



# Should I buy Renters Insurance in my Senior Living Apartment?

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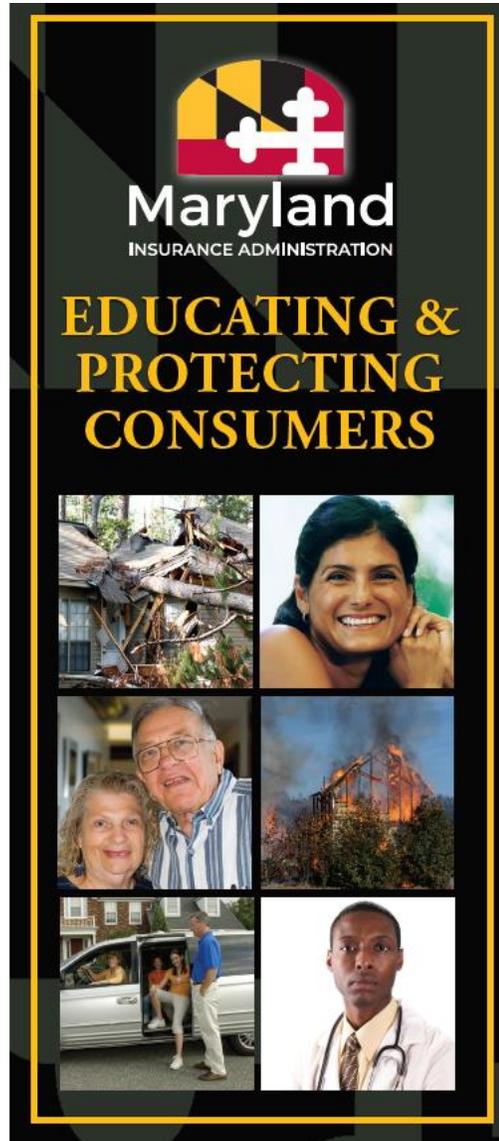
This presentation does not provide legal advice. You should discuss specific questions with your trusted financial advisor or insurance producer.



# Agenda: Renters Insurance

- What is the Maryland Insurance Administration?
- What is Renters Insurance?
- What Does a Renters Insurance Policy Cover?
- Frequently Asked Questions
- Renters Insurance: Introduction to our Rate Guide
- After a Loss
- Remember: Be Prepared
- Contact Us

# What is the Maryland Insurance Administration



The Maryland Insurance Administration (MIA) is the state agency that regulates insurance in Maryland. The MIA:

Licenses insurers and insurance producers (agents or brokers).

Examines the business practices of licensees to ensure compliance.

Monitors solvency of insurers.

Reviews/approves insurance policy forms. Reviews insurance rates to ensure rates are not inadequate, excessive or unfairly discriminatory.

Investigates consumer and provider complaints and allegations of fraud.



# What is the Maryland Insurance Administration?

If you feel that your insurer or insurance producer acted improperly, you have the right to file a complaint. Examples of improper actions include:

- Improperly denying or delaying payment of all or portions of a claim;
- Improperly terminating your insurance policy;
- Raising your insurance premiums without proper notice;
- Making false statements to you in connection with the sale of insurance or processing of insurance claims; and,
- Overcharging you for services, including premium finance charges.

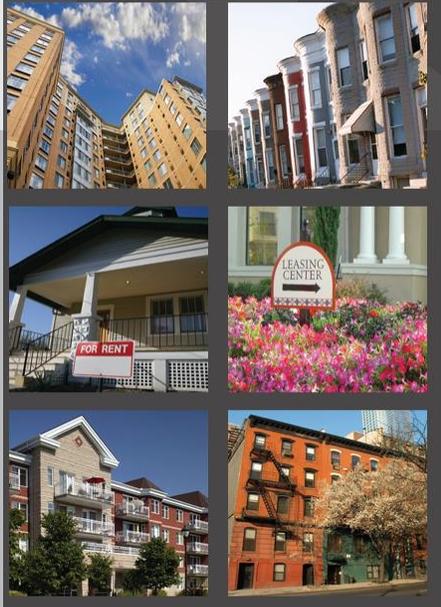


# What is Renters Insurance?

If you rent an apartment, a house, or a room in someone's home, your personal belongings will not be protected against loss or damage unless you have a renters insurance policy.

