

## **BPM RENTER'S INSURANCE REQUIREMENTS**

**INSURANCE AND LIABILITY:** Manager and/or Owner shall not be liable to Tenant(s), nor insure Tenant(s), for any personal Injury or property damage caused by the act or omission of any other Tenant(s) or third party, or by any criminal act or activity, war, riot, insurrection, fire or act of God. Tenant(s) acknowledges responsibility for securing Renter's Insurance to cover Tenant(s)'s personal property against any loss or damage.

**Renters Insurance is required. For the duration of the Lease, Tenant(s) are required to maintain and provide the following minimum required insurance coverage:**

- **\$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance"). Tenant(s) must list Bitterroot Property Management, INC as additionally insured and interest on said policy and provide written proof of coverage no later than the start of this Rental Agreement. Tenant(s) are required to provide Manager a copy of any and all newly renewed insurance, as insurance company may not provide to Manager of behalf of Tenant.**

**Manager requires that each Tenant purchase a policy of Renter's Insurance or be listed as insured on a co-Tenant's policy of Renter's Insurance.**

## LEGAL LIABILITY TO LANDLORD INSURANCE

# What You Need to Know

As a condition of our lease, we require all residents to carry liability insurance (\$100,000) for damage to the landlord's property during the term of their lease.

To satisfy this lease requirement you have two options:

### OPTION 1:

#### **Sign up for Renters Insurance and provide proof of coverage.**

Having renters Insurance not only meets your lease requirement, it also protects your personal belongings from theft or damage. If you do not currently have renters insurance, consider looking into a policy with your auto insurance provider for multi-line discounts.

### OPTION 2:

#### **Do nothing — you will automatically be enrolled in our Legal Liability to Landlord Insurance Program.**

This is an easy and low cost way to meet your lease requirement, but does not cover your personal belongings. You pay the monthly premium together with rent. (Details below).

## Legal Liability to Landlord Insurance Program Details

### **POLICY COVERAGE:**

#### **\$100,000 Legal Liability for damage to Landlord's property.**

The coverage provided by our legal liability to landlord program meets the minimum requirements of the lease. The policy covers only your legal liability for damage to the landlord's property (covered losses include fire, smoke, explosion, water damage, backup or overflow of sewer, drain or sump, falling objects, riot, or civil commotion) up to \$100,000.

The policy is not personal liability insurance or renters insurance. The policy does not cover any of your personal belongs, additional living expenses, or liability arising out of bodily injury or property damage to any third party. If you require any of this coverage, you should contact an insurance agent or insurance company of your choice and sign up for a Renters Insurance Policy.

### **POLICY DETAILS:**

#### **All Claims should be reported to the Property Management Company.**

Our legal liability to landlord insurance policy is provided by Great American E&S Insurance Company. For complete details visit:

<http://www.appfolio.com/notice-of-insurance>

### **PLEASE NOTE:**

#### **You are under no obligation to participate in our legal liability to landlord insurance program.**

You may satisfy the lease requirement by obtaining a personal renters insurance or liability insurance policy from an insurance agent or insurance company of your choice and providing proof of coverage (a copy of the declarations page) for the duration of your lease.

## **RENTER'S INSURANCE REQUIREMENTS**

**RENTER'S INSURANCE IS REQUIRED. PROOF OF RENTERS INSURANCE MUST BE BROUGHT TO LEASE SIGNINGS.**

**Lessee is required to maintain and provide the following minimum required insurance coverage:**

- **\$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance"). Tenant(s) must list Bitterroot Property Management, INC as additionally insured and interest on said policy and provide written proof of coverage no later than the start of this Rental Agreement. Tenant(s) are required to provide Manager a copy of any and all newly renewed insurance, as insurance company may not provide to Manager of behalf of Tenant. Manager requires that each Tenant purchase a policy of Renter's Insurance or be listed as insured on a co-Tenant's policy of Renter's Insurance.**

**YOU WILL NEED TO PROVIDE PROOF OF RENTER'S INSURANCE BEFORE OR AT THE TIME OF THE LEASE SIGNING. NO EXCEPTIONS. IF YOU DO NOT DO THIS A BASIC LIABILITY POLICY WILL BE PURCHASED IN YOUR NAME. YOU WILL BE RESPONSIBLE TO PAY INSURANCE CHARGES AND FEES.**

**You can usually easily purchase a renter's insurance policy from your car insurance provider.**

**Here are some helpful links:**

<https://www.progressive.com> 1 (800) 776-4737

<https://www.allstate.com> 1 (888) 559-1445

<https://www.geico.com> 1 (800) 566-1518

<https://www.statefarm.com>

**Sharkey Insurance Inc. 619 SW Higgins Ave, Missoula, MT 59803 (406) 728-0030**

**JT Zinn Insurance 321 SW Higgins Ave, Missoula, MT 59803 (406) 549-8201**

**Steve Koski - State Farm Insurance Agent 1020 S Reserve St, Missoula, MT 59801 (406) 542-8666**