

## CONSUMER INFORMATION

- This self-storage facility is licensed as a limited lines self-service storage producer to sell this product, however, its employees are not qualified nor authorized to discuss the adequacy of the renter's existing insurance coverage.
- If a renter elects SBOATI coverage, this will be shown on the face of the rental agreement or evidence of insurance will be otherwise provided to the renter at the time that the coverage is obtained.<sup>1</sup>
- The renter may cancel the insurance at any time and any unearned premium will be returned in accordance with the applicable law.
- A renter is not required to purchase insurance through the SBOATI program to rent a unit, although the facility owner may require a renter to provide insurance on the property.<sup>2</sup>
- If insurance is required as a condition of rental, the requirement may be satisfied by the occupant purchasing the insurance prescribed in this section or by presenting evidence of other applicable insurance coverage.
- The policies offered by this self-service storage producer may provide a duplication of coverage already provided by an occupant's homeowners insurance policy, renter's insurance policy, vehicle insurance policy, watercraft insurance policy, personal liability insurance policy, or other source of property insurance coverage.
- The self service storage insurance described in this section is primary coverage over any other coverage covering the same loss.

## STATE SPECIFIC

**California** – The coverage is issued under a group master policy authorized to write tenant insurance under CA Ins. Code, Section 1785.76. California Department of Insurance Toll-Free Consumer Hotline: 1-800-967-4357 (HELP).

**Maryland** – For inquiries or to file a complaint with the Commissioner, contact the Maryland Insurance Administration: Toll-Free: 1-800-492-6116, option 3, option 1.

**Missouri** – Limited Lines Self-Service Storage Insurance Producer Licensing Laws: Section 379.1640, RSMo via [revisor.mo.gov/main/Home.aspx](http://revisor.mo.gov/main/Home.aspx); House Bill 2194 via [www.house.mo.gov/billtracking/bills161/billpdf/truly/HB2194T.PDF](http://www.house.mo.gov/billtracking/bills161/billpdf/truly/HB2194T.PDF)

**Nebraska** – If purchased, the insurance offered by the limited licensee to occupants is not an automobile liability policy and would not provide compliance with the Motor Vehicle Safety Responsibility Act.

**New York** – All filed rates/monthly premium available in NY are as follows: \$1,000/\$8.00, \$2,000/\$10.00, \$2,500/\$11.00, \$3,000/\$15.00, \$4,000/\$16.00, \$5,000/\$23.00, \$7,500/\$32.00, \$10,000/\$41.00, \$11,000/\$45.00, \$12,500/\$49.00, \$15,000/\$58.00, \$20,000/\$76.00. Limit options vary by facility. The renter may cancel the insurance at any time and any unearned premium will be returned in accordance with the applicable law (NY Insurance Code, Section 2131). This limited lines self-service storage producer will receive compensation for their work in the sale of insurance. The compensation paid will be a flat, non-variable, monthly fee and will be prorated on the same basis as the associated premium. The purchaser may obtain information about the compensation expected to be received by the producer based in whole or in part on the sale by requesting such information from the producer. (11 NYCRR Section 30.3(a))  
<sup>1</sup> In NY, evidence of insurance will be provided to the renter at the time that the coverage is obtained. <sup>2</sup> A renter is not required to purchase insurance through the SBOATI program to rent a unit. New York facility owners may not require a renter to provide insurance on the property.

**Oregon** – Renting individual storage space at this self-service storage facility does not require an occupant to purchase property insurance from this facility. If this facility does require the occupant to have property insurance, the occupant may satisfy the requirement by providing evidence that the occupant has coverage from another source of property insurance. Once insurance is obtained, in the event that the insured wishes to cancel insurance coverage with SBOATI, they must notify their facility manager.

**Pennsylvania** – For inquiries or to file a complaint with the Insurance Commissioner, contact the Pennsylvania Insurance Department: Toll-Free: 1-877-881-6388; TTY/TDD: (717) 783-3898.

# SBOA

## TENANT INSURANCE

### RENTER'S PROGRAM

**Includes Replacement Cost Coverage  
& up to \$500 in Rodent Damage Coverage**

### COVERAGE LIMIT OPTIONS

Coverage Limits	Premium
\$ 2,000	\$ 10.00
\$ 3,000	\$ 15.00
\$ 5,000	\$ 23.00

*Additional coverage limits may be available at this facility*

### COVERAGE FOR

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Fire/Smoke | <input checked="" type="checkbox"/> Lightning |
| <input checked="" type="checkbox"/> Earthquake | <input checked="" type="checkbox"/> Wind/Hail |
| <input checked="" type="checkbox"/> Burglary   | <input checked="" type="checkbox"/> Explosion |

### COVERAGE FEATURES

- ✓ \$0 Deductible
- ✓ Pays 1<sup>st</sup> even with other coverage
- ✓ No long-term commitment
- ✓ Convenient & low cost
- ✓ Helps to cover the gap of Homeowners deductible

