Premium Excess & Discount Guide

This Premium, Excess and Discount Guide (PEDG) applies to any OneHome – Accidental Damage Product Disclosure Statement (PDS) provided for policies issued (this includes new business, variation and renewal) on or after 1 July 2026 until withdrawn.

This PEDG provides You with some additional information about how We calculate Our premiums, the Excesses, and any discounts which may apply to Your OneHome – Accidental Damage 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 may consider a number of factors when calculating Your Premium including, but not limited to the following:

Pricing Factors	Buildings	Contents
Location of Your Insured Address	✓	✓
The sum insured(s) You have nominated	✓	✓
The Age and construction type of Your Domestic Residence at Your Insured Address	✓	✓
The occupancy type	✓	✓
Your age – (dependent on occupancy type)	✓	✓
Your chosen Excess level	✓	✓
Your claims history	✓	✓
The security of Your Domestic Residence at Your Insured Address	☒	✓
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 can 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 – Accidental Damage 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.

Excess

If You make a Claim under Your Policy, You will be required to pay or bear one or more Excesses (subject to Our right to waive any Excess). 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 the applicable Excesses 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
General Building Excess and/or General Contents Excess	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. The General Building Excess may be different from the General Contents Excess. The amount of each General Excess is set out in Your Policy Schedule. Under the Single Excess benefit if Your Buildings and Contents are damaged in the same Occurrence, 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**).
Choice of Excess - Natural Peril (where specified as applicable in the Policy Schedule)	If you select the **Choice of Excess – Natural Peril** optional benefit, this applies for each Claim for where the Accidental Loss or Damage for Your Building or Contents is caused by a Natural Peril. This excess replaces Your General Excess for these types of Claims. The amount of this excess is set out in Your Policy Schedule.
Choice of Excess – Sudden Escape of Liquid (where specified as applicable in the Policy Schedule)	If you select the **Choice of Excess – Sudden Escape of Liquid** optional benefit, this applies for each Claim for where the Accidental Loss or Damage for Your Building or Contents is caused by a Sudden Escape of Liquid. This excess replaces Your General Excess for these types of Claims. The amount of this excess is set out in Your Policy Schedule.
Malicious Act including Vandalism	For each Claim arising from Malicious Damage including Vandalism. This excess is $300. This Excess is applied in addition to any other Excesses that may apply.
Optional Coverage – Theft by Tenant	If your Claim only relates to the Theft by Tenant optional coverage this excess will apply instead of the General Excess for Buildings or General Excess for Contents (or the Single Excess benefit). This excess is $300.
Optional Coverage – Rent Default	If your Claim only relates to the Rent Default optional coverage this excess will apply instead of the General Excess for Buildings or General Excess for Contents (or the Single Excess benefit). This excess is $300.

Earthquake	For each Claim for Accidental Loss or Damage to Your Building or Contents caused by an earthquake during any one 72-hour period. This Excess is applied in addition to any other Excesses that may apply. This excess is $500.
Flood	For each Claim for Accidental Loss or Damage to Your Building or Contents caused by Flood. This Excess is applied in addition to any other Excesses that may apply. This excess is $500.
Special Excess (where specified as applicable in the Policy Schedule)	Applies in the circumstances set out in the Policy Schedule. This Excess is applied in addition to Your General Excess. The amount of this excess is set out in Your Policy 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 Accidental Damage Building and Contents Policy - Owner Occupied

Building Sum Insured	$500,000
Contents Sum Insured	$100,000
Specified Portable Contents	$12,000 engagement ring
General Excess - Building	$1,000
General Excess - Contents	$500
Choice of Excess – Natural Peril Building	$2,000
Choice of Excess – Natural Peril Contents	$300
Optional Coverage - Hobby Farm	Included (Sum Insured $60,000)
Optional Coverage - Home Business	Included (Sum Insured $75,000)

Scenario 1 – An Earthquake Claim occurs causing a total loss to the Building and Contents (including Portable Contents).

- 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 lower $300 for Contents.
- An Additional Excess of $500 for earthquake is applied.

The insured must bear or contribute a total amount of $2,500 as Excesses in relation to the Claim.

Scenario 2 – An Escape of Liquid Claim occurs damaging the Building and Contents (including 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 lower $500 for Contents.
- No Additional excesses apply.

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

Scenario 3 – Loss of a Specified Portable Content item only worth $12,000.

- The General Excess for Contents of $500 applies.

The Claim amount for the Specified Portable Content is $12,000. The insured must bear or contribute the General Excess for Contents of $500 in relation to the Claim.

Scenario 4 – A Theft Claim occurs for Contents that are specified Portable Contents.

- The General Excess for Contents of $500 applies.

The insured must bear or contribute the Excess for Specified Portable Contents of $500.

Scenario 5 – A Theft Claim occurs for Farm Equipment of $40,000.

- The General Excess for Contents of $500 applies.

The Claim amount for Theft of Farm Equipment is $25,000 due to the fixed limit for Theft of Farm Equipment under the Hobby Farm Optional cover. The insured must bear or contribute the General Excess for Contents of $500 in relation to the Claim.

Scenario 6 – A Flood Claim occurs for Farm Equipment & Stock of $50,000.

- The General Excess for Contents of $500 applies.
- An Additional Excess of $500 for Flood is applied.

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

Scenario 7 – A Theft Claim occurs for Business Stock (which was stored in a secure shed and supervised by Alarms/Security Camera at the Insured Address) of $30,000.

- The General Excess for Contents of $500 applies.

The Claim amount for Theft of Business Stock is $25,000 due to the fixed limit for Theft of Business Stock at the Insured Address under the Home Business Optional benefit. The insured must bear or contribute the General Excess for Contents of $500 in relation to the Claim.

Scenario 8 – A Flood Claim occurs damaging Tools of Trade & Business Stock (which were stored in a secure shed and supervised by Alarms/Security Camera at the Insured Address) of $75,000.

- The General Excess for Contents of $500 applies.
- An Additional Excess of $500 for Flood is applied.

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

Scenario 9 – A Claim occurs for damage to Business Stock in transit away from the Insured Address of $15,000.

- The General Excess for Contents of $500 applies.

The Claim amount for damage to Business Stock in transit away from the Insured Address under the Home Business Optional benefit is $5,000. The insured must bear or contribute the Excess for Contents of $500 in relation to the Claim.

OneHome Accidental Damage 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 – Escape of Liquid Building	$500
Choice of Excess – 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 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 and Contents which is $500.
- Additional Excess of $500 for Flood is applied.

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

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

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

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

Scenario 3 – Theft of the Content items by Tenant & 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.