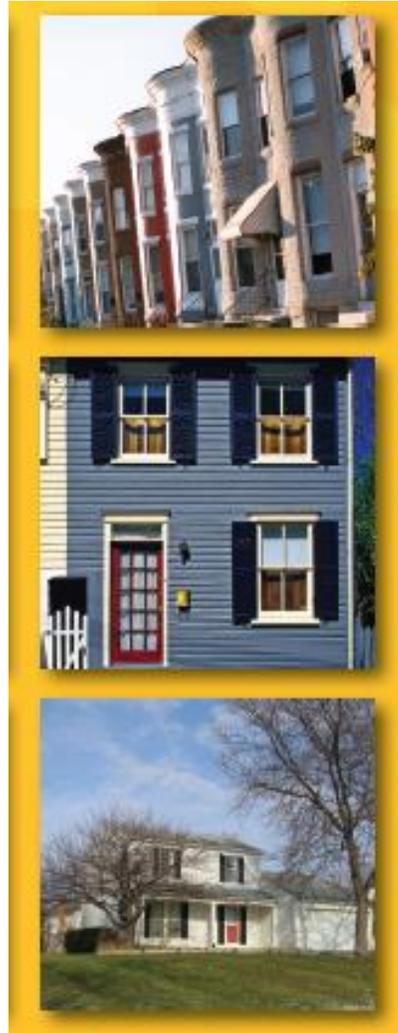
Most homeowners carry a mortgage and, therefore, have no choice but to purchase homeowners insurance as a requirement of their loan. But for renters, the choice is usually their own and many choose to go without renters insurance, even though they face many of the same risks as homeowners.

**WHY RENTERS INSURANCE**  
IS A GOOD IDEA



Maryland

# What is Renters Insurance?



Your landlord likely has an insurance policy that is responsible for structural damage to the building; however, landlords are not responsible for damage to or loss of your personal property. Your landlord's insurance will not protect you from being liable for damage you might cause to the building inadvertently (like a kitchen fire or a plumbing mishap); or to others who are injured by your property (like a trip and fall over toys or furniture).

# What does a Renters Insurance Policy Cover?

*Loss or damage to household contents or personal possessions*

- Renters insurance policies can cover everything from electronics to clothing to household appliances.
- Even a minimal number of items could add up to thousands of dollars' worth of personal property, which can be covered in a basic renters insurance policy.
- Many policies do not limit protection to your belongings located in your home or apartment. For example, items you have insured often are covered if they are stolen by someone who breaks into your car or if they are damaged by a covered peril while not on your property.

# What does a Renters Insurance Policy Cover?

*Additional living expenses in the event of a covered loss that makes your home, apartment or condominium uninhabitable*

- If there is damage to the building you are renting and you must live elsewhere while the building is being repaired, or while you relocate, you will have coverage for additional living expenses incurred during this period of time, subject to the limits of your policy.

*Liability coverage for injuries to others and/or their property caused by your negligence and medical payments coverage for others that are hurt while on your property even if you are not at fault*

- A renters insurance policy covers your personal property and your personal legal responsibility (liability) for injuries to others or damage to their property.

# What does a Renters Insurance Policy Cover?

## *What Perils Are Covered Under Your Renters Policy?*

When you are shopping for renters insurance, it is important that you understand what perils (risks such as fire, wind, hail, theft and/or vandalism that can cause damage) are covered by your policy. Some policies cover multiple perils, while some policies cover only one very specific peril.

If your home is damaged by a peril that is not named in the policy, then the damage will not be covered. For example, if you have a policy that says it only covers damage caused by fire and you incur wind damage, your insurer will not pay to repair the damage.

A policy that only covers one peril will likely be less expensive than one that covers multiple perils, but it is essential that you understand the limitations of the policy.



# What does a Renters Insurance Policy Cover?

## *What Perils Are Covered Under Your Renters Policy?*

Although a policy that only covers one peril may cost less upfront, it may not provide sufficient coverage.

