

RENTED DWELLING SUPPLEMENT

Insured:

Risk Location:

Property Details – Inspections, Maintenance, Use

1. How long have you owned the dwelling? _____
2. How often is the exterior of the dwelling inspected? () Monthly () Quarterly () Annually () Other _____
Date of last exterior inspection: _____
3. How often is the interior of the dwelling inspected? () Monthly () Quarterly () Annually () Other _____
Date of last interior inspection: _____
4. Is the dwelling vacant? () Yes () No
If Yes, provide date property became vacant: _____
5. How many other rental properties do you own? _____
6. Is the dwelling looked after by a property management company? () Yes () No
If yes, provide name of company: _____
7. Who is responsible for dwelling maintenance? _____
8. How many rental units (i.e. single family units) are there in the dwelling? _____
9. Do any of the units share any common areas? I.E. Kitchen, washroom? () Yes () No
10. Are there any commercial operations on the premises? () Yes () No
If yes, please describe: _____

Tenant & Lease Details

11. How many tenants have occupied the dwelling within the last 3 years? _____
12. How long has the current tenant(s) lived at this address? _____
13. How many people will be living in the dwelling? _____
14. Indicate the basis of the rental / lease agreement: () Monthly () Yearly () Other _____
15. What is the annual rental income from this dwelling? \$_____
16. Do you check references / verify identification of your tenant(s)? () Yes () No
17. Occupation(s) of all Tenant(s) - (optional) _____

18. Are there any unrelated individuals (roomers / boarders)? () Yes How Many? _____ () No
19. Do tenant(s) have their own insurance on contents and liability? () Yes () No

Building Details

18. Are there any wood burning stoves, airtight fireplace inserts? () Yes () No
If yes, how often is the chimney cleaned: () Annually () Other _____
Date of last chimney cleaning _____

If yes, a WETT inspection may be required.

19. Are there any oil tanks in the dwelling or oil tanks underground? () Yes () No

If yes, an oil tank questionnaire may be required.

20. The BC Fire Code requires that all rental units have a working smoke alarm, including:

- private homes
- suites within apartment buildings, and
- sleeping rooms

Are there working smoke detectors in each rental unit? () Yes () No

NOTE: Current, clear and color photos of the rental property (front and rear) are required.

Important Policy Exclusions and Restrictions

Policy is void if:

- Tenant cultivates, harvests, processes, manufactures, stores, distributes or sells any marijuana or other narcotic
- Vacant for more than 30 days, unless permission is given by us
- Tenant is conducting a business on the premises, unless permission is given by us

No cover provided for:

- Vandalism, malicious damage, or theft by tenant
- Vandalism, water damage, sewer backup or glass breakage while vacant --- furthermore, dwelling is vacant when one tenant moves out and before the next tenant moves in.
- Freezing, resulting in burst pipes, if your tenant is away for more than 4 consecutive days during the heating season, unless the tenant:
 - arranges for a competent person to enter the dwelling daily to ensure that heating is being maintained
 - OR
 - shuts off the water supply and drains the pipe and appliances.

Signature of Insured: _____

Date: _____

Signature of Broker: _____

Date: _____