

# LANDLORD PROTECTION PLUS

Our goal at Cop Properties, LP is to shield our property owners from a wide range of financial risks that can jeopardize their success and profitability.

## Protection and Profitability that is Problem-free!

There are many risks to owning a rental property that can cost you a lot of money. Some of these risks, including Tenant Malicious Damage, are not covered by any other broker in the U.S. except for SureVestor. That's why as a part of our service, we offer their ProtectionPlus Insurance which is only available when under our management and automatically includes the following:

- **Loss of rent guarantee** with up to 25 weeks of rent loss
- **Eviction Guarantee** with \$5k in eviction coverage, plus \$600 for any sheriff fees
- **Tenant Malicious damage guarantee** with \$35k in Coverage
- **\$1,000,000 coverage for 3rd party claims** that happen on your property\*
- **\$15K in Theft** or Damage Due to Theft.
- **Rekeying of locks** if a tenant skips or has to be evicted
- **\$5k lockbox coverage**

Remember, this insurance is only available through SureVestor by being a client of ours. *Please note that the loss of rent Insurance covers properties with rents between \$1000-\$3000. For properties with higher rents, you will be protected by the \$3000 maximum rent loss limit. 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.* To view the complete listing of benefits, download the [detailed flyer here](#).

The monthly fee for this Protection Plus is only \$55 per month which includes the tax and there is a small administration fee of \$2. This cost is per unit for Multi-Family properties. That is only a fraction of the costs of paying for \$35,000 in tenant damages, legal fees or lost rent out of your own pocket. Plus, it gives you twice as much liability coverage that you probably have on your current dwelling policy.

I/We acknowledge, the policy will start upon the start \_\_\_\_\_

\_\_\_\_\_

## To Opt-out of this coverage, **(ONLY CHECK BELOW IF OPTING OUT)**

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 agreeing to the above. I also affirmatively consented to electronic delivery of any insurance documentation until further notice.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date