

Why You Should Consider Renters Insurance

If you rent your home, your landlord will likely have insurance for structural damage to the building, and might even be protected against damage caused by tenants. But your personal belongings will not be protected against loss or damage unless you have your own insurance, called “renters insurance”. 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 while not on your property.



Personal Property

Renters policies cover loss or damage to household contents or personal possessions, such as clothes, electronics, furniture and other belongings.



Additional living expenses

Hotel stays and restaurant meals may be covered under additional living expenses in the event of a covered loss that makes your home, apartment or condominium uninhabitable.



Liability

A renters policy provides coverage for injuries to others and/or their property while they are on your property and includes medical payments to others.

Shopping for Renters Insurance

The cost for a renters insurance policy depends upon many factors, including the location of the property, and may vary from insurer to insurer. The cost may vary even with the same insurer depending upon the amount of coverage you want, the type of coverage (replacement value or actual cash value), and the deductible you select.

IMPORTANT

Before you purchase the policy, make sure you understand what it covers and what it excludes. Some policies cover only one type of peril (for example fire or wind). That means that if your damage is caused by something other than that peril, you will not have coverage. For example, if you have a fire only policy and you have wind damage, your loss will not be covered. A policy that only covers limited perils generally will cost less than one that covers all perils. Also, in some instances a policy may only cover the damage to the landlord's structure.



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.

Shopping tips:



Ask for price quotes:

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



Ask for discounts:

To help keep your premium down, ask what discounts the insurer offers.



Ask about deductibles:

A deductible is the amount you agree to be responsible for in the event of a covered loss before the insurer makes any payments.



Do not buy an insurance policy based on its price:

Consider the coverages, the limits, and the service. You may want to ask friends and neighbors about their experiences with their insurers.

For additional information about renters insurance, please visit our website:

www.insurance.maryland.gov