effects
 - livestock or domestic pets
 - motor vehicles or their spare parts and accessories
 - aircraft, aerial devices, or their spare parts and accessories
 - watercraft or their spare parts and accessories
 - professional, business or trade tools, goods or equipment
 - musical instruments
 - computer hardware and software.

optional rental house contents cover continued

- 3 Causes of loss or damage to your rental house contents**
- a.** We will pay for any sudden and unforeseen physical loss or damage to your rental house contents caused directly by:
 - i** burglary (including attempted burglary), deliberate act (but not by tenants or their guests) or public disturbance, or
 - ii** fire, explosion or lightning, or
 - iii** storm or flood, or
 - iv** water or oil discharged, overflowing or leaking from your normal household water system or fixed central heating system, or
 - v** impact of any motor vehicle, aircraft or other aerial device, or by falling trees, or
 - vi** the actions of wild birds or wild animals, except for rodents, or
 - vii** burning out of domestic electric motors under 10 years of age (except where burning out is due to wear and tear).
-

- 4 Electrical current damage**
- a.** You are covered for burning out in electric motors of household appliances under 10 years of age (except where burning out is due to wear and tear).
-

- 5 What we will pay**
- a.** We will pay market value for all items of your rental house contents.
 - b.** The most we will pay for loss of or damage to your rental house contents due to any one event is the sum insured. This is stated on the Policy Schedule.
 - c.** We will only pay for damage to curtains, drapes, blinds, carpets and floor coverings in the room or rooms where damage occurs.
-

- 6 How we will settle a claim**
- a.** If any item of your rental house contents is lost or damaged due to any of the causes listed under 'Causes of loss or damage to your rental house contents' (*see above*), we can choose to:
 - i** pay to repair the item to the condition it was in before the damage occurred, or
 - ii** replace the item, up to its market value, or
 - iii** provide you with a voucher to the market value of the item, or
 - iv** pay you the market value of the item.
-

- 7 What we will pay for rental house contents in unoccupied rental houses**
- a.** If your rental house is unoccupied for more than 60 consecutive days, we will only pay for loss or damage to your rental house contents that is caused by fire, explosion or lightning.
 - b.** However, this clause does not apply if we agree in writing to extend cover.
-

- 8 Cover during repairs**
- a.** Your rental house contents are covered for loss or damage caused directly by any of the causes listed under 'Causes of loss or damage to your rental house contents' (*see above*) while they are temporarily removed from your rental house to be cleaned, renovated or repaired.
 - b.** However, your rental house contents are not covered when removed from your rental house while they are:
 - i** in transit
 - ii** in the open air
 - iii** being carried by any person.

what is not covered by this policy

- 1 No cover for theft**
- a. There is no cover for theft (except for the optional cover under 'Theft or deliberate damage by tenants' on page 5).
-
- 2 No cover for certain deliberate damage**
- a. There is no cover for any deliberate damage caused, directly or indirectly, by:
 - i you, or your agent, or a contractor engaged by you or your agent, or
 - ii anyone who normally resides with you, or
 - iii tenants (except for damage by fire or explosion), unless the optional cover 'Theft or deliberate damage by tenants' has been chosen, or
 - iv guests of tenants (except for damage by fire or explosion), unless the optional cover 'Theft or deliberate damage by tenants' has been chosen.
-
- 3 No cover for breakdown**
- a. There is no cover for mechanical, electrical or electronic breakdown, except for the cover provided under 'Electrical current damage' on page 3, and on page 6 if you have selected optional rental house contents cover.
-
- 4 No cover for certain kinds of damage**
- a. **Gradual damage.** There is no cover for loss or damage caused, directly or indirectly, by:
 - i scratching, denting, chipping, or
 - ii any event that results in shrinking or colour changes, or
 - iii depreciation, wear and tear, seepage or corrosion, or
 - iv rot, gradual deterioration or mildew (except for the cover provided under 'Gradual damage cover' on page 3).
 - b. **Faults and defects.** There is no cover for loss or damage caused, directly or indirectly, by:
 - i any fault or inherent or existing defect in the construction of your rental house or the materials used, or in any item of your rental house contents, or
 - ii any error or omission in the design of your rental house.
 - c. **Pest damage.** There is no cover for loss or damage caused, directly or indirectly, by insects, rodents or vermin.
 - d. **Alterations and repairs.** There is no cover for any:
 - i damage caused, directly or indirectly, by the deliberate removal or attempted removal of any structural support, or
 - ii water damage resulting from the deliberate removal or attempted removal of any roofing material, exterior cladding, doors or windows, that occurs during the course of alteration or repairs to your rental house.
-
- 5 No cover for certain events**
- a. There is no cover for any loss or damage caused, directly or indirectly, by the following events:
 - i war, invasion, act of foreign enemy, hostilities (whether or not war is declared), civil war, rebellion, revolution, insurrection, military or usurped power, or
 - ii radioactive material or its use, the existence or escape of any nuclear fuel, material or waste, or
 - iii confiscation or destruction by the order of Government or by any person or body legally authorised to seize, confiscate or destroy your rental house or rental house contents, or
 - iv subsidence, erosion, landslip (except natural landslip covered under 'Earthquake top-up cover' on page 3), settling or cracking in structure resulting from earth movements.

