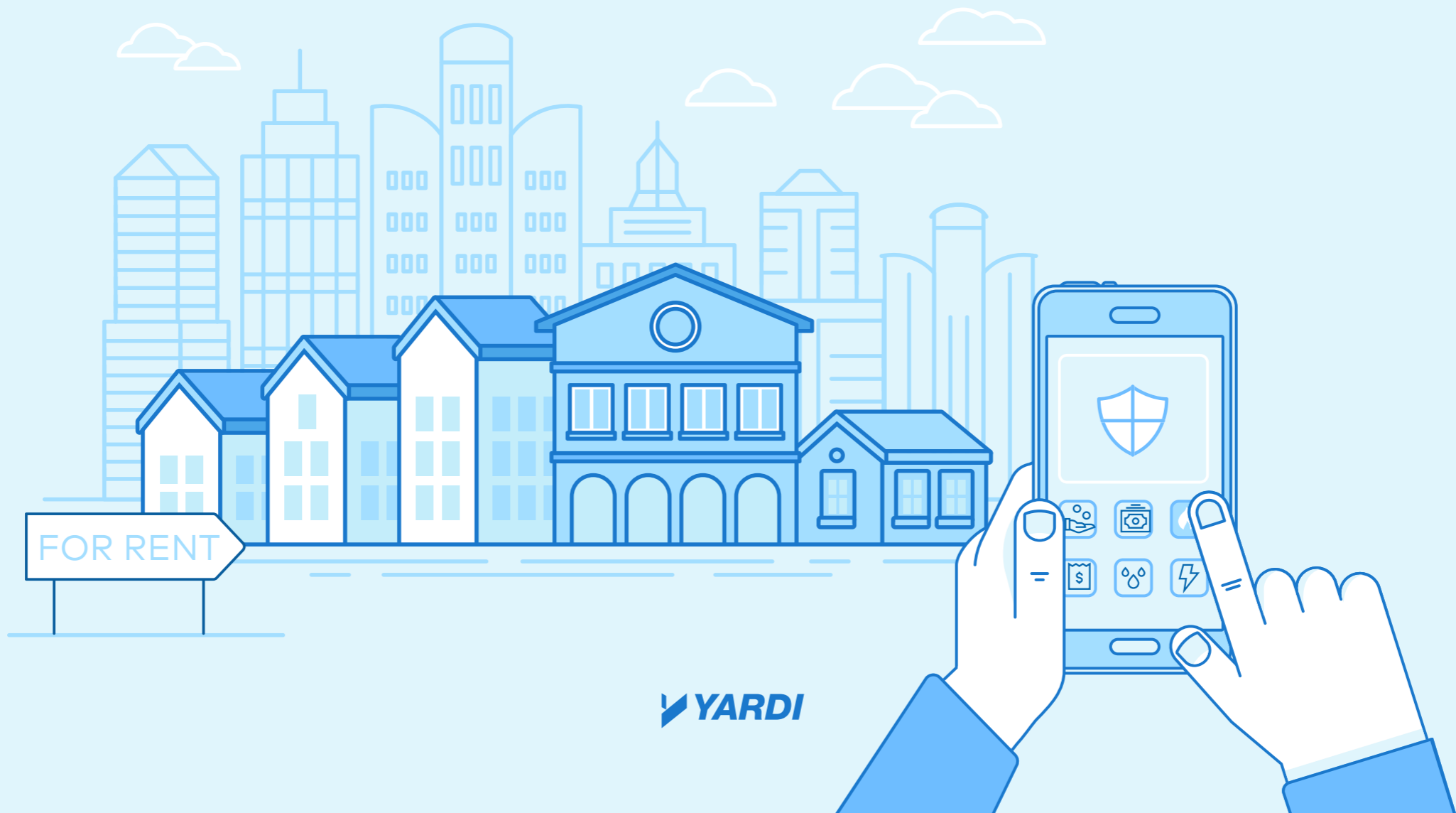


7 Reasons to Require Renters Insurance

For Property Managers

- ✓ *What Is Required Renters Insurance?*
- ✓ *Benefits of Mandatory Programs*
- ✓ *7 Reasons You Should Consider It*





What is Required Renters Insurance?

Required renters insurance is coverage that every renter must carry in order to move into a community that mandates it. These days, it's regarded as a best practice for property managers to require that all residents carry liability insurance. While many renters see the wisdom in protecting themselves and their belongings in the event of fire, water damage or theft, property owners and managers can use a force-placed renters insurance program to protect their communities against resident-caused damages.

