



BENEFITS OF RENTERS INSURANCE

Dear Mast Realty tenants,

It is only the beginning of the year, but we already want to remind you about the importance of having renters insurance.

Last week an uninsured drunk driver driving at 80+ miles/hr plowed into an apartment complex in Marina that we manage. These pictures were taken by the police officer responding to the scene of the accident.



Thankfully, no one in the damaged apartment was physically hurt, and the homeowner's insurance policy will pay for the apartment repairs. However, what many tenants do not realize, the homeowner's insurance DOES NOT COVER you for anything, including relocation costs, restaurant meals, hotel accommodations and any other monetary damages incurred by the tenant as a result of the accident. Unfortunately, due to the extensive nature of the damages, the tenant has to vacate the apartment for up to 3 weeks while the repairs are being completed. While no rent will be charged to them while the repairs are being made and they will be welcome back as soon as the apartment is ready, the tenants will not be reimbursed for any expenses while they are away. Had they had renters insurance, which is about 50 cents a day, they would not have to worry about all the upcoming out-of-pocket costs.

A surprising number of renters don't have renters insurance. In fact, according to industry information, only 31 percent of renters nationwide are currently taking advantage of the numerous benefits and financial protections that come from renters insurance. This somewhat startling statistic is even more difficult to

understand when you consider that a renters policy is very affordable. If you're among the 69 percent of renters without insurance, think about what having an insurance policy in place could mean for your financial security if this would have happened to you.

With a renters insurance policy, look for these coverages:

1. Personal property coverage. Think of everything you own. Now, try to assign a dollar amount to all of those belongings. Pretty mind-boggling, isn't it? A renters insurance policy offers you coverage for the theft, loss or destruction of your personal belongings in the event of a fire, storm or other covered peril. This can help you replace the items you use on a day-to-day basis, from your clothing to your appliances to your furniture—as well as your more expensive items. If you're a die-hard jewelry collector or an audiophile with tens of thousands of dollars' worth of pricey sound equipment, you can even take out extended coverage that provides you with higher limits, sometimes called floater insurance. This extra coverage may increase your deductibles, but will certainly be worth having to make sure you have enough coverage for your pricey items. Having a renters insurance policy can even cover your personal belongings when they're not inside your home—like if you take your laptop with you on a trip and it is damaged or stolen.

2. Liability coverage. Life is risk, but that doesn't mean you have to dig deep into your pockets or drain your savings account every time something goes wrong. The liability insurance that comes as a part of your standard renters insurance policy can help protect you if a guest injured in your home sues you. Say someone comes over to your house and trips down your stairs, injuring themselves seriously enough to warrant medical attention. If you are found responsible for the accident, your renters insurance liability coverage can help pay for your legal expenses and their medical bills and other damages. When buying renters insurance, it pays to think long and hard about having enough coverage to guard against any eventuality. Liability coverage can even pay for damages caused accidentally by you or your family members. For example, if your child accidentally throws a baseball through your neighbor's living room window, your liability insurance plan could cover the damages.

3. Additional living expenses. People rarely think about where they'd go or how they'd pay for it if a fire or disaster were to render their rental home unlivable. With a renters insurance policy, you can rest easily because this coverage will help pay for your temporary living expenses. This can include things like hotel bills to restaurants to other living expenses you normally wouldn't incur. With a renters insurance policy, you don't have to worry that a damaged roof will force you to share a house with your in-laws. For that alone, it's a priceless investment.

While Mast Realty is unable to require you to have renters insurance, we strongly encourage that you check with your insurance carrier and obtain a policy as soon as possible. Make sure that you and your family are covered for such emergencies.

Sincerely,

Steve Mast
Broker/Owner