

Premium Excess & Discount Guide

This Premium, Excess and Discount Guide (PEDG) applies to any OneHome – Listed Events Product Disclosure Statement (PDS) provided for policies issued (this includes new business, variation and renewal) on or after 28 December 2023 until withdrawn.

This PEDG provides You with some additional information about how We calculate Our premiums and Excesses, which may apply to Your OneHome – Listed Events Insurance Policy.

You need to read this Guide with the PDS and Financial Services Guide. Capitalised terms used within this PEDG have special meanings which are defined within the PDS (see 'Definitions' Section).

About Your premium

The Premium is the amount You must pay Us for Your insurance cover. Your Premium is shown on Your Policy Schedule.

We consider a number of factors when calculating Your Premium including, but not limited to the following pricing factors:

| Pricing Factors | Buildings | Contents |
|---|------------------|-----------------|
| Location of the property | ✓ | ✓ |
| The sum You have insured | ✓ | ✓ |
| Age and construction type of the Building | ✓ | ✓ |
| The Occupancy Type | ✓ | ✓ |
| Your age – (dependent on Occupancy Type) | ✓ | ✓ |
| Your Excess level | ✓ | ✓ |
| Your claims history | ✓ | ✓ |
| The security of your Building | ✓ | ✓ |
| Optional coverages You have taken | ✓ | ✓ |
| Costs of operating Our business | ✓ | ✓ |
| Government taxes or levies | ✓ | ✓ |

We may use some or all these factors to derive Your Premium.

Not all insurance risks are the same and so the combination of factors used and relevance they have in the overall Premium will differ for each risk.

The relevant sums insured for Your Buildings and Contents (where set limits don't apply) should be reviewed at the time You first buy the Policy and, on any variation, or renewal, as well as when changes occur affecting the relevant property's replacement value. The relevant sums insured are shown in Your PDS, Your Policy Schedule and other documents forming Your Policy. We may also review the sum insured at the beginning of each Period of Insurance.

If We invite You to renew Your Policy with Us, We will automatically index either or both of the Building sum insured and the Contents sum insured (where applicable) in our renewal

invitation. It remains Your responsibility to ensure the indexed sum insured remains appropriate. When You renew Your insurance, Your Premium is likely to change, even if Your personal circumstances have not. For example, this can be because the Premium You pay is also affected by the cost of claims We have paid, or expect to pay, to other customers and updated data We have available to calculate Your Premium.

GST and government charges

Your OneHome – Listed Events Insurance is subject to Goods and Services Tax (GST) and government charges (such as insurance duty) as shown below. The amounts payable in GST and government charges for any given year are shown on Your Policy Schedule.

| State or Federal Charges | Rate |
|-------------------------------|--|
| Goods & Services Tax (GST) | 10% Nationwide |
| Emergency Services Levy (ESL) | Applicable to NSW only. Please refer to Revenue NSW for details |
| Insurance Duty (Stamp Duty) | Varies by State. Please refer to the State Revenue Service for Your state for details. |

Instalment charges

We do not add any additional amount to Your Premium merely because You pay by instalments. Financial institutions' fees (including dishonour charges and government charges) may apply to instalment amounts, please check with your financial institution for further information.

Other fees and charges

At Our discretion (such discretion to be reasonably exercised):

- if, by error, You make an under payment to Us of less than \$10, We may not request payment.
- where Your Policy is changed or cancelled and the Premium payable is less than \$10, We may write-off this premium.

Where We write-off an additional premium or under payment, We do not waive Our right to charge it in the future.

Excess

When You make a Claim, You may be asked to pay or bear an Excess prior to the Claim being finalised.

We will only pay the Claim if the Claim amount is more than the amount of any applicable Excesses.

If We settle Your Claim by making a cash payment to You, We will deduct any applicable Excesses from the amount We pay to You.

In other circumstances, You may need to pay any applicable Excess(es) as a contribution to the repair or replacement.