7 Reasons to Require Renters Insurance

01

Play Defense &
Reduce Risk



02

Create Value for
Communities



03

Save Money,
Reduce Expenses



04

Cover Your
Deductibles



05

Offer Affordable
Options



06

Get Peace
of Mind



07

Automated
Signups





01 Play Defense & Reduce Risk

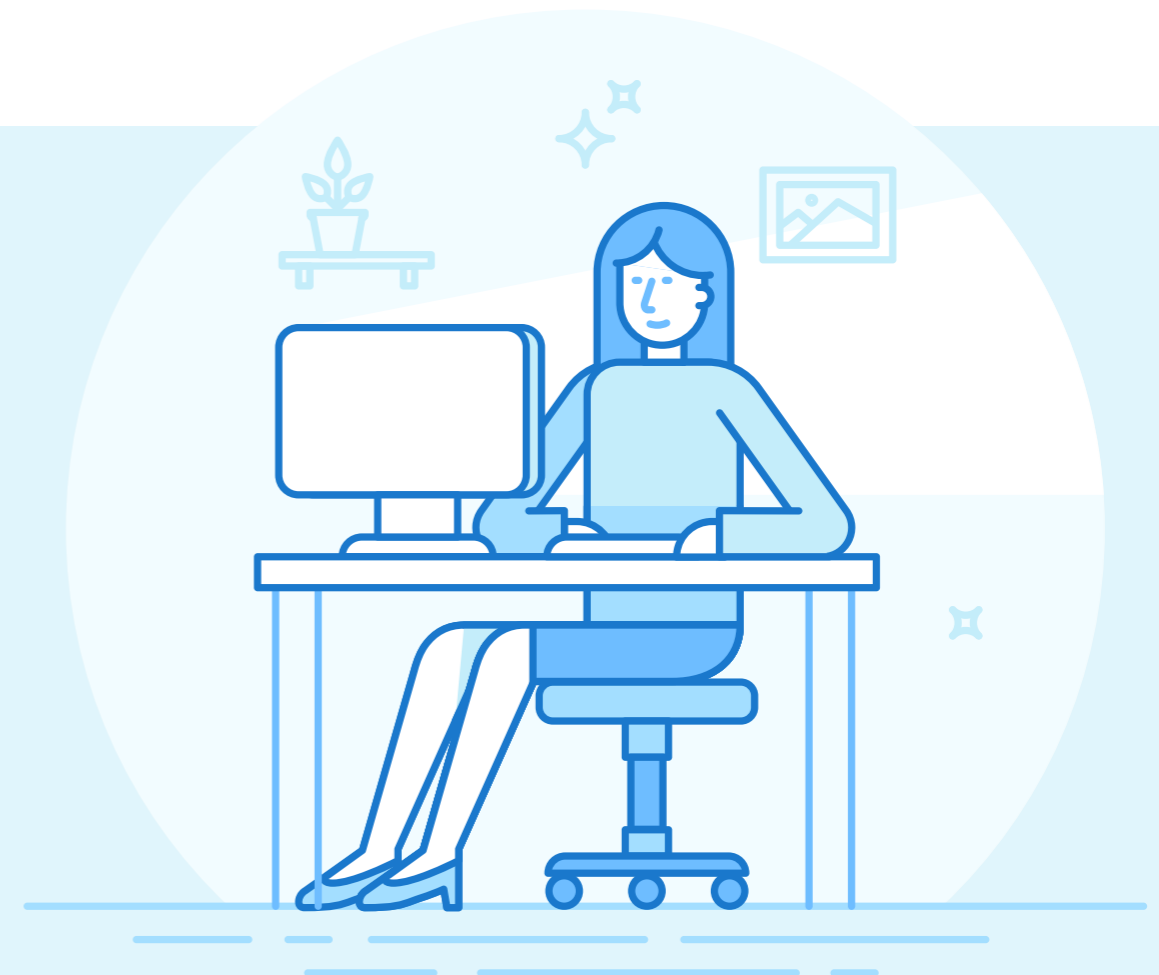
Play Defense & Reduce Risk

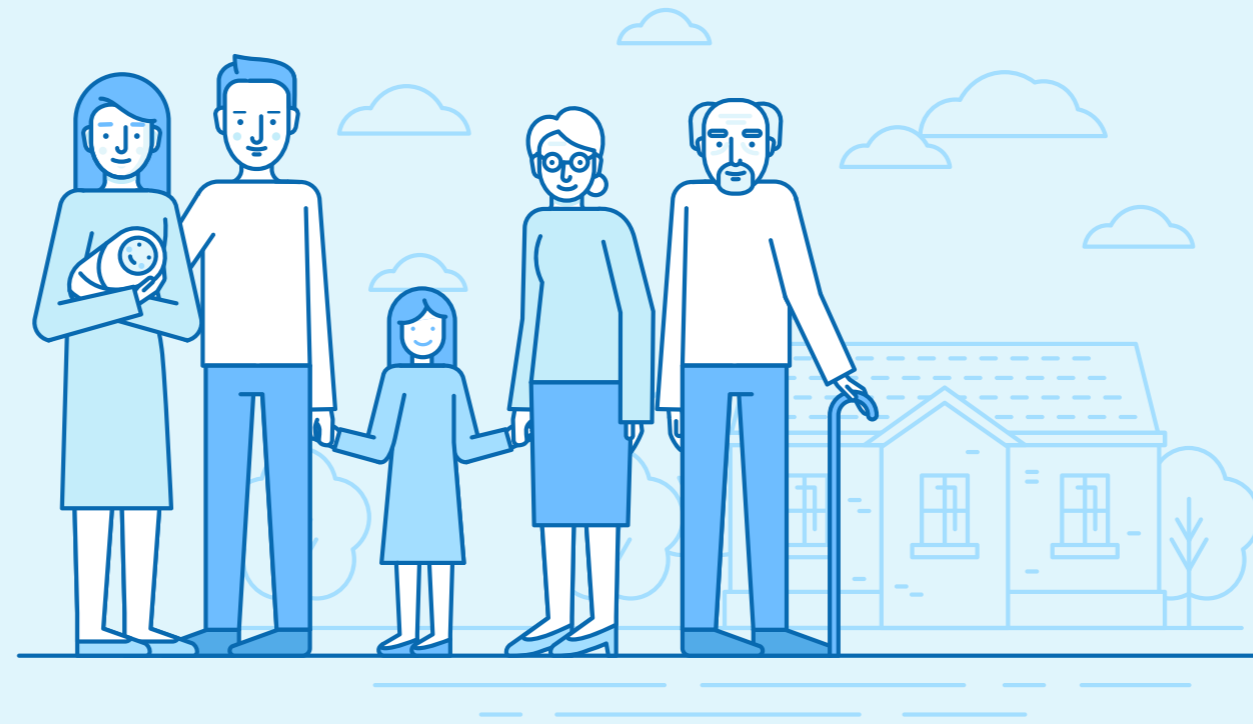


Statistics from ResidentShield show that resident negligence is the number one cause of damage to apartment units and rental homes. Required renters insurance transfers risk from the property owner to the actual occupants of apartment communities—the residents. This allows you to:

- ✓ Safeguard your properties from resident-caused damages (which carry deductibles) and protect your owners from liability should a resident suffer a loss or injury at your community.
- ✓ Avoid having to sue residents to pay for damages they caused.
- ✓ Maintain a good reputation for your communities and your brand as a property manager.

