

WHY RENTERS NEED INSURANCE

One of the most common mistakes renters make is to assume they don't need

homeowners insurance. However, renters still have exposure to many of the same types of losses. That's why there's a special type of homeowners insurance called tenants or renters insurance.

PERSONAL PROPERTY

Your landlord's insurance policy doesn't cover your belongings if you're a renter. It's up to individual tenants to obtain insurance for their personal property.

So if you're renting and you don't have insurance, your property would not be covered in the event of a fire, theft, or other type of loss

TYPES OF LOSSES

In the addition to fire and theft, renters insurance also covers your personal property for a range of other losses or "perils," whether or not that property is damaged in your apartment or another location.

In most policies, renters insurance provides coverage for damage caused by windstorms, hail, explosions, vandalism, a riot or civil disturbance, even a volcano.

However, damage caused by earthquake or flood must be purchased separately with an endorsement to your renters policy or an additional policy.

CATEGORY LIMITS

Like other types of homeowners insurance, a renters policy also sets limits of coverage for some categories of personal property such as jewelry, furs, silverware and other types of valuables.

Check with your insurance agent to find out what other categories may have limited coverage under your renters insurance.

If the value of your property in any of these categories exceeds the limit, you can choose to increase the coverage for the specific category on your renters policy, or choose to insure those items separately.

If you choose to insure or "schedule" valuable items separately, you'll receive broader coverage and lower deductibles for those items.

LIABILITY

In addition to coverage for your personal property, a renters policy also provides liability coverage.

Wait a minute--why do you need liability coverage when the landlord's policy has it?

The landlord's insurance only covers his or her liability. It doesn't cover your liability.

Renters insurance covers your liability up to a set limit as long as you did not intentionally cause the loss.

Liability coverage isn't just limited to damage to others or their property that occurs inside your residence. It also covers legal defense expenses and your liability outside your home.