

LANDLORD PROTECTION GUARANTEES

There are many risks to owning a rental property that insurance companies generally do not cover. As part of your agreement with us, we automatically include the Scheer Landlord Protection Policy Guarantees that covers loss of rent, malicious tenant damage, eviction fees and more. This insurance is only available in the U.S. through SureVestor. There is a nominal fee that guarantees the following coverage:

Tenant Damage Guarantee

- Up to \$35,000 for malicious damage
- Up to \$15,000 for theft/damage due to theft

Loss of Rent Guarantee

- Up to 8 weeks rent if tenant skips
- Up to 12 weeks rent for Tenant Delinquency
- Up to 12 weeks Tenant Death (sole tenancy)
- Up to 25 weeks Tenant murder or suicide
- Up to 4 weeks for Victims of violence

*Please note that **Scheer Landlord Protection Insurance** covers properties with rents between \$1000-\$3000. For properties with higher rents, you'll be protected by the \$3000 maximum rent loss limit.*

Eviction Expense Guarantee

- Up to \$5,000 for eviction filing fee and defense costs if the tenant sues
- Up to \$600 for Sheriff, Marshall or Constable fees for physically removing a tenant

(Shaded box)

Do the math

The annual fee for Scheer Landlord Protection Insurance that includes all of these guarantees is only \$_____ per month which includes a small administration fee. You can also pay annually at \$445, plus state tax. That's only a fraction of the costs of paying for \$35,000 in tenant damages, legal fees or lost rent out of your own pocket. To view the complete listing of benefits, visit

<https://surevestor.com/landlords/scheer-landlord-protection/>

As part of our risk management protocol, **please initial the YES box** below and sign this declaration at the bottom:

Initial > [] **Yes**, I/We understand there is an added cost to protect my valuable investment with Scheer Landlord Protection Policy Guarantees. Check one: [] Bill me now for Annual Amount. [] Bill me monthly

To Opt-out of this coverage, initial the box below and sign this declaration at the bottom:

Initial > [] 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 indicating my preference above. I also affirmatively consented to electronic delivery of any insurance documentation until further notice.

Landlord Signature

Date