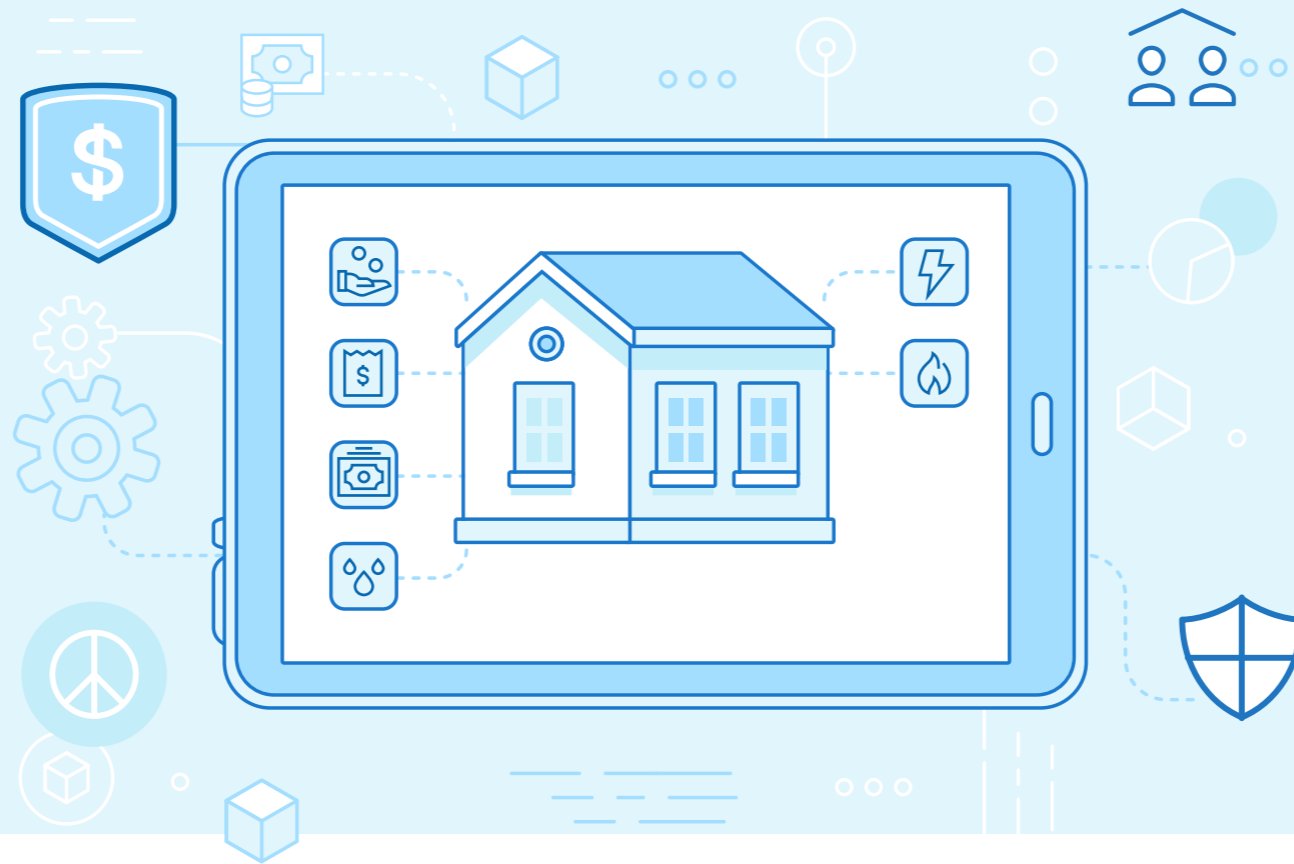
52% of Millennials don't have renters insurance because they wrongly believe their landlord's insurance will cover their belongings.¹





