STATE

Your new Landlord's Insurance Policy Schedule

[redacted]

Your policy number:

LANS02590758

We'll use this to retrieve your policy details if you contact us.

Thank you for choosing to insure your property with State.

Hi Caleb and Daniel,

This document is your Policy Schedule. This document should be read together with the Policy Wording. It includes details of your premium and your insurance coverage. Please review this document including the sums insured to ensure the level of cover is appropriate for you. To view the Policy Wording please visit state.co.nz/documents.

If you have any questions about your policy, please contact us and we'll be happy to help.

Your policy overview

Date issued: 30 June 2026

This is your policy for:

81 Blighs Road

Policy start
8 July 2026
Policy end
8 July 2027 12:00am

You have chosen to pay monthly by direct debit.

First instalment amount
$167.73 (incl. GST)

Due date
8 July 2026

This will be automatically debited from your nominated account.

Please ensure this is paid on time to remain covered. Refer to Your payment details for all instalments.

What to do next

1

Review this document
Check the information outlined in this policy is accurate and reflects the level of cover you require.

2

Amend (if necessary)
If anything needs changing visit state.co.nz/dashboard/login or call us on 0800 80 24 24 to update your policy.

3

Pay your premium
Instalments will be deducted from your nominated account every month.

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Your premium breakdown

This is how we have calculated your premium. The answers you provided may also directly impact your premium amount. On payment this document becomes a Tax Invoice and part of your insurance contract.

Base premium	**$1,162.78**
NHI Levy	**$480.00**
Fire and Emergency Levy	**$107.40**
GST	**$262.53**
PREMIUM TOTAL (Incl. GST)	**$2,012.71**

Tax Invoice

This document describes our proposed supply of insurance to you and will become a Tax Invoice for GST, in accordance with the Goods and Services Tax Act 1985, when payment is made.

IAG New Zealand Limited, GST number 51-860-403.

Your payment details

The following amount(s) will be deducted from your [redacted] otherwise specified. Make sure you have enough funds in your account to meet your payment(s). If your premium is overdue, we will send you a notice outlining the overdue amount and when it needs to be paid. If your premium remains unpaid after the due date specified in the notice, we may cancel your policy.

Due Date	Amount Due
8 July 2026	$167.73
8 August 2026	$167.73
8 September 2026	$167.73
8 October 2026	$167.73
8 November 2026	$167.73
8 December 2026	$167.73
8 January 2027	$167.73
8 February 2027	$167.73
8 March 2027	$167.73
8 April 2027	$167.72
8 May 2027	$167.71

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8 June 2027	$167.71

Note: The instalment amount due includes the premium, levies and GST.

Your policy details

Please check the details below are correct. If you wish to amend anything, please contact us.

Insured(s)	Mr Caleb Griffioen Mr Daniel Hayden Pengelly
Period of Insurance	**From** 8 July 2026 **To** 8 July 2027 12:00am

Insurance history

What you have told us:	**Answer**
Have any insureds or any person to be covered by this policy had any incidents or claims involving a rental property or home buildings or contents in the past 5 years?	Yes

Name	Incident/claim	Year
Daniel Pengelly	Escape of water	2024

Have any insureds or any person to be covered by this policy had a claim or insurance declined, cancelled, declared void, been refused renewal or had any special conditions imposed in the past 5 years?	No
Have any insureds or any person to be covered by this policy ever been imprisoned for any criminal offence, or had any conviction for any criminal offence in the past 7 years?	No

Your rental property details

These are the details on which your offer of insurance is based. The answers to the below may also directly relate to your premium and excess amount. Make sure the details below are correct. If you wish to amend anything, please contact us. All sums insured and premiums are GST inclusive, unless stated otherwise.

Type of insurance	Landlord's Home insurance
Property address	81 BLIGHS ROAD STROWAN CHRISTCHURCH 8052
Who lives in the home?	No one lives in the home

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Unoccupancy period	From 8 July 2026 To 30 November 2026
Property type	Freestanding Home
Is this property under a strata or body corporate?	No
Has your property been identified by the council as being at risk from flooding, inundation, land instability, falling debris, erosion or subsidence?	Yes
Is this property any of the following? • A show or display home • A new build under construction • To be demolished • Boarding house, hostel or student accommodation • A houseboat	No
How many storeys does the home have?	1
Is your home watertight, structurally sound and secure with no unrepaired damage or urgent maintenance to complete?	Yes
Weekly rent amount	$650
Total premium	$2,012.71

Rental home details

Basis of settlement	Replacement
Year built	1940
Number of self-contained dwellings in building	1
Floor area of home and attached garage (in square metres)	94
Floor area of detached garage and outbuildings (in square metres)	36
What are the external walls mostly made from?	Weatherboard/plank cladding
What is the roof mostly made from?	Pitched - metal covering

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Slope of the land	Flat/Gentle
Do you or your tenants run a business from this property?	No
Rental home sum insured	$498,629
Total sum insured	$498,629
NHCover (excluding GST)	$300,000
Interested Parties	Bank of New Zealand

Note: The amount it would cost to rebuild your home.

Note: Natural Hazards Cover (NHCover), previously called EQCover, is provided by the Natural Hazards Commission Toka Tū Ake.

Your rental home excess

Standard Excess:	$750
Non-NHI Act Property Natural Hazard Damage Excess :	$5,000
Methamphetamine Contamination Excess:	$2,500

Note: An excess is the amount you may have to pay towards the cost of a claim made on your policy. More than one excess may apply.

Note: This excess applies to loss or damage to your home caused by a natural hazard, if it's to a part of your home that the Natural Hazards Insurance Act 2023 (NHI Act) doesn't cover.

Note: This excess applies when you have a claim for methamphetamine contamination damage to your home.

