

Guaranteed Protection For Landlords



**Malicious Damage
Guarantee**



**Loss of Rent
Guarantee**



**Eviction Cost
Guarantee**

ProtectionPlus — POLICY BENEFITS CHECKLIST

LOSS OF RENT	Max Level of Coverage
Tenant Skip (<i>Lease Break</i>)	8 weeks
Tenant Delinquency (<i>Eviction Order granted</i>)	10 weeks
Tenant Delinquency (<i>Writ of Possession obtained</i>)	12 weeks
Tenant Death (<i>sole tenancy</i>)	12 weeks
Tenant Murder or Suicide	25 weeks
Untenable (<i>due to malicious damage by tenant to the contents only</i>)	8 weeks
Untenable (<i>due to malicious damage by tenant to the building only</i>)	8 weeks
Victims of Violence	4 weeks
ADDITIONAL BENEFITS	
Malicious damage to building and/or contents	\$35,000*
Theft or damage due to theft to building and/or contents	\$15,000*
Eviction filing fee, Eviction defense costs	\$5,000
Sheriff, Marshall or Constable fees	\$600
Loss due to use of Digital Lock Boxes	\$5,000
Service and/or companion animal damage	\$1,000
Re-keying of locks	\$400
General Liability for 3rd party claims that happen on your property	\$1,000,000
*A deductible of \$1500 per event will be applied to all Malicious Damage and Theft Claims.	

This crucial insurance is available exclusively through Professional Property Managers

ELIGIBILITY CRITERIA

- Scheer Landlord Protection Insurance is only available for properties that are managed by a Professional Property Management Agent.
- Coverage is not available on any property with a monthly rent below \$1000 or that is located within the five boroughs of New York City.
- All claims will be settled according to the lesser of the rent on the current lease, or up to a maximum per month rent cover of \$3000
- 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.