02 Create Value for Communities

Create Value for Communities

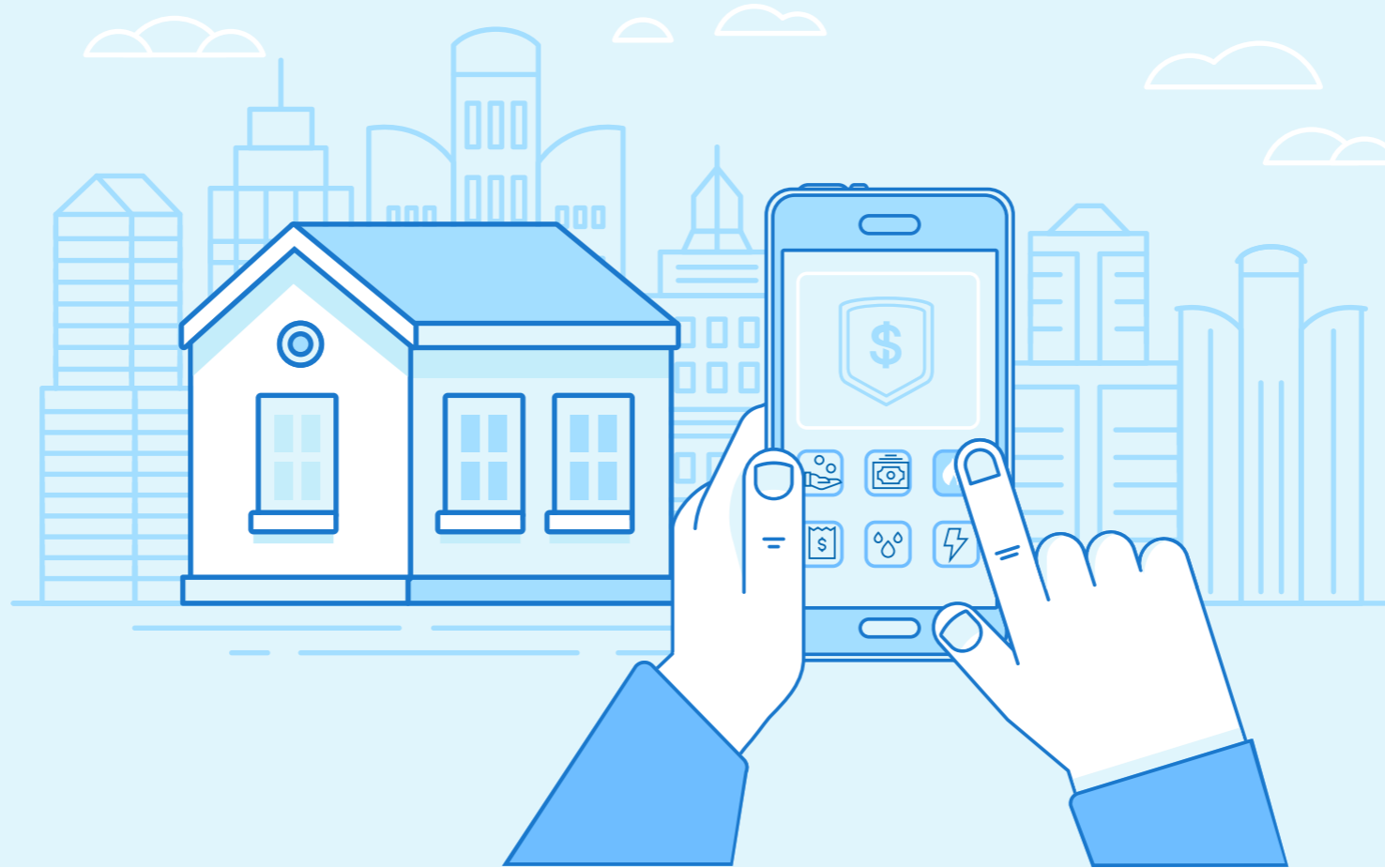


With mandatory renters insurance in place, you enhance the overall community profile with an additional layer of security and protection that benefits owners and residents alike. You're also preserving asset value, which is big concern for owners and investors. In the event one of your residents causes their neighbors to suffer a loss,

through bodily injury or property damage, their renters insurance will provide compensation to the injured party. This means no liability arguments will occur between property managers and residents, and the injured parties won't approach property owners for restitution.



