

## 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      If yes, provide date property became vacant: \_\_\_\_\_  
( ) No
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? \_\_\_\_\_ rental units
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: \_\_\_\_\_