

LIABILITY TO LANDLORD INSURANCE

Program Overview for Property Managers

The Liability to Landlord Insurance Program, underwritten by Great American Insurance Company makes it easy to successfully manage your leases requiring resident insurance coverage, which ultimately reduces owners' risk of loss and thereby increases profitability.

BENEFITS

PROPERTY MANAGERS

- Easy to track & manage.
- Great way to differentiate your company and attract new owners.

OWNERS

- Reduces risk of costly resident-caused damage to property.
- Prevents claims on property insurance policy.

RESIDENTS

- Provides residents with additional options to meet lease-mandated insurance requirement.
- Protects against large accidents that could result in catastrophic financial loss.

HERE'S HOW IT WORKS

1. Update your lease to require all residents carry a minimum level of liability insurance.
2. At lease signing or renewal, the tenant/resident has two options to satisfy the lease requirement.

Option A

Resident obtains renters insurance via third party and provides proof of coverage.

- Satisfies lease requirement
- Covers tenants' belongings

COST: Depends on provider

Option B

Enroll resident unit in the Liability to Landlord Insurance Program via AppFolio.

- Satisfies lease requirement
- Does not cover tenants' belongings

COST: \$9.50 per month, paid by tenant

PROGRAM DETAILS

- **No setup costs; no minimum usage**
- **No deductible**
- **\$9.50 per unit** enrolled, per month (charged to tenant)
- **Policy covers up to \$100,000** of accidental resident-caused damages resulting from:
 - Fire, Smoke, Explosion, Water Damage, Sewer Back-Up, Riot or Civil Commotion and Falling Objects.
- **Underwritten by Great American Insurance Group, "A+"** rated by AM Best and Standard & Poor's
- **Easy to use;** enroll residents right from the tenant page.
- **Same great AppFolio support:**
 - Dedicated team to help you get started and train your team
 - Lease addendum provided by Great American Insurance Company
 - Tenant and Owner communication material
 - Help and support throughout the claims process

Liability to Landlord Insurance (LLI) Policy is underwritten by Great American E&S Insurance Company; The agent/broker is Stern Risk Partners SRP CA License #0K41193.

AppFolio does not receive any fees or commissions for the sale of Liability to Landlord Insurance.

All information provided by AppFolio about Liability to Landlord Insurance is for informational purposes only.

LLI coverage is purchased by the Property Management Company and not the tenant. The Property Management Company is the only insured under the policy.

The Property Management Company may choose to pass the cost of the LLI coverage on to the tenant, however the tenant is not a party to the policy.