For example, recently a number of apartments in the city of Baltimore were damaged in a wind storm. Many of the tenants carried fire only renters insurance policies and, as a result – although their belongings were destroyed in the wind storm, they had no coverage under their renters insurance policies.

# Frequently Asked Questions

*How much coverage do I need for my household property?*

This depends on the value of your personal property. You should start by making an inventory of your personal property and determining the value of that property.

[Video: Creating a Home Inventory](#)

- Group items together in logical categories, or room by room. Don't forget rarely used items.
- Photograph or videotape each item or room.
- Store your home inventory and related items, such as sales receipts or appraisal documents, in a safe place such as in the cloud or in a fire-proof box or safe deposit box.

An updated inventory can also make it easier to file an accurate, detailed insurance claim in case your personal property is damaged or destroyed by a covered cause of loss under your policy.

# Frequently Asked Questions

*What does Actual Cash Value and Replacement Cost Value mean?*

- Actual Cash Value (ACV): This coverage provides you with the cost to replace your personal property up to the limit of the insurance policy, minus depreciation for age and condition.
- Replacement Cost Value (RCV): This coverage provides you with the cost of replacing the damaged or destroyed property, up to the policy limits, without any deduction for depreciation.

*When I was a homeowner, my policy didn't cover damage caused by earthquakes or flood. Is it the same with a renters insurance policy?*

- Damage from earthquakes or flood are generally not covered by a renters insurance policy, but may be available to you as separate policies.

The National Flood Insurance Program provides flood insurance in many areas. For more information, or to find an insurance producer near you, visit [www.floodsmart.gov](http://www.floodsmart.gov).



# Frequently Asked Questions

*How much does renters insurance cost?*

- The actual cost depends upon the amount of coverage you want, the type of coverage (replacement cost value or actual cash value), and the deductible you select. The average renters insurance policy costs between \$15 and \$30 per month. Replacing all of your possessions or being liable for an accident on your premises will cost much more.

*Are discounts available?*

- Insurers will often reduce your premiums if you have fire or burglar alarms, fire extinguishers, sprinkler systems and/or deadbolts on exterior doors. Some insurers might also offer discounts if you have more than one policy with them.

# Property Damage Liability Waiver

Your property management company or landlord may require that you purchase a Property Damage Liability Waiver (PDLW), or include a fee for a PDLW as part of your rent. ***It is important to know that a PDLW is not renters insurance, and typically will not cover any of your belongings.*** A PDLW generally only covers damage to the building, and may only apply to certain types of events, such as fire, smoke, explosions, or leaking water.

# Renters Insurance: Introduction to our Rate Guide

Comparison shopping is the key to getting the most out of your insurance dollar.

Tips for getting the most out of insurance shopping:

- Make sure you provide the same information to each insurer or insurance producer.
- Ask about discounts.
- Ask about deductibles and when they apply.
- Ask about what is covered and what is excluded.
- In addition to price, consider factors such as coverage limits and customer service.
- Ask friends and neighbors about their experience with different insurers.



# Renters Insurance: Introduction to our Rate Guide

This consumer guide should be used for educational purposes only. It is not intended to provide legal advice or opinions regarding coverage under a specific insurance policy or contract; nor should it be construed as an endorsement of any product, service, person, or organization mentioned in this guide.

# Renters Insurance: Introduction to our Rate Guide

## **RENTERS INSURANCE**

**A COMPARISON GUIDE TO RATES**

AS OF FEBRUARY 2021



**Maryland**  
INSURANCE ADMINISTRATION

# Renters Insurance: Introduction to our Rate Guide

## Renters Policy Scenario

Rates provided by insurers in this scenario assume the following: frame construction, replacement cost including contents, \$500 deductible.

Note: ZIP codes are for sampling purposes only.

