

SHORT-TERM RENTAL OF RESIDENTIAL PREMISES EXTENSION ENDORSEMENT
WORDS AND PHRASES IN BOLD HAVE SPECIAL MEANING AS DEFINED IN THE POLICY TO WHICH THIS
ENDORSEMENT IS ATTACHED

The endorsement modifies insurance provided under the following coverage forms:

Homeowner's Package Policy – Standard Form
Homeowner's Package Policy – Broad Form
Homeowner's Package Policy – Plus Form

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

INDEMNITY AGREEMENT

If the **Declaration Page** indicates that the Short-Term Rental of Residential Premises Extension Endorsement has been added to **your** policy, **you** are insured against loss by sudden and unexpected **occurrences** as described and limited by the insured perils of the Homeowner's Package Policy to which this endorsement is attached, as a result of the use of your dwelling as a **short-term rental**. Coverage is subject to the terms and conditions set out in the policy and this endorsement.

DEFINITIONS

Wherever used in this endorsement:

"Primary Residence" means the property listed on the **Declaration Page** where **you** reside during the majority of the policy term.

"Rental Network Company" means an independent corporation, partnership, sole proprietorship, association or other entity or individual, not owned in whole or in part by you, which operates a rental network for the sole purpose of prearranging short-term rental lodging.

"Rental Network" means an online enabled application, digital platform, software, website or system operated by a **rental network company** for the sole purpose of enabling individuals to list, find and rent short term rental lodging.

"Rental Premises" means the **primary residence** or **secondary residence** that is being operated as a **short-term rental**.

"Secondary Residence" means the property listed on the **Declaration Page** that is owned by **you** but is not the **principal residence**.

"Short-Term Rental" means the rental of all or a portion of **your primary residence** or **secondary residence** on a temporary basis, multiple times, to different individuals during a single policy term and the arrangement for the rental is managed by **you** through a **rental network**.

"Short-Term Tenant(s)" means the individual(s) occupying **your rental premises** or a portion of **your rental premises** under a **short-term rental**.

COVERAGE

Subject to the terms and conditions of **your** policy and this endorsement, the insurance coverage applicable to your **primary residence** or **secondary residence** to which this endorsement applies remains in force when **you** rent **your primary residence** or **secondary residence**, or a portion thereof as a **short-term rental**.

ADDITIONAL COVERAGE - PROPERTY

Theft including Damage Caused by Attempted Theft

We will pay for loss or damage to insured property in that part of the **rental premises** rented to a **short-term tenant(s)** caused by theft or attempted theft by a **short-term tenant(s)** or an employee or member of the **short-term tenant's** household.

Vandalism or Malicious Acts

We will pay for loss or damage to insured property in that part of the **rental premises** rented to a **short-term tenant(s)** caused by vandalism or malicious acts by a **short-term tenant(s)** or an employee or member of the **short-term tenant's** household.

Intentional or Criminal Act or Failure to Act

We will pay for loss or damage to insured property in that part of the **rental premises** rented to a **short-term tenant(s)** caused by an intentional or criminal act or failure to act by a **short-term tenant(s)** or employee or member of the **short-term tenant's** household.

Uninsured Personal Property of Short-Term Tenant(s)

We will pay up to a total of \$1,500 for direct physical loss or damage to uninsured personal property of a **short-term tenant(s)** while the personal property is located at **your rental premises** in any single occurrence caused by fire, lightning, explosion or windstorm.

Additional Living Expenses – Fair Rental Value

In addition to the limit of Coverage D – Additional Living Expenses on the attached Homeowner's Package, **we** will provide an additional limit of \$10,000 to cover lost rental income from pre-booked guests when the **short-term rental** is unfit for occupancy due to damage caused by an insured peril to **your rental premises**.

EXCLUSIONS

This endorsement specifically excludes glass breakage caused by any **short term tenant(s)**, or an employee or member of the **short-term tenant's** household while the **premises** insured is being used as a **short-term rental**, regardless if this coverage exists in the Homeowner's Package Policy this endorsement attaches to.

BASIS OF CLAIM PAYMENT

The following additional condition is added to the Basis of Claim Payment – Section 1 of the Homeowner's Package Policy to which this endorsement is attached:

We are responsible only for the amount by which any loss, damage or claim covered by this endorsement exceeds any damage deposit paid to you or to any other entity.

Deductible: Any loss or damage caused by theft or attempted theft, vandalism or malicious acts, and intentional or criminal act or failure to act, committed by any **short term tenant**, employee or member of the **short-term tenant's** household will be subject to a minimum deductible of \$2,500 unless otherwise stated. For all other types of insured losses **we** will pay only that portion of the loss that exceeds the deductible shown on the **Declaration Page**.

Insurance under more than one policy: if **you** have other insurance which applies to a loss or claim, or would have applied if this policy did not exist, this policy will be considered excess insurance and **we** will not pay any loss or claim until the amount of such other insurance is used up.

SPECIAL CONDITIONS

For coverage to be applicable, all legislation, bylaws and municipal regulations must be adhered to.

Minimum Retained Premium: The premium charged is deemed to be the minimum retained premium for this endorseme

ALL EXCLUSIONS, DEFINITIONS, ALL STATUTORY AND OTHER CONDITIONS OF THE POLICY TO WHICH THIS ENDORSEMENT IS ATTACHED APPLY.