

Rental Dwelling Insurance

Coverage for your property, liability, loss of rents and more ...

Owning a rental dwelling is a big investment. If something goes wrong, it may impact your finances. A State Farm® Rental Dwelling Policy can pay for your expenses resulting from a wide variety of property damage, personal injuries or liability lawsuits.

Rental Dwelling insurance basic facts

This policy includes the following coverages:

- **Dwelling Coverage:** To pay for covered repairs or reconstruction of the dwelling.
- **Personal Property Coverage:** To pay for repairs to or replacement of your property located at your rental dwelling.
- **Loss of Rents Coverage:** To reimburse you for rental income lost if your rental dwelling is damaged by a covered loss and cannot be rented out.
- **Liability Coverage:** To protect yourself financially against costly claims and lawsuits.

What's covered?

The State Farm Rental Dwelling insurance policy covers accidental, direct physical loss to your rental dwelling and your personal property located there, except for certain situations.

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What's not covered?

While the State Farm Rental Dwelling policy provides comprehensive coverage, it does not provide coverage for every loss. Examples of losses not insured include, but are not limited to:

- Damage caused by continuous or repeated seepage or leakage of water or steam.
- Water damage caused by flood or underground water.
- Earth movement including earthquake and mudslide.
- Damage caused by settling, deterioration, contamination or nuclear hazard.
- Damage caused by birds, rodents, insects or domestic animals.
- Liability losses resulting from professional liability or intentional injury to others.

For a complete description of *Losses Not Insured* and *Exclusions*, please refer to the policy.

Ask your State Farm agent about a separate *Flood policy* or earthquake coverage that may be available.

Understanding the details of your coverage

Let's look at these coverages in greater detail.

Dwelling – Coverage A: This coverage insures the building and other structures on your property, such as:

- Garages and other structures attached to the dwelling
- Swimming pools
- Fences
- Storage sheds
- Attached wall-to-wall carpeting
- Outdoor antennas

Personal Property – Coverage B: This coverage insures your personal property on the rented residence premises, such as:

- Property used for maintenance of the rented residence premises, including landscaping equipment.
- Personal property you rent or hold for rental.

Loss of Rents – Coverage C: This coverage reimburses the fair rental value of the dwelling for up to 12 months if your rental dwelling is left uninhabitable due to a covered loss.

Business Liability – Coverage L: This covers your legal liability for accidental bodily injury, personal injury, or property damage resulting from the ownership, use or maintenance of the insured premises. Coverage may also include the cost of legal defense.

Premises Medical Payments – Coverage M: This coverage may pay for medical expenses incurred if someone is accidentally injured while on the premises of your rental property. Some people, including the tenants of your rental dwelling, are excluded from this coverage.

Other things you'll like about this policy

These additional coverages are included with your policy at no extra charge:

- **Debris Removal** – Pays for reasonable expenses incurred to remove damaged property following an insured loss, up to a specified limit.
- **Reasonable Repairs** – Pays for reasonable repairs incurred to protect covered property from further damage.
- **Outdoor Trees, Shrubs, and Other Plants** – Pays for damage caused by fire, lightning, explosion, riot, civil commotion, aircraft, vehicles (not owned or operated by a resident of the residence premises), vandalism, malicious mischief, or theft. Coverage is limited to 5 percent of the Dwelling – Coverage A limit of liability, not to exceed \$500 for any one tree, shrub, or plant.
- **Property Removed** – Insures property endangered by a covered cause of loss at the rental dwelling for up to 30 days after it has been moved to a different location.
- **Arson Reward** – \$1,000 will be paid for information leading to an arson conviction in connection with a covered fire loss to the rental property.
- **Volcanic Action** – In certain situations, may cover loss to a building and property within a building resulting from volcanic blast or airborne shock waves, ash, or lava flow.
- **Replacement Cost Dwelling Coverage** – Pays for the cost to repair or replace the dwelling up to a specified limit. Until the actual repair or replacement is completed, there may be a deduction for depreciation.
- **Inflation Coverage** – This coverage automatically increases the amount of insurance on the dwelling and personal property as inflation increases the cost of replacing your property. The changes are based on the movement of an inflation index and are reflected in the premium on each renewal.

Your coverage and deductible can be tailored to fit your needs. Talk to your State Farm agent for details.

You can count on State Farm

When it comes to protecting investment property, more people count on State Farm than any other insurer. Why? Simply put, a better value:

- Home alert discounts may apply, if you install fire detectors, smoke detectors, or burglar alarms.
- Your life changes. Let a State Farm agent help you manage your changing insurance and financial needs, from starting a family, to buying a home, to planning for retirement.
- We're here when you need us the most. We have one of the world's largest professional claim networks, so we can settle your claims quickly and fairly.
- Getting in touch is always easy. Walk in, Mail in, Call in, Click in[®]. Contact your State Farm agent today or visit statefarm.com[®].

Why try to prepare for the future on your own? With more than 80 years in the insurance business and the financial strength to back up our policies, as well as consistently high ratings from independent rating agencies, you can trust State Farm.

This is only a general description of coverages and is not a statement of contract. Details of coverage or limits vary in some states. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy itself and in any endorsements.

State Farm Fire and Casualty Company
State Farm General Insurance Company
Bloomington, IL

State Farm Florida Insurance Company
Winter Haven, FL

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