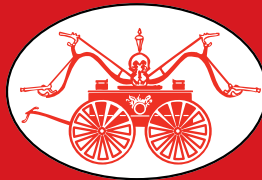


# Insurance Programs for Rental Properties



**LOUDOUN MUTUAL**  
INSURANCE COMPANY

*A Tradition of Serving Virginians Since 1849*

*P.O. Box 58 • Waterford, Virginia 20197  
phone 1.800.752.3458 • fax 1.540.882.4785  
[www.LoudounMutual.com](http://www.LoudounMutual.com)*

# Loudoun Mutual's Insurance Programs for Rental Properties



Loudoun Mutual insures a wide variety of risks in their Insurance Programs for Rental Properties. Primarily designed to provide coverage for rental dwellings, the program may also be used to insure dwellings which are owner occupied, but may not be eligible for the homeowner program. Highlights of the program include:

- Coverage can be provided for both property and liability exposures.
- Property coverage may be written on a basic peril basis which includes loss due to fire, windstorm or hail; or
- Property coverage may be written on a "special" basis which covers loss due to any cause not excluded.
- Coverage on the dwelling may be written on an actual cash value basis which insures property for its depreciated value; or
- Coverage on the dwelling may be written on a replacement value basis which insures property without deduction for depreciation.
- Coverage may be provided for other structures such as outbuildings or garages.
- Coverage may be provided for loss of income if the dwelling becomes uninhabitable due to a covered loss.
- Optional coverage is available for property such as refrigerators and stoves.

Loudoun Mutual has developed different rating tiers to accommodate a wide variety of dwelling risks. In addition, we offer special programs for unique dwelling risks such as the following:

- vacant dwellings;
- seasonal or secondary dwellings;
- dwellings under construction or renovation;
- dwellings owned by LLC's;
- student housing risks; and
- stand alone policies (we do not require you to insure your primary owner-occupied dwelling with Loudoun Mutual).

*Because we are Virginia's Property Insurance Specialist, Loudoun Mutual offers multiple programs and endorsements to insure your residential property. A few of the highlights of Loudoun Mutual's Insurance Programs for Rental Properties include:*

## The Landlord Guardian Endorsement

Loudoun Mutual offers the Landlord Guardian endorsement for rental dwellings. In addition to providing higher coverage limits on many items, the Guardian endorsement provides some very special coverages designed to meet the needs of today's landlord. Coverages in the Landlord Guardian endorsement include:



- **Water Damage (Sewers and Drains).** We pay up to **\$10,000** for direct loss to covered property caused by water which backs up through sewers or drains. If another optional endorsement is purchased, \$15,000 total coverage is available.
- **Ordinance or Law.** We pay for the increased cost which results from the enforcement of a code, ordinance, or law, if it is a result of a covered loss.
- **Debris Removal of Trees.** If the falling of the tree is caused by certain perils insured against and the tree damages the covered dwelling, other structures or personal property, we will pay up to **\$1500** per occurrence.
- **Extra Personal Property.** We will pay up to **\$5000** for direct loss to Personal Property of the Insured.
- **Extra Replacement Cost.** Replacement Cost Terms apply to the dwelling, other structures and personal property.

## Professional Landlord Credit

Loudoun Mutual offers a premium credit if a landlord meets the following minimum lease standards and business practices regarding their rental properties:

- acceptable credit score for tenant;
- acceptable references;
- tenant must purchase and maintain a tenant homeowners policy with liability limits of at least \$300,000;
- a minimum lease term of one year with no subleasing allowed;
- no supplemental heating sources (other than electric);
- no dogs on premises;
- no smoking within the confines of the dwelling;
- no grills, outdoor fryers or outdoor fireplaces on wooden decks;
- no more than 2 residents per bedroom;
- no exterior playground equipment (other than small swing sets), no trampolines or inflatable pools;
- no business conducted on premises;
- adequate hard wired smoke detectors must be present;
- no common use laundry facility.

