



Renters Insurance

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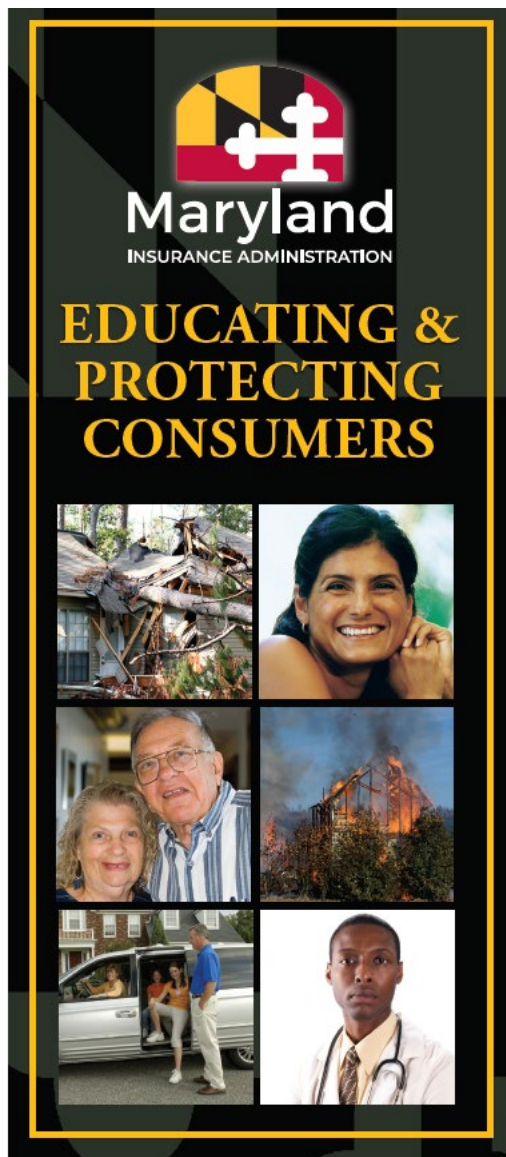
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This presentation does not provide legal advice. You should discuss specific questions with your trusted financial advisor or insurance producer.

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 insurance companies and insurance producers (agents or brokers).
- Examines the business practices of licensees to ensure compliance.
- Monitors solvency of insurance companies.
- 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.

[Video: How the MIA Can Help](#)

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.

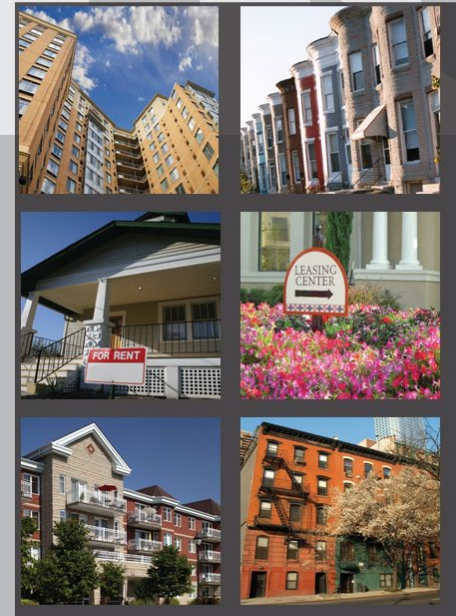
What is Renters Insurance?

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.

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.

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.

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 2020



Maryland

INSURANCE ADMINISTRATION

Renters Insurance: Introduction to our Rate Guide

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

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

		21502	20657	20603	21550	20878	20906
	Company	Allegheny	Calvert	Charles	Garrett	Montgomery	Montgomery
Western Maryland, Washington D.C. Suburbs, and Southern Maryland	AIG Property Casualty Co.	521	528	584	584	623	621
	Allstate Insurance Co.	287	282	411	424	420	420
	American Family Home Insurance Co.	465	465	675	675	675	675
	American Modern Home Insurance Co.	348	348	538	538	538	538
	American National Property & Casualty Co.	247	273	284	267	221	216
	American Strategic Insurance Corp.	289	247	355	380	292	319
	Amica Mutual Insurance Co.	242	242	330	330	330	330
Rates Effective as of 2/1/2020	Brethren Mutual Insurance Co.	159	153	239	235	219	219
	Century-National Insurance Co.	273	273	371	371	371	371
	Chubb National Insurance Co.	246	253	446	434	434	363
	Cincinnati Insurance Co.	123	123	169	166	164	164
	CSAA General Insurance Co.	133	155	279	187	178	168
	Cumberland Mutual Fire Insurance Co.	216	205	281	305	312	312
	Donegal Mutual Insurance Co.	358	341	472	496	496	496
	Encompass Home/Auto Insurance Co.	260	415	496	319	473	473
	Erie Insurance Co.	250	292	419	450	362	422
	Esurance Insurance Co.	N/A	N/A	N/A	N/A	N/A	N/A
n/a = Carriers that do not have rates available based on the criteria in the scenario.	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.	238	174	224	316	228	228
	Federal Insurance Co.	260	265	468	457	457	426
	First American Property & Casualty Ins. Co.	202	250	319	391	250	223
	Frederick Mutual Insurance Co.	254	243	347	362	356	356
	Garrison Property & Casualty Ins. Co.	277	408	463	374	423	423
	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	202	202	98	98
Certain companies may impose higher and separate wind/hail or hurricane deductibles. Please contact your agent or company for more details.	IDS Property Casualty Ins. Co.	264	307	353	350	360	373
	Liberty Insurance Corp.	325	308	498	332	313	566
	Lititz Mutual Insurance Co.	190	174	245	266	273	273
	Markel American Insurance Co.	266	266	355	355	355	355

Renters Insurance: Introduction to our Rate Guide

	21502	20657	20603
Company	Allegany	Calvert	Charles
AIG Property Casualty Co.	521	528	584
Allstate Insurance Co.	287	282	411
American Family Home Insurance Co.	465	465	675
American Modern Home Insurance Co.	348	348	538
American National Property & Casualty Co.	247	273	284
American Strategic Insurance Corp.	289	247	355

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

Company 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. Insurance company 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

Additional Resources

National Flood Insurance Program

800-427-4661

www.floodsmart.gov

Maryland Emergency Management Agency

877-636-2872

www.mema.maryland.gov

Federal Emergency Management Agency

202-646-2500

www.fema.gov

Questions?