

Insurance Information Addendum

Apartment living has many advantages; unfortunately, it also carries some of the same risks faced by homeowners.

The following possible costly misfortunes would probably be your legal responsibility as an apartment Resident:

- Your babysitter injures herself in your apartment.
- You have a defective electrical extension cord. It starts a fire that causes considerable damage to the building and all your personal possessions.
- A friend helps you move your refrigerator so you can clean behind it, and he hurts his back.
- Your locked car is broken into, and a camera is stolen.
- Your child hits a playmate with a brick on the apartment playground. Stitches are required, but the playmate's parents have no medical insurance.
- A burglar breaks in and steals your valuables.
- Your child leaves a bicycle or toy at the foot of the stairs. Your neighbor falls over the toy and is severely injured.

Although most of those losses would not have been deliberately or even negligently caused by you, normally you would have to bear the cost, just as you would if you were a homeowner.

Except under limited circumstances, the apartment Owner is in most cases not legally responsible for loss to the Resident's property and his insurance does not cover these losses.

However, Renter's Insurance can be purchased from any general insurance agent to cover fire, theft, liability and certain other perils. The cost averages approximately \$30 per month. This is a low price for peace of mind and for the financial recovery if you have a loss.

Please note that this letter is not an effort by the apartment Owner to change responsibility – that is done by the legislature and the courts. However, we have found that some Residents are unaware of the normal everyday risks they live with and believe that the Owner pays for whatever happens. The purpose of this letter is to help inform you, so that you may better protect yourself if you wish.

_____	_____	_____	_____
<i>Date</i>	<i>Resident</i>	<i>Date</i>	<i>Resident</i>
_____	_____	_____	_____
<i>Date</i>	<i>Resident</i>	<i>Date</i>	<i>Resident</i>
_____	_____	_____	_____
<i>Date</i>	<i>Resident</i>	<i>Date</i>	<i>Owner/Agent</i>



Form provided by the East Bay Rental Housing Association®

www.ebrha.com

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