



# Landlord Insurance Checklist

*Here are some important questions to ask yourself or your insurance agent to make sure your insurance coverage will adequately protect you and your rental property.*

**Do I have a true Landlord Insurance Policy?**

A traditional Homeowners Policy carries specific exclusions if you are renting your home out and will not provide sufficient coverage.

**Do I have a Special Form-3 Landlord policy?**

There are 3 different policy forms for landlord's insurance in Washington. Each offers varying degrees of coverage with the Special Form 3 being the most comprehensive. Don't be tempted to save \$10 per month for a lesser form of coverage. You will regret it if you ever need to file a claim

**Do I have a sufficient amount of property coverage to:**

- Re-build the house if it burns to the ground?
- Re-build any detached garages/structures on the property?
- Cover any of my personal property that I plan to leave at the house?

**Do I have sufficient coverage to reimburse me for "Loss of Rent"?**

In the event of a claim that forces your tenant to vacate, make sure you have enough coverage to pay for loss of rent for at least 18-24 months in the case of a total loss.

**What is my Liability Coverage amount? Does it cover Invasion of Privacy and Wrongful Eviction?**

As a landlord this is one of the most important coverages you have. It provides coverage in the event of a lawsuit stemming from a wide variety of incidents. Make sure you have at least \$500,000 in Legal Liability coverage on your policy.

**Do I have a Liability Umbrella in place?**

Liability Umbrellas provide additional liability coverage over your home, autos, and rental properties to protect your assets in the case of a liability claim that exceeds your policy limits. As a landlord, you have both more risk and more to lose in a lawsuit so protecting your assets with a Liability Umbrella is a must.

**Is my property in good shape?**

Almost all insurance companies inspect rental properties when you start a landlord policy and every year at renewal. They will not hesitate to cancel your policy if they find anything that will increase the likelihood of a claim. Talk to your agent to make sure you know what insurance companies look for when they are inspecting a home.

*If you have any questions on this checklist or would like to work with an Insurance Agent that specializes in insurance for Landlords, please to call us **253-987-5791** or email me at [ryan@pnwinsurancegroup.com](mailto:ryan@pnwinsurancegroup.com)*

Sincerely,

**Ryan Stueber**- Agency Partner  
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