

# GENERAL LIABILITY INSURANCE FOR PROPERTY OWNERS

As your Property Manager, I'm committed to helping you stay profitable and protect your property from physical and financial damage. After all, it's a major investment on your part.

## Tenant lawsuits can cost you a small fortune.

When a tenant or a 3<sup>rd</sup> party sues you for something that happens on a rental property you own, your dwelling policy will defend you. However, when the tenant also names our management company on that lawsuit, your situation becomes much more complicated. Here's why:



If your dwelling policy names our management company as "Additional Insured", you're in good shape. It makes the claims or litigation process easier. You can present a united front because your insurance company represents the both of us reducing overall costs.



However, if our management company is only named as "Additional Interest" it could open you up to a second wave of problems. That's because we won't be covered by your dwelling policy and will be forced to cover our own expenses and then seek reimbursement from you directly under our indemnification clause in the property management agreement. Not only is this a time-consuming hassle, but it could prove quite costly for you.

## Satisfy your compliance requirement—and double or triple your liability coverage.

I work with an insurance broker called SureVestor because they have a great track record of helping landlords and Property Managers protect their financial interests. While most insurance companies won't add our management company as additional insured on your dwelling policy, SureVestor's affordable General Liability insurance has you covered because:

- ✓ It enables landlords to satisfy the compliance requirements in the Property Management Agreement.
- ✓ Since most landlord dwelling policies only provide \$300,000 to \$500,000 in liability coverage, this provides *\$1,000,000 in liability coverage to both the landlord and management company*. This is in addition to your dwelling policies coverage, which could make a big difference in the event the tenant is awarded a huge settlement.

**If you would like to discover all the ways I can help you protect your property, please give Robert a call at (817) 715-3896**

Thank you,  
**Boot Team Property Management**



## **Why should I list my Property Manager as “Additional Insured” on my dwelling policy?**

The property management company does not hold title to your rental property and may not be able to get general liability coverage on a property they don't own. By naming them as "Additional Insured", the insurance company will defend both you and your management company in case of a tenant or 3<sup>rd</sup> party lawsuit.

## **Instead of getting SureVestor's General Liability coverage, why not just name the Property Manager as “Additional Insured” on my dwelling policy?**

That's a great solution—providing your insurance broker allows you to name the Property Manager as "Additional Insured". Most insurance companies don't allow it or make it very difficult and could raise your premium. We provide an easy solution for a small monthly fee.

Keep in mind that if you do work with one of the rare insurance brokers that permits naming the Property Manager as "Additional Insured", just check the fine print. They may increase your annual premium, but they probably won't increase your coverage. With SureVestor, both you and your Property Manager will be protected with \$1M in liability coverage.

## **My insurance company won't list my management company as “Additional Insured”, but said I could list them as “Additional Interest” instead. Is that basically the same thing?**

No! We're not saying that insurance companies phrase it that way to confuse landlords, but "Additional Interest" just means that your Property Manager will be notified of policy renewals, cancellations, or changes in coverage. It does not provide them with financial coverage or legal representation.

## **Who is SureVestor?**

SureVestor is an insurance broker that's been around since 2018. They were created "By Property Managers—For Property Managers". They offer a variety of guaranteed solutions that protect landlords financially, including:

- ✓ \$1M General Liability Coverage (solves for the challenge of naming that Property as "Additional Insured")
- ✓ Loss of Rent Guarantee (up to 25 weeks)
- ✓ Tenant Malicious Damage Guarantee (up to \$35K)
- ✓ Eviction Fee Guarantee (up to \$5K)

