

## 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 self service storage insurance described in this section is primary coverage over any other coverage covering the same loss.
- **Notice of Duplication of Coverage:**  
**Your renters' or homeowners' policy may provide the insurance you need. Check with your insurance agent to determine if your personal property stored at a location other than your home or business is covered.**

## 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).

**Delaware:** For inquiries or to file a complaint with the Insurance Commissioner, call: 302-674-7305 or email: insurance.commissioner@delaware.gov.

**Kentucky:** The insurer underwriting coverage is authorized to sell insurance in Kentucky.

**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/\$12, \$2,000/\$14, \$2,500/\$15, \$3,000/\$19, \$4,000/\$20, \$5,000/\$27, \$7,500/\$36, \$10,000/\$45, \$11,000/\$49, \$12,500/\$53, \$15,000/\$62, \$20,000/\$80. 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)) 1 In NY, evidence of insurance will be provided to the renter at the time that the coverage is obtained. 2 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



Includes up to \$1,000 of Rodent Damage & up to \$1,000 of Mold/Mildew Coverage

Coverage Limits	Premium
\$2,000	\$14.00
\$3,000	\$19.00
\$5,000	\$27.00

Additional coverage limits may be available at this facility

### Coverage For:

- ◆ Fire/Smoke
- ◆ Lightning
- ◆ Earthquake
- ◆ Wind/Hail
- ◆ Burglary
- ◆ Explosion

### Coverage Features:

- \$0 Deductible
- Pays first even with other coverage
- No long-term commitment
- Convenient & low cost
- Helps to cover the gap of

Homeowners deductible

## Included in Your Coverage

The personal property insured under each Certificate of Storage Insurance consists of the personal property of the Insured. We will also cover the personal property of others for which the insured may be liable or have assumed liability prior to a loss while in storage within the storage space described in the "rental agreement". Windstorm (hurricane), hail, or water damage except flood, surface water. Landslide, including sinkhole collapse. Strikes, Riots or Civil Commotion. Vandalism or Malicious Mischief. Explosion or Sonic Boom. Weight of ice and Snow or Sleet. Aircraft, propelled Missiles or Spacecraft. Collapse. Buildings, other than by Earthquake. Vehicles, Earthquake, Cyclone, or Tornado, Falling Objects, Fire, Smoke or Lightning.

**Additional Coverages Include: 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.

**Rodent/Vermin Coverage:** We will pay up to \$1,000 for loss or damage caused by moths, insects, rodents or vermin.

**Mildew, Fungus, Bacteria, Wet or Dry Rot Coverage:** We will pay up to \$1,000 for loss or damage caused by direct physical loss or damage to Covered Property caused by mildew, fungus, bacteria, wet or dry rot, including the cost of removal of the mildew, fungus, bacteria, wet or dry rot; that occurs during the Certificate Period and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that occurrence. Any sums we pay under this additional coverage are not in addition to but rather will be counted against and erode the total Amount of Insurance in your coverage limit.

**Outdoor Vehicle Storage Space Coverage:** We will pay the Insured for direct physical loss to property stored and locked within a "vehicle" or OEM components permanently attached to the "vehicle" in the Self-Storage unit number shown in the Certificate of Insurance and stored outside at the premises described in the Certificate of Insurance caused by or resulting from any Coverage except Covered Cause of Loss due to hail. "Vehicle" means land motor vehicle, boat, mobile equipment or trailer and covered property stored within.

**Limited Property Damage Coverage:** We will pay up to \$5,000 that the insured becomes legally obligated to pay the Master Policyholder for "property damage" to the storage facility listed in the Rental Agreement, caused by an "occurrence". Occurrence means an accident, including continuous or repeated exposure to substantially the same general harmful conditions. Property damage means physical injury to real property at the storage facility location listed in the Rental Agreement.

**Other Additional Coverages include:** Extra Rental Space, Transit, and Debris Removal. These additional coverages do not increase the amount of insurance. See certificate for details.

## 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

313 W. Liberty St., Suite M Lancaster, PA 17603

800-792-0345 | [www.sboati.com](http://www.sboati.com)

CA License # 0K81731 | NY License # 1422688

MD License # 2165980 | OR License # 100262018

MN License # 40425101 | PA License # 731260

SBOA Tenant Insurance (SBOATI) is a trademarked brand administered by Alchemy

Insurance Solutions LLC, a limited liability company based in Pennsylvania. The insurance services related to SBOATI are provided through Alchemy Insurance Solutions LLC. SBOATI is an insurance program that provides coverage to tenants who rent self storage units. Some coverages of SBOATI may only be available in certain states, and some coverages of SBOATI may only be available from surplus lines insurers.

In some states, Alchemy Insurance Solutions LLC's license may reflect the company's prior name, Cornerstone Insurance Producers LLC. In CA, our dba is "CIP Insurance Agency, LLC". The company is taking all needed action to update its name in all its operating jurisdictions.

### Carrier Information

**Underwritten by:** Harco National Insurance Company, 702 Oberlin Road, Box 10800, Raleigh, NC 27605, (919) 833-1600. A part of IAT Insurance Group and rated A- (Excellent) by A.M. Best.

## 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.
- Against loss or damage caused by or resulting from wear and tear, gradual deterioration, maintenance, inherent vice, latent defect, 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

