

Deluxe Tenants Coverage

What Is Covered

This part of your Masterpiece Policy provides you with coverage against all risks of physical loss to your contents anywhere in the world unless stated otherwise or an exclusion applies. Exclusions to this coverage are described in What Is Not Covered.

"Contents" means unscheduled personal property you or a family member owns or possesses.

Extra Coverages

In addition to covering the physical loss to your contents, we also provide other related coverages. These payments are in addition to the sum insured for your rental unit unless stated otherwise or an exclusion applies. The deductible applies to Extra Coverages unless stated otherwise. Exclusions to these coverages are described in What Is Not Covered.

Additions and alterations

We cover your building additions, alterations, fixtures, improvements, installations, or items of real property that pertain to your unit as defined in the lease. This includes breakage of glass or safety glazing material in the building or a door or window. We also cover any other structure on the leased property that is owned by you or available for your exclusive use and which you are required to insure. But the loss must be for that part of your rental unit in which you have an insurable interest.

For a covered loss to these items, we will pay up to 10% of the sum insured for your contents or any higher amount listed in the Declarations page for Additions and Alterations. The same payment basis applies to Additions and Alterations as to contents.

Incidental business property

We will pay up to \$20,000 for a covered loss to furnishings, supplies, and equipment of an incidental business conducted at your residence premises, including business data stored in a computer. The same payment basis applies to incidental business property as to contents.

"Incidental business" is a business activity which meets all of the following requirements:

- . does not have gross revenues of \$10,000 or more in any one year, other than the management of one's own investments;

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Extra Coverages

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- . has no employees subject to workers' compensation or other similar disability laws;
- . conforms to the laws of the Republic of Singapore.

"Business data" means business facts or records.

Additional living expense

Under certain conditions (described below), when your rental unit becomes uninhabitable or when it cannot be lived in by you, we cover the loss of its use. There is no deductible for this coverage.

Extra living expenses. If your rental unit cannot be lived in because of a covered loss, we cover any increase in your living expenses that is necessary and reasonable to maintain your household's normal standard of living. We cover these expenses for the reasonable amount of time it should take to repair or rebuild your house, or for your household to relocate up to a maximum of one year, even if the policy period of this insurance contract ends during that time.

Loss of rent. If a part of your rental unit you generally rent to others cannot be lived in because of a covered loss we cover its fair rental value. We will pay up to this amount for the reasonable amount of time it should take to repair or rebuild that part of your house up to a maximum of one year, even if the policy period of this insurance contract ends during that time.

Forced evacuation. If your rental unit cannot be lived in because a government authority prohibits you from using it, we cover any increase in your living expenses that is necessary to maintain your household's normal standard of living. We also cover any loss in fair rental value if normally held for rent prior to and on the date of loss. The prohibition must be a direct result of a loss to neighboring premises that would be a covered loss under this policy. We cover these forced evacuation expenses for up to 30 days, even if the policy period ends during that time. We do not cover loss due to cancellation of a lease or agreement.

Landscaping

We cover your trees, shrubs, plants, and lawns at your rental unit against certain kinds of perils. These are fire, lightning, explosion, civil disturbance, vandalism, malicious mischief, theft, and loss caused by a vehicle or aircraft.

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Extra Coverages

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We will pay up to a total of 5% of the sum insured for contents for the rental unit at which the loss occurs, but not more than \$1,000 for any one tree, shrub, or plant.

This extra coverage applies only if you begin to repair or replace the lost or damaged property within 180 days of the date of loss.

Data replacement

We cover your personal data stored on computer software which you own or possess, anywhere in the world. We will pay up to \$10,000 for replacing or recreating that personal data as a result of a covered loss or computer virus if it is actually replaced or recreated at your expense.

"Computer Virus" means an illegal or malicious entry into electronic data processing property which results in functions that distort, corrupt or manipulate the electronic data processing property.

"Electronic data processing property" means:
electronic data processing equipment, and accessories;
software; and
data stored on software.

Lock replacement

If the keys to your rental unit are lost or stolen, we will pay the cost of replacing the locks, up to \$1,000. But you must notify us in writing within 72 hours of discovering the loss. There is no deductible for this coverage.

Debris removal

We cover the reasonable expenses you incur to remove debris of a covered loss and of the property that caused a covered loss up to 20% of the sum insured for contents for your rental unit shown in the Declarations page.

Precautionary repairs

We cover the reasonable expenses you incur for necessary repairs to protect your rental unit against further damage after a covered loss. These payments do not increase the sum insured for your rental unit.

Extra Coverages

(continued)

Construction materials

We cover the building materials and construction supplies owned by you and located at your rental unit for use in its construction, alteration, and repair. These payments apply only to a covered loss and they do not increase the sum insured for your rental unit.

Endangered property

Covered contents removed from your rental unit because the rental unit is endangered by a covered peril are covered against any peril for up to 90 days. These payments do not increase the sum insured for your rental unit.