Any sums insured or limits we pay up to are less any Excesses that apply.
The following Table lists each type of Excess and the circumstances in which they apply (and in some cases the amount).

| TYPE OF EXCESS | CIRCUMSTANCES IN WHICH EXCESS APPLIES |
|---|--|
| <p>“Building Excess” or “Contents Excess”</p> | <p>Applies when You make a claim for Buildings and/or Contents unless We expressly tell You in the Policy that the Buildings or Contents Excess won’t apply to the Claim.</p> <p>The Buildings or Contents Excess will be the General Excess for Buildings or Contents described below unless the Choice of Excess – Natural Peril (for Natural Perils Claims) or Choice of Excess – Sudden Escape of Liquid (for Sudden Escape of Liquid Claims) apply to the Claim, in which case they apply instead.</p> <p>If Your Buildings and Contents are damaged as a result of the same Insured Event, You will only be required to pay a single Buildings or Contents Excess rather than separate Buildings and Contents Excesses for both Claims. If the Excesses applicable to Buildings and Contents are different, the amount payable will be the higher of the applicable Excesses (Single Excess benefit).</p> <p>Additional Excesses can apply in addition to the Buildings or Contents Excess as explained in Additional Excesses below.</p> |
| <p>General Excess for Building or Contents</p> | <p>Applies for each Claim made for Buildings or Contents (as applicable) unless:</p> <ul style="list-style-type: none"> • Choice of Excess – Natural Peril (for Natural Perils Claims); or • Choice of Excess – Sudden Escape of Liquid (for Sudden Escape of Liquid Claims), <p>apply to the Claim as below, in which case they apply instead.</p> <p>For Buildings Claims the General Excess amount for Buildings specified on the Policy Schedule applies. For Contents Claims the General Excess amount for Contents specified in the Policy Schedule applies.</p> |
| <p>Valuable Contents (unspecified)</p> | <p>If your Claim is for unspecified Valuable Contents only, We will charge the General Excess for Contents plus any applicable Additional or Special Excess.</p> |
| <p>Portable Contents (unspecified)</p> | <p>If your Claim is for unspecified Portable Contents only (not subject to the Blanket Cover option for Portable Contents), We will charge the General Excess for Contents plus any applicable Additional or Special Excess.</p> |
| <p>Specified Valuable Contents</p> | <p>If your Claim is for Specified Valuable Contents only, We will charge the General Excess for Contents plus any applicable Additional or Special Excess.</p> |

| | |
|---|---|
| Specified Portable Contents | If your Claim is for Specified Portable Contents only, We will charge the General Excess for Contents plus any applicable Additional or Special Excess. |
| Blanket Cover for Portable Contents | For any Claim including Blanket Cover for Portable Contents a \$200 Excess for Claim will apply, plus any applicable Additional or Special Excesses. |
| Choice of Excess – Natural Peril | Applies for each Claim for Natural Peril for Your Building or Contents if you have chosen this optional Excess. |
| Choice of Excess – Sudden Escape of Liquid | Applies for each Claim for Sudden Escape of Liquid for Your Building or Contents if you have chosen this optional Excess. |
| Additional Excesses | In the Policy We identify where certain Additional Excesses will also apply in addition to the Buildings or Contents Excess above. |
| Malicious Act including Vandalism | For each Claim arising from Malicious Damage including Vandalism - \$300 Excess applies. |
| Optional Coverage – Theft by Tenant | For each Claim under this Optional coverage - \$300 Excess applies |
| Optional Coverage – Rent Default | For each Claim under this Optional coverage - \$300 Excess applies |
| Earthquake | For each Claim for destruction or damage to Your Building if the damage is caused by an earthquake during any one 72-hour period - \$500 Excess applies |
| Flood | For each Claim for loss, destruction or damage caused by Flood - \$500 Excess applies |
| Special Excess | For each Claim under any section of Policy – the Special Excess amount specified in the Schedule. |

Claim Examples

The following examples show what Excesses are applied in certain Claim scenarios. In all cases We are only liable up to the applicable sum insured of Your Buildings or Contents (as applicable) less the amount of all applicable Excess(es).

| OneHome Listed Events Building and Contents Policy - Owner Occupied | |
|--|---|
| Building Sum Insured | \$500,000 |
| Contents Sum Insured | \$100,000 |
| Specified Portable Contents | \$10,000 Engagement Ring |
| Blanket Cover for Portable Contents | \$5,000 for all Portable Contents and \$1,000 for any single item |
| General Excess - Building | \$1,000 |
| General Excess - Contents | \$500 |
| Choice of Excess – Natural Peril Building | \$2,000 |
| Choice of Excess – Natural Peril Contents | \$300 |
| Scenario 1 – An Earthquake Claim occurs damaging Building and Contents (including Portable Contents and Blanket Cover for Portable Contents). | |
| <ul style="list-style-type: none"> The Choice of Excess – Natural Peril applies in place of the General Excess. | |

- The Single Excess Benefit is applied taking the higher Choice of excess – Natural Peril Building Excess of \$2,000 instead of the lower \$300 for Contents.
- An Excess of \$200 for Blanket Cover for Portable Contents is applied.
- An Additional Excess of \$500 for earthquake is applied.