## INCLUDED IN YOUR COVERAGE

### Direct Physical Loss to Your Insured Property is Covered if Caused by the Following:

- Windstorm (hurricane), hail, or water damage except flood, surface water, etc. and/or resulting from mold, mildew, wet or dry rot.
- Landslide, including sinkhole collapse
- Strikes, Riots or Civil Commotion
- Vandalism or Malicious Mischief
- Explosion or Sonic Boom
- Weight of Ice, Snow or Sleet
- Aircraft, Self-propelled Missiles or Spacecraft
- Collapse of Buildings, other than by Earthquake
- Earthquake
  - Smoke
- Falling Objects
  - Vehicles
- Fire or Lightning
  - Cyclone or Tornado



**Burglary:** We will pay up to 100% of the amount of the insurance applicable under this policy for loss by burglary or holdup. The term Burglary means the act of stealing property by forcible entry into the storage space described in the "rental agreement." However, this coverage only applies when such storage unit is securely locked at the time of the forcible entry. Visible signs of forcible entry must be evident. The mere absence of a lock will not constitute forcible entry.

**Debris Removal:** Up to 20% of the amount of the insurance applicable under this policy to cover the necessary expense incurred in the removal of debris of the property insured following an insured loss.

**Transit:** Up to 100% of the amount of the insurance applicable under this policy for loss by fire or by the collision or overturn of a motor vehicle or trailer upon which covered property is being transported while property is in transit to or from the storage facility, provided the property is in transit within 100 miles of the storage facility.

**Extra Rental Expense:** Up to 20% of the amount of the insurance under this policy to cover the extra expense necessarily incurred by you for the rental of substitute storage when occupancy of the described storage space is prevented as a result of loss or damage to the storage facility building that would be covered by this policy.

**Rodent/Vermin Coverage:** Up to \$500 of the amount of insurance under this policy for loss or damage caused by moths, insects, rodents or vermin.

**Replacement Cost Coverage Valuation:** Replacement cost without the deduction of depreciation.

## CARRIER INFORMATION

Underwritten by: Harco National Insurance Company  
or Wilshire Insurance Company (HI only)  
702 Oberlin Road, Box 10800, Raleigh, NC 27605  
919-833-1600

## CLAIMS INFORMATION

In the event of a claim, **YOU** should:

1. Notify your facility manager immediately.
2. Report burglaries to your local police department and keep a copy for your records.
3. Take photos of any damage to your unit and/or your belongings.
4. Report your claim to SBOA Tenant Insurance Claims Department.
  - **Call:** 800-792-0345
  - **Online:** <https://sboati.com/file-a-claim>

What **WE** will do:

1. Take your statement of loss.
2. Assign a claims adjuster to begin processing your claim.
3. Send claims forms to gather additional information.
4. Confirm that the cause of the loss is covered in your policy.
5. Have your adjuster contact you regarding the outcome of your claim.

*Every claim is different, and although the claims process can vary slightly according to the situation, your adjuster will devote the time and attention it takes to resolve your claim.*

*We are committed to ensuring every claim is handled as fairly, professionally and carefully as possible.*

## CONTACT US

425 North Prince Street, Suite 101, Lancaster, PA 17603  
800-792-0345 | [www.sboati.com](http://www.sboati.com)

DBA "CIP Insurance Agency LLC" in CA, NE, TX  
DBA "Cornerstone Producers LLC" in AL, NY, MO, PR  
DBA "Cornerstone Ins Producers LLC" in HI, MI

CA License # 0K81731 | NY License # 1422688  
MD License # 2165980 | OR License # 100262018  
MN License # 40425101 | PA License # 731260

The SBOA Tenant Insurance program is administered by Cornerstone Insurance Producers, LLC and may not be available in all states.



## WHAT IS NOT COVERED

- Accounts, bills, currency, deeds, evidence of debt, evidence of ownership, contracts and titles, securities, negotiable instruments, money, lottery tickets, notes, animals, jewelry, watches, semi-precious/precious stones, furs, or garments trimmed with fur, breakage of glass or similar fragile articles, illegal drugs, food, alcohol or explosives.
- Damage caused by a pre-existing condition.
- Loss or damage caused by cigarettes or other smoking materials, unless fire ensues.
- Loss or damage caused by mysterious disappearance.
- Loss or damage caused by theft, except burglary as covered herein.
- Loss or damage caused by or resulting from contributed to or aggravated by flood, surface water, waves, tidal water or tidal wave, or overflow of streams or other bodies of water, including but not limited to escape, overflow or discharge, for any reason, of water or waterborne material from a dam, levee, seawall or any other boundary or containments system, unless fire or explosion ensues, and then we will pay only for the ensuing loss.
- Loss or damage caused by or resulting from wear and tear, gradual deterioration, maintenance, inherent vice, latent defect, mildew, mold, wet or dry rot, atmospheric or changes in temperature, delay, loss of use, or loss of market.
- Loss or damage caused by the neglect of the Insured to use all reasonable means to save and preserve the insured property at and after the occurrence of any cause of loss insured against, or when the insured property is endangered by an insured cause of loss.
- Loss or damage caused intentionally by the insured or at the direction of the Insured.
- Loss or damage of contraband, or caused by illegal transportation or trade.
- Loss or damage resulting from activity in violation of the Lease Agreement.

