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Renters Insurance

There is a common misperception among renters that they are covered under their landlord's insurance policy. However, this is not the case. Most landlords' policies only cover the common areas of the building and its infrastructure. They do not cover tenants property. You need renters insurance to protect you and your property.

What is covered?

- ✓ **Personal Property** – furniture, electronics, computer equipment, clothing, sporting goods, etc. Most possessions are protected when they're at home or with you anywhere around the world though some exclusions apply.
- ✓ **Personal Liability** - renters insurance policies provide coverage for accidents and injuries that occur in your home, as well as accidents that occur outside of your home that are caused by you, your pet or your property. (Please note this does not include car accidents.) The liability coverage contained in most renters' insurance policies includes legal defense costs, if you are taken to court over such an accident.
- ✓ **Damage you cause** - Landlords are rarely, if ever, liable for damage that you cause yourself, such as unintentionally breaking a window which results in ruined furniture during rain, falling items that weren't secured properly, and accidentally overflowing water. Since these types of accidents are among the leading reasons for property damage, renters' insurance will help cover the costs of replacing or repairing the belongings. Keep in mind, though, that insurance will not cover intentional damage you cause.
- ✓ **"Loss of use."** Renters insurance pays the reasonable additional costs of temporarily living away from your home if you can't live in it due to a fire, severe storm or other insured disaster. It covers hotel bills, temporary rentals, restaurant meals and other living expenses incurred while your home is being rebuilt. Coverage for additional living expenses differs from company to company

What causes of loss are covered?

- ✓ **Fire, Lightning, Explosion or Smoke Damage**
- ✓ **Theft**
- ✓ **Vandalism**
- ✓ **Water damage from plumbing**, (note-this does not cover water damage from flooding)
- ✓ **Freezing of plumbing**
- ✓ **Building collapse due to weather**

What other Coverages are Available?

- In addition to the usual Renters Coverages some other options you can purchase are:
- ✓ **Extended theft coverage.** This type of coverage extends to stolen items that were not in your home. For example, you may have valuables in a storage room, your car, or a trailer that isn't covered under basic renters' insurance.
 - ✓ **Flood or Earthquake Coverage** – Flood is not covered but can be purchased separately so long as your community participates in the National Flood Program. Earthquake coverage can usually be endorsed onto your policy.
 - ✓ **Identity Theft Coverage** – Recovering from identity theft can be very expensive. This coverage will assist you in getting your good name back.
 - ✓ **Valuable Items Coverage** – Things like diamond rings, expensive camera equipment and art work often need additional coverage They can usually be insured for additional amounts by scheduling them on your renters policy.

How much coverage do you need?

Start by going through each room and filling out an *Insurance Inventory Checklist*. Determine how much each of your possessions would cost to replace, add them up, and that will give you an idea of how much coverage you need. If you have unique or especially important items take photos and keep all of this information in a safe deposit box or fireproof safe and give a copy to your agent. This will make an insurance claim that much easier to file.

Cost – Most renters can acquire policies sufficient for their needs for about \$10 - \$15 per month. For even more affordable coverage, you can bundle your renter's insurance policy with your auto insurance to take advantage of the multi-policy discounts offered by most companies.

Call us at **802-748-8081** with any questions or for a free, no obligation renters insurance quote.