

## RENTER'S INSURANCE

We highly recommend Renter's Insurance. It is relatively inexpensive, definitely worthwhile, and is available through many different insurance agencies. The tenant is completely responsible for insuring their own possessions and for any damage caused by Tenant or by their visitors, even if that damage is not intentional. The landlord is responsible for building insurance, but we know of one incidence of a major tenant-caused fire where the insurance company paid the landlord for the loss and then sued (successfully) the tenant; tenant insurance could have protected the tenant.

Tenants often assume that the Landlord is responsible for anything and for everything that goes wrong. That is not the case. The Landlord does have an obligation to try to minimize problems, but has no control over Mother Nature and many other acts of Murphy's Law (if anything can go wrong, it will). A perfectly healthy tree can fall, rain or animals can enter a unit through an open window or door, sewer can back up through improper use of plumbing facilities, stools and sinks can overflow, pipes can spontaneously leak or break, washing machine hoses can come disconnected or break, a gutter can fail, a roof can begin leaking, an appliance can stop working, a tenant can forget a pan on a stove and smoke up the entire apartment, a pet can bite or scratch someone, an unlatched storm door can be damaged in the wind, etc. .... the list is almost endless! Renter's insurance can protect against numerous kinds of unexpected problems and can provide protection such as the following, all of which is directly assumed by the tenant in the absence of insurance:

- Full coverage for the contents of your house or apartment.
- Coverage for damage to landlord's fixtures and fittings – helps protect your security deposit
- Malicious damage and vandalism
- Personal liability for Tenants and guests
- Alternative accommodation and rent payments
- Frozen food loss (refrigerators and freezers sometimes go bad)
- Money and credit card loss
- Extended coverage can even protect possessions when outside and away from home.