

# INSURANCE FACTS FOR RESIDENTS

TO: Resident(s) \_\_\_\_\_

Street Address: \_\_\_\_\_, Unit # \_\_\_\_\_

City: \_\_\_\_\_, CA Zip Code: \_\_\_\_\_

The purpose of this letter is to inform you concerning insurance coverage so that you can protect yourself against loss if you wish, and to help prevent misunderstanding about the owner's insurance coverage. It is not an effort by the owner/agent to change responsibilities—that is done by the state legislature and the courts.

1. Generally, except under special circumstances, the OWNER IS NOT legally responsible for loss to the resident's personal property, possessions or personal liability, and OWNER'S INSURANCE WILL NOT COVER such losses or damages.
2. If damages to owner's property is caused by resident, resident's guest(s) or child (children), the owner's insurance company may have the right to attempt (under the "subrogation clause") to recover from the resident(s) payments made under owner's policy.
3. Following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, you could be held legally responsible for:
  - a. Your baby-sitter injures herself in your unit.
  - b. Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and or the personal property of others.
  - c. A friend, or your handyman, is injured while helping you slide out your refrigerator so you can clean behind it.
  - d. While fixing your television set, a handyman hired by you is injured when he slips on the floor you have just waxed.
  - e. Your locked car is broken into and your personal property, and that of a friend, is stolen.
  - f. A burglar breaks your front door lock and steals your valuables or personal property.
4. If you desire to protect yourself and your property against loss, damage, or liability, the owner strongly recommends you consult with your insurance agent and obtain appropriate coverage for fire, theft, liability, workers' compensation and other perils.

The cost is reasonable considering the peace of mind, the protection, and the financial recovery of loss that you get if you are adequately protected by insurance.

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Date



Santa Barbara  
Rental Property Association



UNAUTHORIZED USE PROHIBITED  
For Members Only  
Approved Form #12.8  
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