

INSURANCE FACTS FOR RESIDENTS

To Tenant(s): Perfect Tenants

Property Address: 123 Easy Street, Beautiful, CA

It is a requirement that all Tenants leasing property from **Thorough Landlord** secure renter's insurance in the name of each married couple or each individual. The purpose of this letter is to inform you concerning insurance coverage so that you will have a better idea as to your potential coverage against loss. It will also help prevent misunderstandings about the Owner's insurance coverage. This is not an effort by the Owner/Agent to change responsibilities; that is done by the state legislature and the courts.

Generally, except under special circumstances, the Owner is **NOT** legally responsible for loss to the resident's personal property, possessions of personal liability, and **OWNER'S INSURANCE WILL NOT COVER** such losses or damages.

If damages or injury to Owner's property is caused by the Tenant(s), their guests or child (children), the Owner's insurance company may have the right to attempt (under the "subrogation clause") to recover from the Tenant(s) a payout under the Owner's policy.

Following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, you could be held legally responsible for:

- Your babysitter injures themselves in your home.
- Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and/or the personal property of others.
- A friend or your handyman is injured while helping you slide your refrigerator out so you can clean behind it.
- While fixing your television set, a handyman hired by you is injured when he slips on the floor you have just waxed.
- Your locked car is broken into and your personal property, and that of a friend, is stolen.
- A burglar breaks your front door lock and steals your valuables or personal property

Please contact your insurance professional to secure your coverage effective on the day you pick up the keys to the property - **NOT THE DAY YOUR LEASE BEGINS**. Be sure that your insurance professional ensures that you understand the limits of your insurance coverage for the particular policy you purchase.

I (we) have read and understand the foregoing.

Tenant

Date

Tenant

Date