Rebuilding to code

With respect to the repair or rebuilding of Additions and Alterations to your rental unit made necessary by a covered loss, we cover the cost of conforming to any law or ordinance that regulates the repair, rebuilding or demolition of your building up to the sum insured for your additions and alterations listed in the Declarations page.

Pedigree pets

We will pay up to \$500 for the accidental death or theft of your pedigree dog or cat which normally resides with you in your private dwelling. This coverage applies only if the accidental death or theft occurred within the Republic of Singapore. Proof of ownership and pedigree are required in the event of a claim.

Deterioration of frozen food

We will pay up to \$750 for any loss or damage to food contained in any deep freezer of not more than 5 years old in your residence caused by deterioration resulting from:

- . breakdown or explosion of such refrigeration unit or non-operation of any thermostatic or automatic controlling devices pertaining thereto
- . failure of the supply of electricity

But we do not cover loss or damage caused by failure of the supply of electricity as a direct consequence of a deliberate act (including strike action) by the supply authority and/or their employees and by the disconnection or switching off of electricity supply whether accidental or otherwise.

A deductible of \$50 applies to this coverage.

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Extra Coverages

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Hole-in-one golfer's expense

We will pay up to \$500 for the out-of-pocket expenses necessarily and reasonably incurred as a result of scoring a hole-in-one before two competent witnesses while playing in any competition or friendly game on any recognised golf course anywhere in the world.

What Is Not Covered

These exclusions apply to your Deluxe Tenants Coverage, including the Extra Coverages, unless stated otherwise.

The words "caused by" mean any loss that is contributed to, made worse by, or in any way results from that peril.

Gradual or sudden loss. We do not cover any loss caused by wear and tear, gradual deterioration, rust, fungi, mold, rot, warping, insects, or vermin. We also do not cover any loss caused by inherent vice, latent defect, or mechanical breakdown. But we do insure ensuing covered loss unless another exclusion applies.

Contamination. We do not cover any loss caused by contamination, pollution, smog, or industrial or agricultural smoke.

Loss by animals. We do not cover any loss caused by vermin, insects, or rodents except loss to glass that is part of a building. But we do insure ensuing covered loss unless another exclusion applies.

Structural movement. We do not cover any loss to Additions and Alterations of your rental unit caused by the settling, cracking, shrinking, bulging, or expansion of pavements, patios, foundations, walls, floors, roofs, or ceilings except loss to glass that is part of a building. But we do insure ensuing covered loss unless another exclusion applies.

Special rules for escaping water. If any of the excluded causes of loss previously described (gradual or sudden loss, contamination, loss by animals, or structural movement) cause water to escape from a household appliance, swimming pool, or plumbing, heating, or air conditioning system, we cover the loss caused by the water. We also cover the cost of tearing out and replacing any part of a building necessary to repair the system or appliance. But we do not cover loss to the system or appliance itself.

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What Is Not Covered

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Computer error. We do not cover any loss resulting from an error in computer programming or instructions to the computer.

Business property. We do not cover any loss to business property unless it is incidental business property covered as an Extra Coverage.

Tenant property. We do not cover any loss to property of roomers, boarders, or other tenants. But we do cover personal property of your guests, domestic workers or relatives while it is in any home occupied by you or a family member.

Motorized land vehicles. We do not cover any loss to a motorized land vehicle. But we do cover motorized land vehicles used solely on and to service a residence premises shown in the Declarations page. We also cover motorized land vehicles used to assist the disabled that are not designed for or required to be registered for use on public roads.

Theft of sound equipment from a motorized land vehicle. We do not cover any theft of sound reproducing, receiving, and transmitting equipment from a motorized land vehicle if the equipment is operated by power from the electrical system of that vehicle. This includes radios, tape players, CBs, scanning monitors, televisions, and any other similar equipment, including their accessories and antennas.

Repairs and renovations. We do not cover loss caused by repairing, refinishing, or renovating any kind of property.

Watercraft accidents. We do not cover any loss caused by the sinking, swamping, stranding, or collision of a watercraft or its trailer, equipment, or outboard motor. But we do cover collision of a watercraft with a land vehicle unless another exclusion applies.

Dampness or temperature. We do not cover any loss caused by air dampness or temperature extremes or condensation unless the direct cause of loss is rain, snow, sleet, or hail.

Confiscation. We do not cover any loss caused by the confiscation, destruction, or seizure of property by any government or public authority.

Loss to animals. We do not cover any loss to animals, birds, or fish except as described in Extra Coverages.

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What Is Not Covered (continued)

Aircraft. We do not cover any loss to an aircraft or aircraft parts.

International transit. We do not cover any loss above \$5,000 each occurrence during international transit while your contents are in the custody of a common carrier.

International transit means any shipment of your contents by or onboard any conveyance, vessel, aircraft, vehicle and train to and/or from the Republic of Singapore and any foreign country. In addition the loading and unloading of your contents to and from such conveyance, vessel, aircraft, vehicle and train or while the property is held in temporary storage during such transit, shall be considered part of international transit when the final destination is located outside of the Republic of Singapore.