your excess

1 What you must pay (your excess)

- a. Your excess is the amount you must contribute as the first payment towards the cost of each claim you make. The Policy Schedule states the excess that applies under your policy.
- b. You can either pay the excess directly to a supplier or repairer, or we can deduct the excess from our payment to you.
- c. The cost of each claim you make is after any bond has been applied (*see 'Application of bond' on page 9*).

2 No excess

- a. You do not have to pay any excess:
 - i if you have chosen to have no voluntary excess and there is no additional excess applied, or
 - ii if you make a claim under 'Earthquake top-up cover' (*see page 3*), or
 - iii for any claim under 'Cover if you damage other people's property' (*see page 4*), unless specified on the Policy Schedule, or
 - iv if you make a claim for glass or sanitary fixtures and you have chosen the 'No excess on glass and sanitary fixtures' option (*see page 4*), or
 - v if you make a claim under 'Lost rent cover' (*see page 4*).

claims

1 If you need to make a claim

These are your responsibilities when making a claim. They also apply to your agent. If you or your agent do not fulfil these responsibilities we can decide not to accept a claim.

- a. If it is likely that you will make a claim, you must contact us immediately. You may be asked to fill out a claim form.
- b. If there has been any deliberate damage, burglary or theft, you must notify the Police immediately.
- c. You must do what you can to prevent any further loss or damage.
- d. You must get our permission before you arrange for any repairs or incur any expense in respect of any claim.
- e. You must immediately tell us of any communication you receive that relates to an event which has resulted, or could result, in a claim.
- f. You must provide us with any further information, documents or authorities that we may ask for.
- g. You must help us as we require, including after your claim is settled. This may involve attending the Tenancy Tribunal, Disputes Tribunal or a court to give evidence.

2 Your rights

- a. You are entitled to:
 - i have your claim acknowledged and dealt with in a professional and efficient manner, and
 - ii receive a fair settlement of your claim as quickly as circumstances allow, and
 - iii receive a clear explanation why any claim has not been met, and
 - iv have free access to our formal complaints procedure (*see 'General policy information' on page 10*).

3 Our rights

- a. We are entitled to:
 - i inspect any land or building where loss or damage to your rental house or your rental house contents has occurred, and
 - ii take and keep possession of your damaged property, and
 - iii deal with any salvage in a reasonable manner, and
 - iv settle any claims against you for anything covered by this policy, and
 - v defend you or take legal action in your name against anyone else for anything covered by this policy, and
 - vi complete all necessary documents and authorities as your agent.

- 4 If you have other insurance**
- a. If you make a claim under this policy and there is another policy covering the same loss or damage, we will pay a proportion of the claim equal to our rateable share of the total loss or damage.

- 5 Application of bond**
- a. If you make a claim under this policy, any bond money you are entitled to receive as landlord is to be applied to:
 - i any rent owing to you or any unpaid bills incurred by the tenant for which you are liable, then
 - ii the cost of repairing damage to your rental house, then
 - iii the cost of repairing or replacing your rental house contents if you have chosen 'Optional rental house contents cover' on page 5.

your responsibilities

These are your responsibilities as a policy owner. They also apply to your agent. If you or your agent do not fulfil these responsibilities we can decide not to accept a claim or to cancel or void your policy.

