



Broome Cooperative Insurance Company Equipment Breakdown Coverage for Landlord Rental Dwellings and Condos

A Landlord Policy or Landlord's Protective Policy, is designed for property owners who rent their home or similar dwelling structure to multiple tenants within 1-6 individual rental units in the same building. Typically the landlord does not reside in the rented building(s), and tenants can range from the elderly, to college students, to Section 8 housing.

A Landlord Policy covers an equipment breakdown loss if the tenants' appliances, like a refrigerator or air conditioner, sustains an electrical breakdown. The landlord, who owns the appliances, is responsible for repairing or replacing it and our equipment breakdown coverage protects the landlord from this type of expense.

Our equipment breakdown policy also includes coverage for Loss of Rents, which is recovery from the loss of business income due to a covered loss. For example, a multi-family dwelling may have a central heating appliance such as a cast iron boiler used for comfort heating inside the rental units. If this boiler suffers an equipment breakdown event, tenants may not be able to live in their units if the weather outside is too cold. The tenant's renter's insurance policy typically covers additional living expenses while the landlord's boiler is being repaired, but the Loss of Rents coverage will also compensate the landlord for the loss of income sustained while he or she is unable to collect rents.

In addition to appliances and central heating and cooling systems, covered equipment owned by the landlord can also include electrical panels, motors, fans, hot water heaters, sump pumps, security systems, and more.

Typical Losses

A tenant left the refrigerator door open and the compressor overheated and seized. Because of the age of the refrigerator, replacement parts were unavailable, and the refrigerator had to be replaced.

Physical Damage: \$1,150

A power surge from the utility company damaged the electrical/electronic components on a heating furnace and required extensive repairs. Extra expense was paid to cover the additional cost of emergency repairs because the damage occurred during cold weather.

Physical Damage: \$2,600

Extra Expense: \$550

This optional coverage is available to you for a yearly premium of \$25. Please contact your agent if you would like to add this to your policy.

Exposures

Equipment Exposures

Fire Detection Systems
Protection Systems
Boilers
Air Conditioning Units
Chillers
Appliances
Heating Furnaces
Generators
Exhaust/Ventilation Fans, Motors
Electrical Equipment
Computer Equipment
Phone Systems
Electric Motors
Copiers
Printers

Coverages

Loss of Rents
Extra Expense
Consequential Damage/Spoilage
Service Interruption