

Tenant Protector Plan

The Tenant Protector Plan® (TPP) is your solution to spending countless hours verifying your tenant's renter's insurance policy is in force and in good standing. The TPP provides additional protection to both you and your tenant.

Coverage Overview:

- ▶ **Choice of \$60,000 or \$100,000 limit of liability Per Residence Premises, per occurrence**

This coverage is provided to tenant-caused, negligent losses. This helps stabilize your property rates long term by preventing your property carrier from being fully responsible for controllable losses that are no fault of your own.

(Subject to a \$500 deductible)

- ▶ **\$10,000 of contents coverage for the tenant following a covered peril property loss**

(Subject to a \$500 deductible for the tenant)

- ▶ **\$2,500 sublimit of contents coverage for non-negligent tenants of affected units**

(max. \$7,500 per occurrence)



Covered Perils Include:

- Fire
- Explosion
- Smoke
- Sewer & Drain Back-up*
- Wind/Hail (contents only)

*Covers only resulting water damage, not damage to service lines

- ▶ **\$1,000 Per Residence Premises for Lost Rents Due to Skip**

This coverage reimburses you one month's lost rental income up to \$1,000 for unexpected vacancies due to tenants who skip out mid-lease, are deployed, or evicted.

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Example Scenario:

Tenant A in a fourplex starts a kitchen fire that causes \$50,000 of damage. The property carrier makes the property whole, but passes the responsibility of the claim (up to your selected limit) onto the appropriate party. Tenants B, C and D could each recover up to \$2,500 to replace belongings damaged by water or smoke.

Frequently Asked Questions

Q: Do I have to pay a separate bill if I add the TPP to my property coverage?

A: No. The cost is based on the number of units and will be added to your monthly invoice if you carry your property coverage with REInsurePro.

Q: Is there a limit of units per location if I want to purchase the TPP?

A: No. This coverage is available for locations with any number of units.

Q: Can I choose which locations carry this coverage?

A: Yes. It is not required to carry the TPP on all occupied locations in your portfolio.

Q: Will I benefit from the plan if I require my tenants to purchase Renter's Insurance?

A: Yes. The TPP will alleviate the need to verify and track renter's insurance and protect you, the investor, against losses that are no fault of your own.



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