County/City	Town/City	Zip Code	Coverage C Amount	Construction	Protection Class*	Deductible	Age of Home (in years)	Water/Sewer Backup Limit	Auto/Home Discount	Liability
Allegany	Cumberland	21502	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Anne Arundel	Annapolis	21401	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Anne Arundel	Pasadena	21122	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Baltimore	Dundalk	21222	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Baltimore	Owings Mills	21117	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Baltimore City	Hamilton	21214	\$50,000	Frame	1	\$500	n/a	n/a	No	\$100,000
Baltimore City	Waverly	21218	\$50,000	Frame	1	\$500	n/a	n/a	No	\$100,000
Calvert	Lusby	20657	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Caroline	Denton	21629	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Carroll	Sykesville	21784	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Cecil	Elkton	21921	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Charles	Waldorf	20603	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Dorchester	Cambridge	21613	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Frederick	Frederick	21701	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Garrett	Oakland	21550	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Harford	Bel Air	21014	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Howard	Columbia	21044	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Kent	Chestertown	21620	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Montgomery	Gaithersburg	20878	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Montgomery	Silver Spring	20906	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Prince George's	Fort Washington	20744	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Prince George's	Hyattsville	20783	\$75,000	Frame	5	\$500	n/a	n/a	No	\$300,000
Queen Anne's	Stevensville	21666	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Saint Mary's	Mechanicsville	20659	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Somerset	Princess Anne	21853	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Talbot	Easton	21601	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Washington	Hagerstown	21740	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Wicomico	Salisbury	21804	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000
Worcester	Berlin	21811	\$50,000	Frame	5	\$500	n/a	n/a	No	\$100,000

\* Protection Class is the distance from the fire hydrant and the quality of your local fire department.

# Renters Insurance: Introduction to our Rate Guide

County/City	Town/City	Zip Code	Coverage C Amount	Construction	Protection Class*
Allegany	Cumberland	21502	\$50,000	Frame	5
Anne Arundel	Annapolis	21401	\$50,000	Frame	5
Anne Arundel	Pasadena	21122	\$50,000	Frame	5
Baltimore	Dundalk	21222	\$50,000	Frame	5
Baltimore	Owings Mills	21117	\$50,000	Frame	5

Deductible	Age of Home (in years)	Water/Sewer Backup Limit	Auto/Home Discount	Liability
\$500	n/a	n/a	No	\$100,000
\$500	n/a	n/a	No	\$100,000
\$500	n/a	n/a	No	\$100,000
\$500	n/a	n/a	No	\$100,000
\$500	n/a	n/a	No	\$100,000

When you call an insurance producer or insurer, typically, you will be asked about:

The type of construction and design of your residence,  
the distance to the nearest fire department and hydrant, the use of security devices  
the types of coverages you want as well as the dollar limits for those coverages.

**Make sure the information you provide is accurate and that you provide the same information to each insurance producer or insurer that you call.**



# Renters Insurance: Introduction to our Rate Guide

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## Renters Policy Scenario

Western Maryland, D.C. suburbs, and Southern Maryland  
Rates Effective as of 2/1/2021

Insurer	21502	20657	20603	21550	20878	20906
	Allegany	Calvert	Charles	Garrett	Montgomery	Montgomery
AIG Property Casualty Co.	521	528	584	584	623	621
Allstate Insurance Co.	302	298	431	444	441	441
American Bankers Insurance Co. of FL	345	356	480	489	479	479
American Family Connect P & C Ins. Co.	264	307	353	350	360	373
American Modern Home Insurance Co.	348	348	538	538	538	538
American National Property & Casualty Co.	248	272	284	267	220	215
American Strategic Insurance Corp.	257	221	314	335	260	283
Amica Mutual Insurance Co.	257	257	354	354	354	354
Brethren Mutual Insurance Co.	162	150	201	234	183	183
Century-National Insurance Co.	273	273	415	415	415	415
Chubb National Insurance Co.	279	286	517	502	502	430
Cincinnati Insurance Co.	123	123	169	166	164	164
CSAA General Insurance Co.	145	176	341	229	219	204
Cumberland Mutual Fire Insurance Co.	216	205	281	305	312	312
Donegal Mutual Insurance Co.	352	335	464	488	488	488
Encompass Home/ Auto Insurance Co.	477	445	542	615	531	531
Erie Insurance Co.	259	301	433	447	383	432
Esurance Insurance Co.	n/a	n/a	n/a	n/a	n/a	n/a
Everett Cash Mutual Insurance Co.	323	323	446	446	334	334
Farmers Insurance Exchange	322	333	452	437	340	340
Farmers Mutual Fire Ins. Co. of Salem Cnty.	288	212	272	385	277	272
Federal Insurance Co.	292	299	537	526	526	494
First American Property & Casualty Ins. Co.	230	254	397	361	361	361
Frederick Mutual Insurance Co.	254	243	347	362	356	356
Garrison Property & Casualty Ins. Co.	264	392	442	356	404	404
Hartford Fire Insurance Co.	166	166	214	214	214	214
Homesite Insurance Co. of the Midwest	271	291	381	381	381	381
Horace Mann Insurance Co.	151	151	190	190	239	239
Lemonade Insurance Co.	193	183	249	277	292	268