03 Save Money, Reduce Expenses



Save Money, Reduce Expenses

For property owners accustomed to paying small damage claims from their operating budgets, renters insurance provides the great benefit of covering those costs when a resident causes any property damage or loss. Also consider that when an uninsured resident

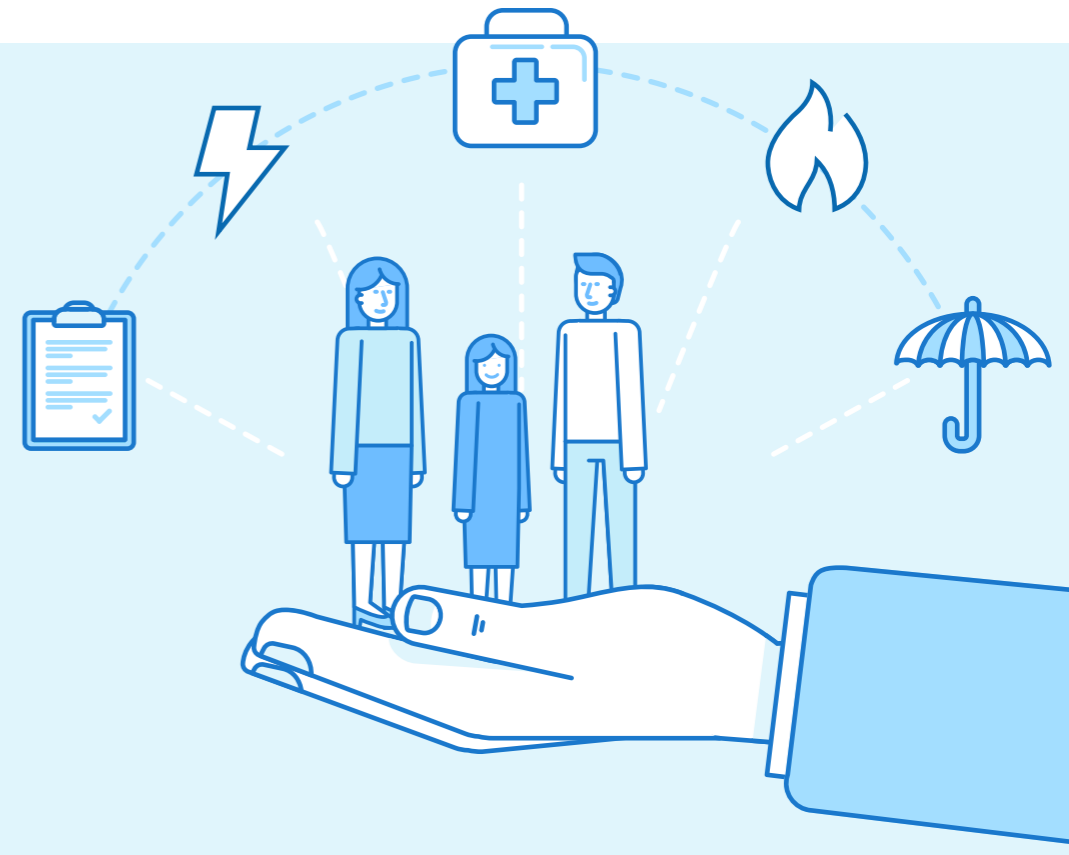
gets caught up in costly litigation, they might not pay their rent. Renters insurance will prevent that unpleasant and expensive scenario from happening, so residents are protected from liability and deductibles and property repairs are paid for.