This exclusion does not apply to contents which accompany you or a family member as personal baggage (other than baggage checked-in with common carrier) during international travel.

Intentional acts. We do not cover any loss caused intentionally by you or a family member, or by a person directed by you or a family member to cause a loss. But we do provide coverage for you or a family member who is not responsible for causing the intentional loss. An intentional act is one whose consequences could have been foreseen by a reasonable person.

Misappropriation. We do not cover any loss to contents caused by the taking or other misappropriation of the contents from you or a family member by your spouse or another family member.

Negligent planning, construction, or maintenance. We do not cover any loss caused by the negligent acts, errors, or omissions of you or any other person in planning, construction, or maintenance. This exclusion applies only when the loss is caused directly or indirectly by a peril excluded in this section. It does not matter whether the negligent acts, errors, or omissions take place on or off the insured property. "Planning" includes zoning, placing, surveying, designing, compacting, setting specifications, developing property, and establishing building codes or construction standards. "Construction" includes materials, workmanship, and parts or equipment used for construction or repair.

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Neglect. We do not cover any loss caused by your failure to use all reasonable means to protect property before, at, or after the time of a loss.

Acts of war. We do not cover any loss caused directly or indirectly by war, undeclared war, civil war, insurrection, rebellion, revolution, warlike acts by military forces or personnel, the destruction or seizure of property for a military purpose, or the consequences of any of these actions.

Nuclear or radiation hazard. We do not cover any loss caused directly or indirectly by nuclear reaction, radiation, or radioactive contamination, regardless of how it was caused. But we do insure ensuing covered loss due to fire resulting from a nuclear hazard unless another exclusion applies.

How We Will Pay Your Claim

Sum insured

The sum insured for each rental unit is shown in the Declarations page. You agree that we may change this amount when appraisals are conducted and when the policy is renewed, to reflect current costs and values.

For a covered loss to contents, the sum insured depends on where the loss occurs:

At a covered rental unit. If the covered loss takes place at a listed rental unit covered by this policy, we will pay up to the sum insured on contents for that rental unit, for each occurrence.

Away from your residences. If the covered loss takes place away from any residence you own or live at, for each occurrence we will choose the single listed location on which the payment is to be made, based upon the most favorable combination of the following:

- . sum insured on contents
- . payment basis
- . type of contents coverage

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How We Will Pay Your Claim

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At your residence not listed in this policy. If the covered loss takes place at a residence you own or live at that does not have contents, condominium, or tenants coverage listed in this policy, we will pay up to 10% of the highest sum insured on contents in this policy, for each occurrence. However, contents in a newly acquired principal residence is not subject to this limitation, for the 60 days immediately after you begin to move your contents there.

In either case, we will choose the single listed location on which the payment is to be made, based upon the most favorable combination of the following:

- . sum insured on contents
- . payment basis
- . type of contents coverage

Deductible

A deductible listed in the Declarations page applies to each occurrence. But it does not apply to a covered loss of more than \$50,000.

Payment basis

Replacement cost. We will pay the full cost to replace the contents without deduction for depreciation, or the amount required to repair the damage, whichever is less, up to the sum insured shown in the Declarations page.

However, for contents which are obsolete or unusable for the purpose for which they were originally intended because of their age or condition, the most we will pay is the replacement cost less depreciation.

Pairs, sets, and parts. For a covered loss to a pair or set, or to part of a larger unit, we will pay whichever is least:

- . the cost to repair the damaged property to its conditions before the loss;
- . the cost to replace it; or
- . the cost to make up the difference between its market value before and after the loss.

However, if you agree to surrender the undamaged article(s) of the pair, set, or parts to us, we will pay you the full replacement cost of the entire pair, set, or parts.

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How We Will Pay Your Claim

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Special limits

For a covered loss to the following types of contents, we will not pay more than the amounts shown. These special limits do not increase the sum insured on your contents or on any item covered elsewhere in this policy.

Money, bank notes, bullion, gold, silver or platinum \$2,000

Securities, accounts, deeds, evidences of debt, letters of credit, notes other than bank notes, manuscripts, passports, or tickets \$10,000
However, when this property is located in a bank vault or bank safe deposit box, your full contents coverage away from your residences will apply for a covered loss.

Watercraft, including their furnishings, equipment and outboard motors \$2,000

Jewelry, watches or precious and semi-precious stones, whether set or unset, that are lost, misplaced, or stolen \$15,000

Furs that are lost, misplaced, or stolen \$10,000

Items of precious metals that are lost, misplaced, or stolen \$15,000

Fine Arts \$10,000

Wines \$15,000

Collectible stamps, coins, and medals \$10,000
However, when this property is located in a bank vault or bank safe deposit box, your full contents coverage away from you residences will apply for a covered loss.

