

# ResidentShield Protection Plan

Reduced risk and peace of mind - for you and your residents.

Renters insurance reduces your property risk from resident-caused loss, and offers your residents valuable protection. ResidentShield Protection Plan\* features two choices — ResidentShield HO4 and ResidentShield Master Policy Program — you decide which program or combination of solutions is best for your specific risk transfer program. For both programs, it is easy for residents to enroll, and we will provide your leasing staff with training and marketing materials. Program progress reports are readily available to your managers to track success. And, the program includes customer service for policyholders, so your staff is "hands off."

## ResidentShield Master Policy Program Guaranteed protection with 100% compliance.

It's easier than ever to achieve 100% renters insurance compliance. Master Policy Program is an insurance option that provides the simplest and most affordable way for residents to fulfill an insurance requirement, with the property manager listed as 'primary insured' and the resident as 'additional insured.' It protects the owner of the community against liability claims resulting from resident-caused damages, with optional coverage amounts ranging from \$25,000 - \$100,000 per occurrence.

Master Policy Program can be used as a standalone or as a supplement to the ResidentShield HO4 program as a 'forced placed' alternative. Resident enrollments are completed within the Insurance Dashboard of Yardi Voyager, creating an additional charge on residents' monthly billing statements. In addition, property managers may be eligible to earn monthly convenience fees in exchange for ongoing program administration.

Master Policy Program coverage is automated, so you and your residents never need to worry about lapses or renewals. This also means your leasing agents can focus on leasing — not on tracking policies or processing paperwork. And for owners, this provides total peace of mind that their assets are 100% protected.

### Key benefits

- Insurance offerings tailored to your portfolio composition and individual property needs
- Eligible owners and property managers can earn revenue for assisting with program implementation and ongoing administration
- Pre-approval for coverage without additional background or credit checks makes signing up faster and easier
- Guaranteed premiums without increases resulting from past claim activity
- Personal liability and property coverage at full replacement cost

### Key features

- Free program, no cost for property managers
- Ability to name up to four non-related residents (roommates) on one policy
- Comprehensive compliance reporting and automated monitoring at the property level optimizes risk mitigation
- Compliance tracking built into Voyager
- Affordable coverage for your residents, with easy enrollment
- Onsite promotional brochures and ongoing account management support to ensure program success



## Comparing HO4 with Master Policy Program

	ResidentShield HO4 Policy	ResidentShield Master Policy Program
Contents Coverage Options	\$10k to \$40k	\$3k, \$5k (optional)
Deductibles	\$250 base, \$500 theft, \$1000 wind/hail	\$500 base, \$1000 theft of contents
Earthquake	Available in CA only	N/A
Perils Clause	Fire or lightning	Fire or lightning
	Windstorm or hail	Windstorm or hail
	Vandalism or malicious mischief	N/A
	Theft (forced entry not required, police report required)	Theft (forced entry not required, police report required)
	Sudden and accidental damage from artificially generated electrical current	Sudden and accidental damage from artificially generated electrical current
Bodily Injury and Property	Defense costs are outside the coverage limits	N/A
Liability Amount Options	\$50k	\$25k
	\$100k - Standard	\$50k
	\$300k	\$100k
Medical Payments to Others	\$500 per person with options of \$1000 and \$2000	N/A
Loss of Rents	N/A	In the event of property damage to the insured location for which the tenant is liable, we will pay up to the Rental Income Limit of Liability (\$1,000 per residence premises / \$5,000 per occurrence) for the loss of rental income arising from those residence premises rented to displaced tenants, less any expenses that do not continue while such residence premises are not fit to live in. Payment shall be for the shortest time required to repair, replace those residence premises damaged by the tenant.
Pet Damage	\$18 annually	Included
Post Move-Out Owner-Filed Liability Claims	An occurrence of loss may be identified and reported within fourteen (14) calendar days after the effected unit is vacated provided the loss is attributable to a stated peril as listed within this document and the actual occurrence of the loss took place during the coverage period.	An occurrence of loss may be identified and reported within five (5) business days after the effected unit is vacated provided the loss is attributable to a stated peril as listed within this document and the actual occurrence of the loss took place during the coverage period.
Optional Supplemental Endorsements	N/A	Skip loss, lost rents, freezing pipes, bed bug remediation, excessive pet damage, and insufficient security deposits. These endorsements are subject to an overall 'aggregate loss limit' and additional premium charge.

\*Insurance products are sold through Peak Insurance Advisors, LLC, an independent insurance agent and wholly owned subsidiary of Yardi Systems, Inc. Insurance is provided through several third-party underwriters.



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