Your rental home optional benefits

Optional benefits provide an extra benefit that can be added to a policy. All the optional benefits available under your policy are shown below but you only have cover for the optional benefits that are shown as having been added to the policy.
Please refer to the Policy Wording at state.co.nz/documents for the full details of how each optional benefit works and limitations that apply.

Description	Added to Policy?
Excess-free glass and bathroom fixtures	**NO**
Rent default	**NO**
Additional costs for heritage homes	**NO**

Note: If you wish to add this option to your policy, please contact us.

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Special terms and conditions

The following special terms and conditions apply to the policy.

UNOCCUPIED HOME RESTRICTION REMOVAL
The restriction "Limited cover if your home is vacant for more than 60 days" does not apply, on the basis that:
Your home is inspected inside and outside by you or a nominated person at least every 30 days, and
your home and its grounds are adequately maintained, and
mail is cleared regularly, and
the water supply is turned off, and
all doors are locked, and all windows secured.
If your home is still vacant after 01/12/2026, the restrictions outlined in "Limited cover if your home is vacant for more than 60 days" will apply.

Important information

You must give us true and complete information

You must be completely truthful with us at all times. If you do not give us accurate and full information about yourself or any other person covered by your policy, we may decline a claim, cancel your insurance, or treat your policy as if it never existed.

You must let us know as soon as possible if your circumstances change, and the change may affect one of the following.

1. The chance of a claim under your policy.
2. The amount of a claim under your policy.
3. The information in your policy schedule.

If you are not sure whether we need to know about something, it is important that you check with us.

Privacy of your information

Any personal information you provide to us will be collected, held, used and disclosed in accordance with our Privacy Policy. Please refer to state.co.nz/privacy to review the Privacy Policy. You can also ask us to send you a copy by calling 0800 80 24 24.

Direct Debit Agreement

1. I agree that the Initiator must give me at least 2 days' notice prior to each direct debit, provided that where the direct debit is in a series, the Initiator is only required to provide 2 days' notice prior to the first direct debit in the series.
2. Changes to the amounts or dates of a series of direct debits require 30 days' prior notice to me.
3. I can also agree with the Initiator to receive a same day notice for direct debits specifically requested by me.
4. All notices must be in writing, but can be delivered electronically, if I have agreed that with the Initiator.
5. I can also ask you to reverse a direct debit up to 120 days after the direct debit if:
    - I didn't receive proper notice of the amount and date of the direct debit, or
    - I received notice but the amount or date of the direct debit is different from the amount or date on the notice.
6. If you dishonour a direct debit but the Initiator retries it within 5 business days of the original direct debit, I understand that the Initiator doesn't need to notify me again about that direct debit.

Initiator: State Insurance
Initiator's authorisation code: 0215851

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Financial Strength Rating

State is a business division of IAG New Zealand Limited (IAG). IAG has received a financial strength rating of AA from Standard & Poor's (Australia) Pty Ltd, an approved rating agency. A rating of AA means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

AAA	(Extremely Strong)	**BBB**	(Good)	**CCC**	(Very Weak)	**D**	(Default)
AA	(Very Strong)	**BB**	(Marginal)	**CC**	(Extremely Weak)		
A	(Strong)	**B**	(Weak)	**SD**	(Selective Default)		

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (–) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from standardandpoors.com

Fair Insurance Code

As a member of the Insurance Council of New Zealand, IAG New Zealand Limited is committed to complying with the Fair Insurance Code. A copy of the Code can be found at icnz.org.nz

Ways to Save/Changes to insurance

Your premium is based on the possibility of a claim against your policy and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please visit state.co.nz/premiums. There are many ways you can save on your insurance while ensuring you stay insured and protected. Each customer's situation is unique, so we offer a range of tools to support customers who are having difficulty paying their premiums. Call us on 0800 80 24 24.

Right to cancel

You can cancel your policy at any time by letting us know. Cancellation will take effect once you tell us, or from another date we both agree on. You also have a 15-day cooling-off period for your new, renewed, or amended policy. If you change your mind about your policy or the amendment to your policy, we will refund the applicable premium you have paid if you let us know within 15 days and you have not made a claim under the cover you have changed your mind about.

Making a complaint

We understand that things don't always go to plan and at times you may feel we have let you down. If this happens, we want you to tell us. We'll do our best to put things right as soon as possible or explain something we could have made clearer. To make a complaint to State visit state.co.nz/complaints.

Cordell Calculator

The Cordell Sum Sure calculator provides an estimated figure of your rental home sum insured – the maximum amount it would cost to rebuild your rental home based on construction costs, allowances for professional fees, demolition, removal of debris, special features and GST considerations. Your sum insured can impact your basis of settlement – the most we pay for loss or damage to your rental home.

By choosing a sum insured that is equal to or greater than the Cordell Sum Sure Estimate, you can qualify for 'Replacement' basis of settlement. This means if your rental home is damaged by fire or explosion, we'll pay for the costs to repair or rebuild up to the entire floor area – even if it ends up costing more than your rental home sum insured. Limits still apply to certain items. For more information about your cover and basis of settlement, read the policy wording.

The calculator is provided by Cordell, a CoreLogic business. Your use of the Cordell Sum Sure calculator is authorised on the condition that CoreLogic, State and IAG New Zealand Limited (and their related companies) do not warrant the accuracy, currency or completeness of the estimated reconstruction cost and do not have any liability of any kind for any loss or damage howsoever arising (including through negligence) in connection with your use of the Cordell Sum Sure calculator. We may use the Cordell Sum Sure calculator to provide us with data about your property, for example the slope of land, roof and wall construction, and number of storeys in the rental home. It is your responsibility to tell us if you think the information is incorrect.