

# Guaranteed Protection For Landlords



**Malicious Damage Guarantee**



**Loss of Rent Guarantee**



**Eviction Cost Guarantee**

## ProtectionPlus — POLICY BENEFITS CHECKLIST

LOSS OF RENT	Max Level of Cover
Tenant Skip ( <i>Lease Break</i> )	<b>8 weeks</b>
Tenant Delinquency ( <i>Eviction Order granted</i> )	<b>10 weeks</b>
Tenant Delinquency ( <i>Writ of Possession obtained</i> )	<b>12 weeks</b>
Tenant Death ( <i>sole tenancy</i> )	<b>12 weeks</b>
Tenant Murder or Suicide	<b>25 weeks</b>
Untenable ( <i>due to malicious damage by tenant to the contents only</i> )	<b>8 weeks</b>
Untenable ( <i>due to malicious damage by tenant to the building only</i> )	<b>8 weeks</b>
Victims of Violence	<b>4 weeks</b>
ADDITIONAL BENEFITS	
Malicious damage to building and/or contents	<b>\$35,000*</b>
Theft or damage due to theft to building and/or contents	<b>\$15,000*</b>
Eviction filing fee, Eviction defense costs	<b>\$5,000</b>
Sheriff, Marshall or Constable fees	<b>\$600</b>
Loss due to use of Digital Lock Boxes	<b>\$5,000</b>
Service and/or companion animal damage	<b>\$1,000</b>
Re-keying of locks	<b>\$400</b>
General Liability for 3rd party claims that happen on your property	<b>\$1,000,000</b>
Tenant accidental damage coverage resulting in Fire, Water, Smoke, and Explosion	<b>\$100,000</b>

This crucial insurance is available exclusively through Professional Property Managers

### ELIGIBILITY CRITERIA

- Scheer Landlord Protection Insurance is only available for properties that are managed by a Professional Property Management Agent.
- Cover is not available on any property with a monthly rent below \$1000 or that is located within the five boroughs of New York City.
- All claims will be settled according to the lesser of the rent on the current lease, or up to a maximum per month rent cover of \$3000
- Tenant occupied properties where the tenant is not current on rent and had not paid rent on time for the previous two months, will not be eligible for the Loss of Rent, Eviction and tenant malicious damage Guarantees until those conditions are met.

\*A deductible of \$1500 per event will be applied to all Malicious Damage and Theft Claims.