\* Indicates those Insurers that consider credit scores in determining premiums. Refer to "Notes to Rate Tables"

n/a = Insurers that do not have rates available based on the criteria in the scenario, such as an at-fault accident.



**Maryland**  
INSURANCE ADMINISTRATION

# Renters Insurance: Introduction to our Rate Guide

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	21502	20657	20603
Insurer	Allegany	Calvert	Charles
AIG Property Casualty Co.	521	528	584
Allstate Insurance Co.	302	298	431
American Bankers Insurance Co. of FL	345	356	480
American Family Connect P & C Ins. Co.	264	307	353
American Modern Home Insurance Co.	348	348	538
American National Property & Casualty Co.	248	272	284

Rate snapshot from page 6: Rates are updated in the rate guide every February and August

# Renters Insurance: Introduction to our Rate Guide

## Policy Comparison Worksheet

Insurer Name →			
Telephone number			
Financing rating			
Company licensed (Yes/No)			
Type of policy (HO-2, HO-3 amended, HO-4, HO-6, etc.)			
Replacement Cost (RC) or Actual Cash Value (ACV):  Contents: If RC, any exceptions, if so list:			
Deductible(s) (Does the policy have different deductibles for damage caused by hurricane or other storm?)			
Discounts offered			
Annual premium			

# Renters Insurance: Introduction to our Rate Guide

This brochure is available at [Renters Insurance: A Comparison Guide to Rates](#) or by calling us at 800-492-6116 to request a copy. Insurer phone numbers and websites are available in the back of the book.

*\*The same information appears in the “Homeowners & Renters Insurance: A Comparison Guide to Rates” as scenario 6.*



# After A Loss

- Contact your insurer promptly after sustaining a loss.
- Take photographs and/or video of the property clearly showing the damages.
- Before you remove any damaged property from the premises, be sure an insurance adjuster or your insurance producer has seen the damage.
- As soon as possible, prepare a detailed inventory of all damaged or destroyed property. Give a copy to the insurance adjuster and keep a copy for yourself. It should include:
  - Description and quantity of items.
  - Date and place of purchase and approximate age, or other proof of ownership.

## After A Loss

- Keep all receipts for emergency repairs.
- Be present when the insurance adjuster inspects your property.
- Do not accept an inadequate settlement offer. Cashing a check may bar you from seeking additional compensation; confirm in writing that it will not.
- If your insurer denies any part of your claim, be sure they put the denial in writing and you keep all the paperwork.

# Remember: Be Prepared

- Create an inventory of all your possessions and keep it updated.
- Photograph and/or video each room.
- Safeguard your records: insurance policies, inventory list.
- Keep handy your insurance producer's name, telephone number, and your policy number(s).

# Contact Us

We're here to assist with all of your insurance questions or issues.

Contact us to verify the insurer or insurance producer you select is authorized to sell insurance in Maryland to protect yourself from fraud.

Maryland Insurance Administration

410-468-2000

800-492-6116

[www.insurance.maryland.gov](http://www.insurance.maryland.gov)



# Additional Resources

National Flood Insurance Program

800-427-4661

[www.floodsmart.gov](http://www.floodsmart.gov)

Maryland Emergency Management Agency

877-636-2872

[www.mema.maryland.gov](http://www.mema.maryland.gov)

Federal Emergency Management Agency

202-646-2500

[www.fema.gov](http://www.fema.gov)



Questions?

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