

Insurance information – Product sheet for rental insurance in partnership by Omocom and Qasa

When you rent out your accommodation through Qasa, an insurance policy through Omocom is included at no extra cost and is valid during the rental period. This product sheet answers the most common questions about the insurance and provides clear examples of what is and is not covered by the insurance.

If you have any questions about the insurance that are not answered in the information, you are welcome to contact us at Omocom – you will find our contact details at the top and bottom of this product sheet. The complete insurance conditions can be found [here](#).

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Why does this rental insurance exist? Can I skip home insurance now?

Standard home insurance does not normally cover damage that occurs during a rental. Home insurance covers unauthorized entry into your home, but when you choose to let someone into your home, your home insurance does not cover theft or damage.

This insurance is a complement to your regular home insurance policy and can cover damage related to the rental where traditional home insurance policies do not cover. You still need a regular home insurance policy with minimum coverage for liability, fire, water and burglary to cover other types of damages.

We've developed this rental insurance to give you peace of mind and compensation if your tenant spills red wine on the sofa or breaks a window pane, for example.

What is included in the insurance?

The insurance applies to the owner, who can be either a private individual or a legal entity. The insurance covers all-risk damage, theft and deliberate damage during rental. The insurance also covers loss of rent. Examples of what can be compensated are damage to furniture, furnishings – both inside and outside, and floors and walls.

What is not covered by the insurance?

Damage that results from normal wear and tear and does not affect the functioning of the property is not covered. Neither is damage that is not related to the specific rental, or damage caused by long-term effects such as moisture or rot. See more examples of damage not covered by the insurance further down in the information sheet.

What is Omocom?

Omocom is a registered insurance intermediary and is supervised by the Swedish Financial Supervisory Authority as a distributor of insurance in accordance with the Insurance Distribution Act (2018:1219). The insurer behind Omocom's rental insurance is W.R Berkley Insurance AG.

Omocom has a circular mindset and operates mainly in the sharing economy, which means that we want to promote the use of existing products, vehicles and accommodation by offering customized insurance for this – so that more people will dare to share their property with others. Omocom handles all claims internally and experienced adjusters will receive and handle your claim in the best possible way.

There has been an accident, what do I do now?

Damage or theft is reported directly to Omocom via our digital claim form.:

<https://external.omocom.se/claimsform>

In the case of theft, a police report must also be made and attached to the notification to us. Compensation can be made through repair, replacement (purchase of equivalent property) or in cash. Payment of money is done quickly and smoothly with our payment partner Trustly.

WHAT IS COVERED BY THE INSURANCE

All risk insurance for movable and immovable property

All risks means sudden and unforeseen events that cannot be anticipated. Movable property means items belonging to the home that are not fixed, such as furniture, household goods and electronics, both indoors and outdoors. Also included are other buildings on the property that are also insured by regular insurance, such as accessory buildings, detached garages and greenhouses.

Some examples of all-risk damage covered by insurance

- Spilled red wine on the bright sofa
- Football accidentally kicked through window
- TV collapses from the wall when it was to be angled
- A perfume bottle is dropped into the sink and causes cracks
- The grill falls over and breaks
- The key breaks off in the lock when opening/closing and breaks.

Theft

Theft by the tenant, their family members or guests.

Intentional damage

Damage caused by the tenant, their family members or guests.

Loss of rental income

Compensation for up to 6 months' rent if the home becomes wholly or partially unusable due to a compensable damage event.

Sum insured – Maximum compensation

The maximum sum insured is SEK 1,000,000 per rental.

WHAT IS NOT COVERED BY THE INSURANCE

Some examples of what rental insurance does *not* cover

- Damage that can be covered by your regular home insurance policy
- Damage caused by normal wear and tear. The following are examples of what constitutes normal wear and tear
- Damage caused by house bugs and other insects or rodents
- Water damage caused by, for example, defrosting the freezer, condensation from the dishwasher, poorly oiled worktops, wet shoes or an over-watered pot.
- Poor cleaning by the tenant at the end of the rental period (contact Qasa in these cases).
- Missing payments of rent and other bills (contact Qasa in these cases).

Normal wear and tear

What constitutes normal wear and tear can be tricky and is assessed on a case-by-case basis. The examples below are considered normal wear and tear and are not covered by rental insurance:

- Drilling holes in walls/ceilings/floors and other own renovations made by the tenant
- Wear and tear on furniture, carpets, wallpaper or floors after normal use
- Smoke smell from tobacco smoking that can be removed by, for example, ventilation.
- Minor scratches and/or small cracks in e.g. sinks and bathtubs

OTHER INFORMATION

Repair of property

Our insurance covers the cost of restoring the property to its original condition and restoring its function. Original condition means the same condition the property was in before it was rented out. Omocom always encourages the use of second-hand and alternative parts by the repairer for repairs whenever possible.

Our insurance does not cover cosmetic damage such as dirt. We also do not cover property that breaks due to normal wear and tear, such as age, where the property would probably have broken anyway. Please read our examples of what is considered normal wear and tear in the paragraph above.

Any time that the tenant and/or landlord spends discussing, fixing or checking out ambiguities regarding the accommodation is not compensated. Sometimes it can be difficult to assess whether the damage is compensable, especially if the damage is of a minor nature. Please contact Omocom's claims adjuster if you are unsure.

Total damage

When property is damaged to the extent that at least 50% of its function is lost, the property is considered totally damaged and is compensated in cash at its market value.

Decrease in value

If the damaged property is considered to retain its function, compensation may be paid for the loss of value that we consider to have resulted from the damage.

We may consider that the damage covers a certain percentage of the property. Payment will then be made in cash in an amount corresponding to the percentage of the value of the property that we consider the damage to be equivalent to.

Reparation

If there is damage to your property and it has been assessed as repairable, you may, with our approval, submit your property to a repairer. This is provided that the cost of repair does not exceed the market value of the property. In case of repair, you pay the repairer and then submit a receipt to us.

If the cost of the repair is higher, we can, in agreement with the repairer, charge the cost directly by invoice.

We hope that everything goes well during your rental and that you and your tenants have a great experience. Do not hesitate to contact us if you have any questions about the insurance. You can reach us on tel: +46 (0) 8-520 278 70 or email: hello@omocom.insurance

Claims are reported directly via: <https://external.omocom.se/claimsform>