04 Cover Your Deductibles

Cover Your Deductibles

Cooking, particularly leaving equipment unattended, is the number one cause of residence fires and injuries, resulting in an average of \$1.1 billion in direct property damages each year.²



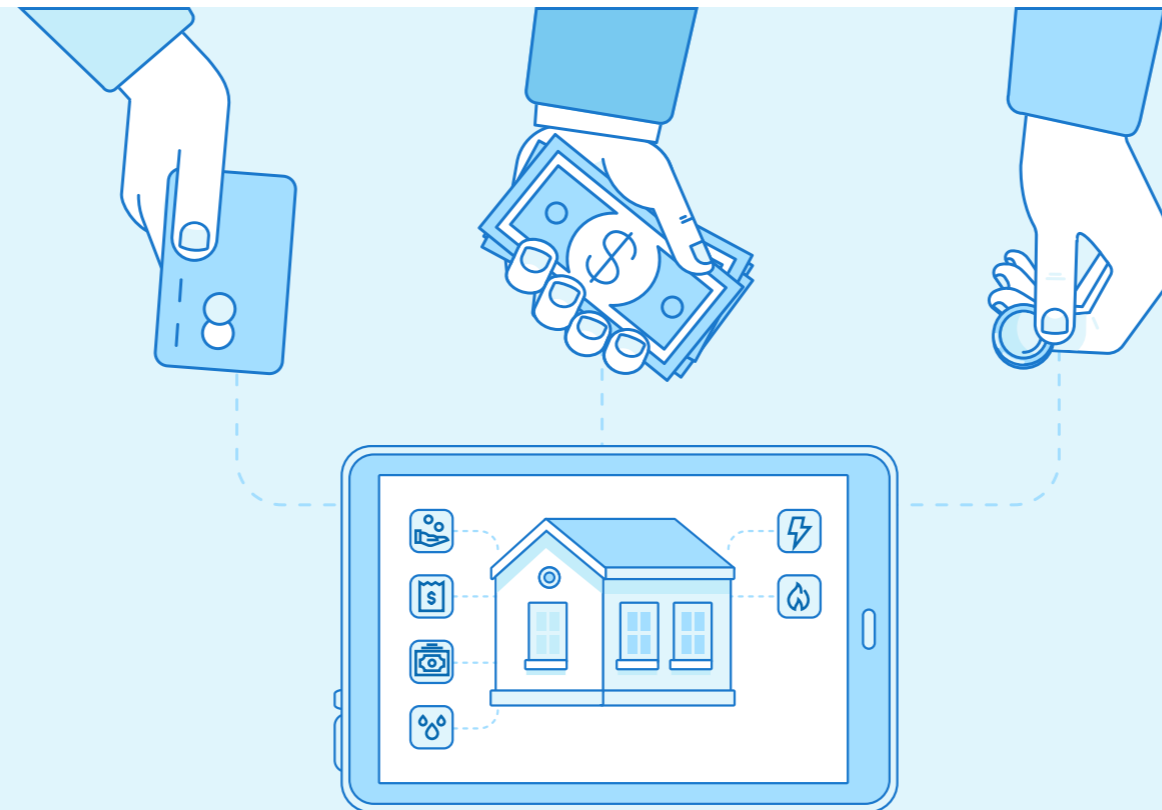
In the event of a catastrophic property loss such as multi-unit fire, renters insurance can cover the cost of high deductible payments on the property owner's commercial policy. So while it's great that small out-of-pocket expenses are covered for minor damages like a

broken sprinkler (that, for example, one of your residents backed over with their car), it's critical that big losses are taken care of that you are not prepared to cover out of pocket (such as an entire floor of units damaged by one resident's kitchen fire).



