

# PICKTENANTS LANDLORD INSURANCE

## Product Disclosure Sheet



### IMPORTANT NOTE

Read this Product Disclosure Sheet before you decide to take up an **PickTenants Landlord Insurance Policy**. Be sure to also read through the general terms and conditions.

### Consumer Insurance Contract

Pursuant to Paragraph 5 of Schedule 9 of the Financial Services Act 2013, if the Insured Person applied for this Insurance wholly for **purposes unrelated to the Insured Person's trade, business or profession**, the Insured Person had a duty to take reasonable care not to make a misrepresentation in answering the questions in the proposal form and where required by the Company, fully and accurately. The Insured Person shall also disclose any other matter that he/she knows to be relevant to the Company's decision in accepting the risks and determining the rates and terms to be applied. If the Insured Person fails to make such required disclosure, the contract may be avoided, claims may be denied or reduced, terms may be changed or varied, or contract may be terminated. **This duty of disclosure continues until the time the contract is entered into, varied or renewed.**

### Non-Consumer Insurance Contract

Pursuant to Paragraph 4(1) of Schedule 9 of the Financial Services Act 2013, if the Insured Person applied for this Insurance for **purposes related to the Insured Person's trade, business or profession**, the Insured Person had a duty to disclose any matter that the Insured Person knows to be relevant to the Company's decision in accepting the risks and determining the rates and terms to be applied and any matter a reasonable person in the circumstances could be expected to know to be relevant, otherwise it may result in avoidance of contract, claim denied or reduced, terms changed or varied, or contract terminated. **This duty of disclosure continues until the time the contract is entered into, varied or renewed.**

The Insured Person also has a duty to notify the Company immediately if at any time, after this Policy Contract has been entered into, varied or renewed with the Company, any of the information given for this Policy Contract is inaccurate or has changed.

### 1) What is this product about?

This policy provides you with insurance coverage for your property. It provides for reimbursement against rental default and other benefits including but not limited to theft or burglary by tenant.

### TUNE PROTECT MALAYSIA

*Tune Insurance Malaysia Berhad*

*Company No: 197601004719 (30686-K)*

Level 9, Wisma Tune, No. 19, Lorong Dungun, Damansara Heights, 50490 Kuala Lumpur, Malaysia

**T:** +603 2087 9000 **F:** +603 2094 1366 **W:** tuneprotect.com





## 2) What are the covers / benefits provided?

This policy covers:

SECTION	BENEFITS	SUM INSURED (RM)				
		PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
<b>SECTION A – RENTAL DEFAULT</b>						
I	Loss of rental income due to tenant runaway (up to 2 month of monthly rental)	1,000	2,000	3,000	4,000	5,000
II	Legal Fees for Letter of Demand	500	750	750	750	1,000
<b>SECTION B – ADDITIONAL BENEFITS TO BE COVERED</b>						
I	Loss or Damage to due malicious act	5,000	7,500	7,500	7,500	10,000
II	Cleaning Services	500	750	750	750	750
III	Repair or Replacement of doors, locks, access card and keys	500	750	750	750	1,000
IV	Breakage of Plate Glass	500	750	750	750	1,000
V	Plumbing, drainage, air-conditioning and toilet malfunction	500	750	750	750	1,000
<b>SECTION C – ADDITIONAL COVERAGE</b>						
I	Theft or burglary by tenant	500	750	750	750	1,000

- Please refer to the schedule of benefits and its full features in the policy contract.
- Duration of cover is one (1) year.

## 3) How much premium do I have to pay and how do I make the premium payment?

The total premium amount you will have to pay depends on the sum insured that you purchase.

The Annual Premium shown below is subject to 6% of Service Tax and RM 10 of Stamp Duty.

Premium payment can be made via Credit Card/Debit Card and Online Banking.

Plan Types	ANNUAL PREMIUM (RM)
Plan 1	199
Plan 2	390
Plan 3	680
Plan 4	1,100
Plan 5	1,550

## 4) What are the fees and charges that I have to pay?

The fees and charges that you will have to pay are:

	Amount
Service Tax	6% of premium

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## 5) What are some of the key terms and conditions that I should be aware of?

### a) Important of Disclosure

You must disclose all facts in your Declaration fully and faithfully. If you fail to do so, your policy may be void.

### b) Duty of Assured

You shall take all reasonable precautions and comply with all reasonable to select tenant in sound conditions to prevent default.

### c) No Admission of Liability

You should not admit to liability, offer, promise or pay the claimant without our written consent.

### d) Change in Risk

You must inform us or your agent in writing on any material changes during the policy period so that the necessary amendments are endorsed into your policy.

### e) Claims

You shall notify us as soon as possible upon the happening of an incident which may give rise to a claim..

*(Note: Please refer to the full terms and conditions of this policy.)*

## 6) What are the major exclusions under this policy?

This policy does not cover any loss or damage resulting from:-

- a. War, rebellion, revolution, riot or civil commotion, nuclear weapons material
- b. Terrorism
- c. Deeds, bonds, bills or exchange, promissory notes, cheques, money, medals, coins, stamps or other documents of value
- d. Wear and tear, depreciation, gradual deterioration, mildew, moth vermin or in connection with any process of cleaning, dyeing, repairing, restoring or renovating any of the property insured
- e. Suicide or insanity
- f. Self-inflicted injury and provoked murder or assault
- g. Legal liability of whatsoever nature

*(Note: This list is non-exhaustive. Please refer to the policy contract for the full list of exclusions under this policy.)*

## 7) Can I cancel my policy?

You may cancel your policy at any time by giving written notice to us. Upon cancellation, you are entitled to a refund of the premium less premium based on our Customary Short-Period Rates for the period of the policy which has been in force provided no claim has been made. Please refer to the policy contract for the Short-Period Rates table.

## 8) What do I need to do if there are changes to my contact/personal details?

It is important that you inform us of any changes in your contact details to ensure all correspondence reach you in a timely manner. You may email the changes to [hello.my@tuneprotect.com](mailto:hello.my@tuneprotect.com)

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## 9) Where can I get further information?

If you have any enquiries, please contact us at:

### **Tune Protect Malaysia**

### **Tune Insurance Malaysia Berhad**

Company No: 197601004719 (30686-K)

Level 9, Wisma Tune,

No. 19 Lorong Dungun, Damansara Heights,

50490, Kuala Lumpur,

Malaysia.

Tel No: 1800 88 5753

Fax: 03-20941366

E-mail: [hello.my@tuneprotect.com](mailto:hello.my@tuneprotect.com)

Website: [www.tuneprotect.com](http://www.tuneprotect.com)

## 10) Other type of similar insurance cover available

Please check our website for other similar types of plans offered by us.

### **IMPORTANT NOTE**



You must ensure that your Mobile Device is insured at the appropriate amount as it will affect the amount you can claim. In the event of an accident, you are advised to deal with approved repairers. You should read and understand the insurance policy and discuss with the agent or contact the insurance company directly for more information.

The information provided in this disclosure sheet is a summary for quick and easy reference. The exact terms and conditions that apply are stated in the policy contract.

*Tune Insurance Malaysia Berhad is licensed under the Financial Services Act 2013 and regulated by Bank Negara Malaysia. The information provided in this Product Disclosure Sheet is valid as at 5<sup>th</sup> October 2022.*

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