The insured must bear or contribute a total amount of \$2,700 as Excesses in relation to the Claim.

Scenario 2 – A Sudden Escape of Liquid Claim occurs damaging Building and Contents (including Portable Contents, but not including Blanket Cover for Portable Contents).

- The General Excess applies for Building and Contents respectively.
- The Single Excess benefit is applied taking the higher General Excess for Buildings of \$1,000 instead of the lower \$500 for Contents.
- Blanket Cover for Portable Contents does not apply; therefore, no Excess is applied.
- No Additional Excesses apply.

The insured must bear or contribute the General Excess for Buildings of \$1,000.

Scenario 3a – Theft of a Laptop (a Portable Content item which is unspecified) only worth \$1,500 from inside the Domestic Residence.

- The fixed limit for Portable Contents of \$2,000 per item or \$5,000 per claim applies when the Portable Content is at the Insured Address and within the Domestic Residence.
- The General Excess for Contents of \$500 applies.

The Claim amount for the Portable Content is \$1,500. The insured must bear or contribute the General Excess for Contents of \$500.

Scenario 3b – Theft of a Laptop (a Portable Content item which is unspecified) only worth \$1,500 from outside the Domestic Residence.

- The fixed limit for Portable Contents does not apply as the loss occurred outside of the Domestic Residence.
- Therefore, the relevant cover is Blanket Cover for Portable Contents, which has a benefit limit of \$1,000 for any single item or \$5,000 for any single claim.
- The Blanket Cover Excess of \$200 is applied.

The Claim amount for the Portable Contents under Blanket Cover is \$1,000. The insured must bear or contribute the Blanket Cover Excess of \$200.

Scenario 4 – Loss of a Specified Portable Content item only, worth \$10,000.

- The General Excess for Contents of \$500 applies.

The insured must bear or contribute the General Contents Excess of \$500.

Scenario 5 – A Theft Claim occurs for Contents (including Portable Contents, but not including Blanket Cover for Portable Contents).

- The General Excess for Contents of \$500 applies.

The insured must bear or contribute the General Contents Excess of \$500.

OneHome Listed Events Building and Contents Policy - Long Term Rental

| | |
|---|-----------|
| Building Sum Insured | \$400,000 |
| Contents Sum Insured | \$20,000 |
| General Excess - Building | \$500 |
| General Excess - Contents | \$500 |
| Choice of Excess – Sudden Escape of Liquid Building | \$500 |
| Choice of Excess – Sudden Escape of Liquid Contents | \$1,000 |
| Optional Coverage - Theft By Tenant | Included |
| Optional Coverage - Rent Default | Included |
| Optional Coverage - Loss of Rent | Included |

Scenario 1 – A Flood Claim occurs damaging Building & Contents (including Valuable Contents) and causing Loss of Rent.

- The General Excess applies for Building and Contents respectively.
- The Single Excess benefit is applied taking the highest General Excess for Buildings of \$500.
- An Additional Excess of \$500 for Flood is applied.

The Claimed amount for Loss of Rent is reduced by any Bond Money which You are entitled to Claim.

The insured must bear or contribute a total amount of \$1,000 as Excesses in relation to the Claim.

Scenario 2 – A Sudden Escape of Liquid Claim occurs damaging Building and Contents.

- The Choice of Excess – Sudden Escape of Liquid applies for Building and Contents respectively.
- The Single Excess benefit is applied taking the higher Choice of Excess – Sudden Escape of Liquid for Contents of \$1,000.

The insured must bear or contribute the Choice of Excess – Sudden Escape of Liquid Excess of \$1,000 in relation to the Claim.

Scenario 3 – Damage to the Property results in a Loss of Rent and Rent Default Claim.

- The Buildings Excess will apply if Your Claim is made under Your Buildings cover or Contents Excess if Your claim is made under Your Contents cover or if a claim is made under both covers, the higher of these two Excesses will apply.
- An Additional Excess of \$300 applies to Claims with Rent Default.
- The Claimed amount for Loss of Rent is reduced by any Bond Money which You are entitled to Claim.

Scenario 4 – Theft of the Content items by Tenant and Rent Default.

- The General Contents Excess of \$500 applies.
- An Additional Excess of \$300 applies for Theft by Tenant Claim.
- An Additional Excess of \$300 applies to Rent Default Claim.

The insured must bear or contribute a total amount of \$800 as Excesses in relation to this theft Claim.

The insured must also bear or contribute the Rent Default Excess of \$300 in relation to the Rent Default Claim.

The claimed amount for Rent Default is reduced by any Bond Money which You are entitled to claim.