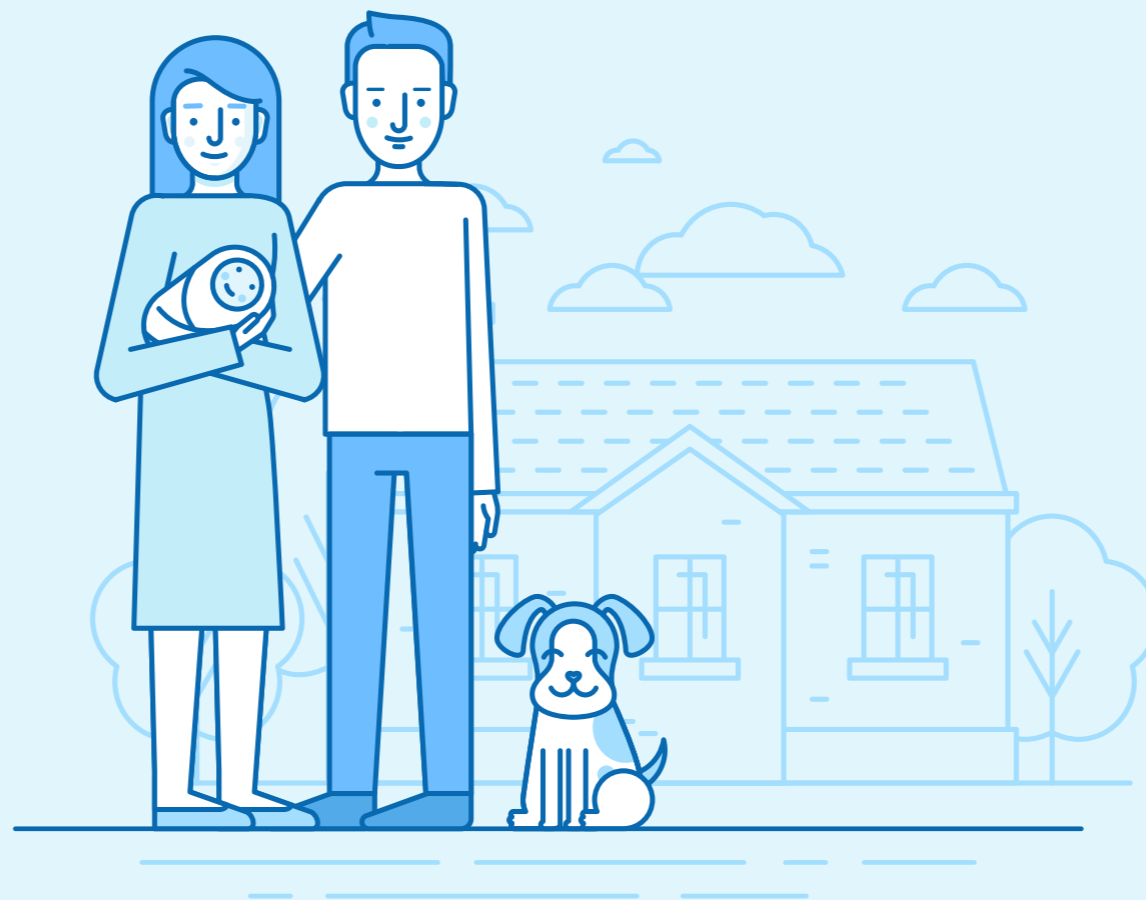
05 Offer Affordable Options

Offer Affordable Options



Renters insurance is relatively inexpensive and it's easy for residents to obtain — with some popular options for quickly obtaining quotes and signing up for policies online. For most residents, renters insurance can cost less than \$20 a month and provides a more worry-free living experience at your community. Two options are typically available to residents:

- ✓ Liability only, which names the landlord or property manager as "primary insured" and the resident as "additional insured".
- ✓ A policy that provides the required liability coverage along with personal contents coverage so residents can also protect their personal property.



06 Get Peace of Mind

Get Peace of Mind



Residents that choose personal property coverage have the added benefit of protection for their belongings — including furniture, clothing, electronics, jewelry and other valuables. They can even protect themselves should a visitor fall in their apartment or get bitten by their dog. The choice is theirs. Either way, you, your communities and bottom line are covered.

Renters insurance is a proven safeguard against property loss and personal liability — and when a community requires it, everybody wins. Residents can feel confident knowing with renters insurance, if there is a fire or other

serious loss in their unit or at their community, they will have a place to go. And, loss-of-use coverage provided by renters insurance means residents will not look to you for alternate accommodations.