- 1 Protecting your property**
- a. You and anyone else covered by this policy must take every care to protect all property covered by this policy.
 - b. You must keep your property in a good condition at all times.
 - c. You must take every care to choose a suitable tenant or tenants for your rental house, including obtaining written or verbal references.
 - d. You must carry out and document a full inspection of your rental house every 6 months or when a new tenant moves in.

- 2 Accuracy of your statements**
- a. Your contract is based on information supplied to us, either by you or on your behalf. All information supplied by you or on your behalf must be truthful and correct.
 - b. You must tell us about any circumstance that may affect:
 - i our decision whether to accept your proposal and on what terms, or
 - ii our decision whether to renew your policy, or
 - iii our decision whether to reinstate your policy, or
 - iv any claim made under your policy.
 - c. If you do not disclose all of the information you should have, your policy may not operate and we may refuse to meet a claim.
 - d. If you make a fraudulent claim, your policy will cease to operate.

- 3 Keeping us informed**
- a. You must immediately tell us if:
 - i you change your address, or
 - ii you sell your rental house or your interest in your rental house changes or ceases, or
 - iii your rental house is used for any purpose apart from residential purposes, or
 - iv you are about to substantially alter the structure of your rental house, or
 - v your rental house will be unoccupied for more than 60 consecutive days.

changing or ending your policy

- 1 Changing your policy**
- a. You can ask to change your policy at any time. We must agree in writing to any changes before they become effective.
 - b. We can change the terms of your policy at any time. If this happens we will write to you at your last known postal address. Any changes will become effective from 4pm on the 14th working day after the date of that letter.
-
- 2 Changing the sum insured**
- a. If your policy has a sum insured for your rental house stated in the Policy Schedule, we will adjust it annually for inflation.
-
- 3 Ending your policy**
- a. You can cancel your policy at any time. If you do, we will refund the unused part of your premium.
 - b. We can cancel your policy at any time by giving you 14 working days' notice at your last known address. The cancellation will be effective from 4pm on the 14th working day after we post the notice. If this happens, we will refund the unused part of your premium.
 - c. Your policy will cease if we pay out a total loss settlement for a claim. If this happens, there will be no refund of premium.
 - d. Your policy will cease immediately if you sell your rental house or your interest in your rental house changes or ceases. If this happens, we will refund the unused part of your premium.
-
- 4 Premium refunds**
- a. The unused part of the premium is the premium you have paid less:
 - i the premium for the time the policy has run, and
 - ii an administration charge.

general policy information

- Disputes** We have a formal complaints procedure to help resolve any aspect of our policies or our service that you are unhappy with. For information, please ask at any **AMI branch**, or call us toll free on **0800 100 200**.
-
- Interested Parties** Any Interested Party named in the Policy Schedule will be a 'joint insured' only under the 'Cover for your rental house' (*see page 2*) section of this policy.
-
- Goods and Services Tax** All amounts referred to in this policy include any GST that may apply.
-
- Dollar Amounts** Any dollar amount stated in this policy or on the Policy Schedule is in New Zealand dollars.
-
- Words in italics** Any words in italics do not form part of the policy and are provided by way of explanation only.

definitions

In this policy some words have special meanings. Wherever these words are mentioned in this policy, they have the following meaning:

Agent	means any person who acts on your behalf in your capacity as landlord.
Full replacement	means replacement with a new item, or repairing to an 'as new' condition.
Market value	means the value of an item immediately before the loss or damage occurred, taking into account wear and tear and depreciation.
Policy Schedule	means the most recent Policy Schedule we have produced for you.
Rental house	please see 'Our definition of rental house' on pages 1 – 2.
Rental house contents	means the items of household contents listed under 'Rental house contents we will cover' on page 5.
Tenancy agreement	means any written, oral or implied agreement where you grant or agree to grant to another person or persons occupancy of your rental house.
Tenant	means the person or persons who leases your rental house under a tenancy agreement, and includes where appropriate a prospective tenant, a future tenant, a sub-tenant and the agent of a tenant.
We, Us or Our	means AMI Insurance Limited, its successors and assigns.
You or Your	means the person or persons or corporate body to whom the Policy Schedule is addressed.

If you are unsure about any of the information contained in this policy, please visit your nearest AMI branch, or call us on 0800 100 200. We will be happy to explain.

