

Short-term rental coverage

With this coverage extension, you're allowed to rent out part or all of your *premises* for the amount of time (in total) shown on the declaration page. Coverage is subject to:

- a) a maximum of 2 short-term rental groups renting the *premises* at any 1 time; and
- b) no bedrooms or self-contained suites shared by multiple booked groups.

You're covered up to the limits shown on the declaration page for your <<home, rented home, seasonal home>>. All coverage terms, conditions, exclusions and definitions are the same as those in Sections 1-5, except for the changes below.

Uninsured personal property of short-term *renters* is covered up to \$1,500 while it's on your *premises*.

Coverage for fair rental income (1.1.12.1b) from short-term *renters* in your <<home, rented home, seasonal home>> is limited to the lower of:

- a) rental income you reasonably expected to receive while the rented area(s) can't be used due to *insured damage*; or
- b) the number of unused days for short-term rental coverage you purchased; or
- c) the remaining Coverage "D" limit after any other covered additional expenses caused by the loss *occurrence* has been paid, if applicable.

There's no coverage for claims arising from:

- a) any damage or injury caused by loaned or rented sports equipment, watercraft and their accessories; or
- b) a short-term *renter's* use or operation of any wood-burning fireplace or solid fuel-burning appliance.

No coverage is available under this extension if any areas of your *premises* are used for *business* while rented out on a short-term basis.

Coverage for legal liability for claims arising from renting out part or all of your premises (as outlined in 3.26.1) is limited to the lower of:

- a) your Coverage "E" limit shown on the declaration page; or
- b) \$2,000,000 for any one claim on the policy.

Special levies, fees, fines and maintenance fees aren't covered, nor are any increased costs or charges you incur for breaching any municipal and/or Strata Corporation bylaws that apply.

If you're renting out your entire *home* to short-term *renters* the following part of your policy is changed:

- a) 1.1.14.32 – You now have coverage for glass breakage and damage caused by water and/or vandalism if your *home* has been *vacant* for up to 30 consecutive days. You're not covered for any loss or damage if, to your knowledge, your *home* has been *vacant* for more than 30 consecutive days, unless we've approved the *vacancy* in advance.*

A \$2,500 deductible applies if *insured damage* is caused by any short-term *renter(s)* or their guest(s). Otherwise, the deductible shown on the declaration page applies.

Under this coverage extension, "short-term *renter*" means anyone who rents part or all of your *premises* for less than 6 months.