

INSURANCE FACTS FOR RENTERS

TO:

Resident(s): _____

Address of
Property: _____

The purpose of this form is to inform you concerning insurance coverage so that you can protect your personal belongings against loss, if you wish, and to help prevent misunderstanding about the owner's responsibility. It is not an effort by the owner/agent to change responsibilities - that is done by the state legislature and the courts.

1. Generally, except under special circumstances, the **OWNER IS NOT** legally responsible for loss to the resident's personal property, possessions or personal liability, and **OWNER'S INSURANCE WILL NOT COVER** such losses or damages.
2. If damages or injury to owner's property is caused by resident, resident's guest(s) or child (children), the owner's insurance company may have the right to attempt (under the "subrogation clause") to recover from the resident(s) payments made under owner's policy.
3. Following is a non-inclusive list of possible misfortunes that, except for special circumstances, you could be held legally responsible for.
 - a. Your babysitter injures self in your rental unit.
 - b. Your defective electrical extension cord starts a fire, which causes damage to the building and your personal property and/or the personal property of others.
 - c. A friend, or your handyman, is injured while helping you slide out your refrigerator so you can clean behind it.
 - d. While fixing your television set, a handyman hired by you is injured when he slips on the rug you have placed in front of the fireplace.
 - e. Your locked car is broken into and your personal property, and that of a friend, is stolen.
 - f. A burglar breaks your front door lock and steals your valuables or personal property.
4. If you desire to protect yourself and your property against loss, damage or liability, the owner strongly recommends you consult with your insurance agent and obtain coverage for fire, theft, liability, workers' compensation and/or other perils.

The cost is reasonable considering the peace of mind, the protection and the financial recovery of loss that you get if you are adequately protected by insurance.

Date: _____

OWNER/AGENT

