**LANDLORD PROTECTION GUARANTEES**

***(This is a sample addendum. We suggest that you review this with your attorney as state laws differ)***

There are many risks to owning a rental property that insurance companies generally do not cover. As part of your agreement with us, we automatically include the Surevestor Landlord Protection Policy Guarantees that covers loss of rent, malicious tenant damage, eviction fees and more. This insurance is only available in the U.S. through SureVestor. There is a nominal fee that guarantees the following coverage:

**Tenant Damage Guarantee**

* Up to $35,000 for malicious damage
* Up to $15,000 for theft/damage due to theft

 **Loss of Rent Guarantee**

* Up to 8 weeks rent if tenant skips
* Up to 12 weeks rent for Tenant Delinquency
* Up to 12 weeks Tenant Death (sole tenancy)
* Up to 25 weeks Tenant murder or suicide
* Up to 4 weeks for Victims of violence

*Please note this Insurance covers properties with rents between $1000-$3000. For properties with higher rents, you will be protected for the $3000 maximum monthly rent loss limit.*

 **Eviction Expense Guarantee**

* Up to $5,000 for eviction filing fee and defense costs if the tenant sues
* Up to $600 for Sheriff, Marshall or Constable fees for physically removing a tenant

**Do the math**

The monthly fee for Scheer Landlord Protection Insurance that includes all of these guarantees is only (***$ Insert Amt)*** per month which includes the tax and there is a small administration fee of (***$ Insert Amt)***. That’s only a fraction of the costs of paying for $35,000 in tenant damages, legal fees or lost rent out of your own pocket. To view the complete listing of benefits, visit **https://surevestor.com/landlords/scheer-landlord-protection/**

As part of our risk management protocol, you will be enrolled in this coverage unless you elect to opt-out below.

Check one: [ ] Start coverage now [ ] Start coverage upon Lease Start Date

 **To Opt-out of this coverage, (Only initial the box below if opting out)**

***Initial* > [ ]** I/We acknowledge that our Property Manager has informed us of the risks associated with owning rental property and I have decided NOT to take advantage of these guarantees and agree to self-insure my rental investment.

I acknowledge reading and indicating my preference above. I also affirmatively consented to electronic delivery of any insurance documentation until further notice.

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**Landlord Signature** **Date**