07 Automated Signups

Automated Signups

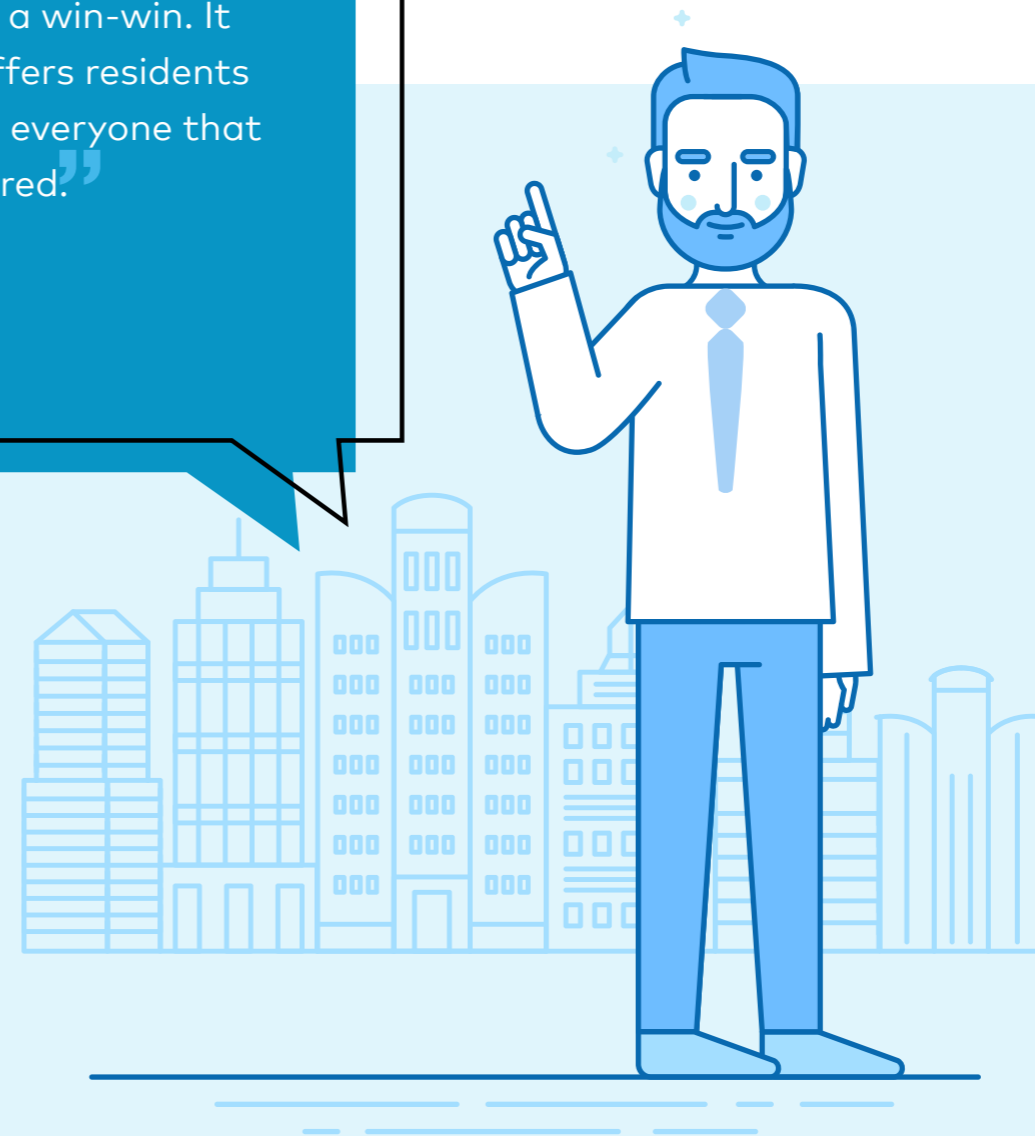


Make it easy for your residents to purchase renters insurance, with affordable options to cover their personal property or just comply with your liability coverage

requirement. Letting your residents purchase their policies online as part of the leasing workflow provides both convenience and transparency.

“Required renters insurance like ResidentShield is a win-win. It benefits owners with property protection and offers residents a low monthly premium, giving peace of mind to everyone that if something were to happen, damages are covered.”

Ahmed Sultan, CPM
Director of Property Management
Arcadia Management Services



THANK YOU FOR DOWNLOADING!

For more information about starting a required renters insurance program
at your properties today, contact us. We're here to help!

Sales@Yardi.com

800.866.1144

SOURCES

¹[Princeton Survey Research Associates International](#) | ²[National Fire Protection Association](#)



Energized for Tomorrow

Yardi Systems, Inc. 430 South Fairview Avenue, Santa Barbara, California 93117
phone: +1 800 866 1144 | email: Sales@Yardi.com | Yardi.com

NOTICE: Design and content ©2018 Yardi Systems, Inc. All rights reserved. Information is subject to change without notice and does not represent a commitment on the part of Yardi Systems, Inc. Yardi® is a registered trademark of Yardi Systems, Inc. in the United States and/or other countries. All other products mentioned herein may be trademarks of their respective companies.