# Other Loudoun Mutual Program Enhancements for Rental Properties



## Dwellings Under Construction

This program may be used to insure your dwelling under construction. By adding the endorsement for “Dwelling Under Construction – Theft”, and Premises Liability Coverage, your coverage would be similar to a builder’s risk policy.

## Multi-Family Dwellings

Unlike most insurance companies, Loudoun Mutual does not restrict eligibility for rental properties to dwellings for one to four families only. Our program can accommodate dwellings or buildings with up to twelve units or apartments. In addition, if the buildings to be insured are separated by at least fifty feet, multiple buildings may be insured on the same policy.

## Multiple Dwellings

Loudoun Mutual may be able to insure all of your dwellings on one policy. We do not restrict the number of dwellings to be insured on one policy. As a landlord, you may prefer the simplicity of having one policy cover all of your rental properties. One policy may also be preferable for budgeting purposes. Different payment plans are available, including twelve (12) equal monthly installments when paid by an electronic funds transfer.

## Limited Earthquake Coverage

Loudoun Mutual offers a unique and less expensive way to insure against the peril of earthquake. The limited earthquake endorsement will pay up to \$50,000 for direct physical loss to your covered dwelling and other structures caused by earthquake. A \$2500 deductible applies.

## Mobile Homes

Loudoun Mutual can insure your mobile home within this program. In addition, we offer replacement cost on mobile homes, whether or not the mobile home has a permanent foundation.



## Basic Dwelling Fire Policy Enhancement

When other companies offer a basic fire policy to cover your dwelling, the policy will only cover fire, lightning or explosion. Most companies also offer extended coverage which provides coverage for windstorm or hail, riot or civil commotion, vehicles, sudden and accidental damage from smoke, sinkhole collapse, volcanic action and vandalism. Loudoun Mutual also offers Accidental Discharge or Overflow of Liquids or Steam and Freezing of a plumbing, heating, air-conditioning or automatic sprinkling system, water heater or a domestic appliance.

In addition, Loudoun Mutual offers Replacement Cost Terms for the basic fire policy. Most insurers in Virginia only offer the actual cash value option on a basic fire policy.

## Home Systems Protection and Service Line Coverage

Coverage may be added to your policy for sudden and accidental mechanical or electrical breakdown of your home’s built in systems, such as HVAC equipment and appliances. \$50,000 coverage is provided for any one accident. You would also receive Service Line Coverage for a variety of underground piping and wiring that is located on your insured premises and owned by you. We will pay up to \$10,000 for any one service line failure.

## Why You Should Choose Loudoun Mutual Insurance Company

Loudoun Mutual has been insuring Virginians since 1849 and is one of the top property insurance writers in Virginia. Because we are a mutual insurance company, owned by and operated for the benefit of our policyholders, Loudoun Mutual is committed to providing its policyholders with broad coverages, flexible payment plans, excellent service (especially when you have a claim) and affordable, competitive pricing. Since 1849 Loudoun Mutual has built a tradition of financial stability and service to our policyholders. We are committed to being there for you when you need us.

Loudoun Mutual is represented throughout the Commonwealth of Virginia by a network of professional independent insurance agents. Their insurance knowledge and local expertise means your insurance policy is specifically designed to meet your needs. To find a Loudoun Mutual agent near you, either visit the company website at [www.loudounmutual.com](http://www.loudounmutual.com) or telephone us at 800.752.3458. One of the Loudoun Mutual advantages is a real person will be there to answer your call 24 hours a day seven days a week.

Loudoun Mutual Insurance Company is rated A- (Excellent) by AM Best, the premier insurance rating organization. Through conservative investing, the use of technology, and prudent risk selection, Loudoun Mutual is committed to continuing its Tradition of Service. Contact a local Loudoun Mutual Agent to discuss how Loudoun Mutual can help protect your home today!

## Loudoun Mutual Also Insures Other Types of Property

As Virginia’s property insurance specialist, Loudoun Mutual is one of the leading writers of home and farm insurance in Virginia. Along with offering insurance policies for homes, farms, rental properties and umbrella liability, Loudoun Mutual has programs designed specifically for churches, farm wineries, manufactured housing, condominiums and many commercial risks.