

Renters Insurance Buyer's Guide

Serving Customers for More Than 100 Years
This isn't just insurance. It's NJM.

[njm.com](https://www.njm.com) | 1-800-232-6600

NJM Insurance
Group

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This guide contains only general information and is not a legal document.

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NJM Customer Service Hours

Monday-Friday, 7 a.m. - 9 p.m.

Saturday, 8:30 a.m. - 4:30 p.m.

Call us toll-free at (800) 232-6600 or (800) 367-6564 (Claims, available 24/7)

Online services are available 24/7 at njm.com to access policy documents,
make payments, and file claims.

More information about NJM is available at njm.com.

Thank you for giving NJM the opportunity to protect you, your family, and your personal belongings. Just keep in mind that this guide contains only general information and is not a legal document. Your renter's policy serves as the official contract between you and NJM and is available through your online NJM account.

We created this Buyer's Guide to:

- Explain some of the coverages provided by your renter's policy
- Help you customize your policy to fit your needs
- Advise you of the availability of different discounts and deductibles
- Describe how our claim process works
- Make you aware of other NJM products that you might find useful, because life happens — and you want to be protected when it does

Why Do I Need a Renter's Policy?

- You may feel like you don't own that much. What you do have, you accumulated over time. However, you could lose it all in one day. A renter's policy can help you replace your belongings. Your landlord may even require it for you to live there.
- If you have a laptop, smartphone, or a designer handbag in your car and your car is stolen, your auto policy will not cover these or other personal belongings that were in the car.
- If your home is damaged, your landlord is not responsible for your personal belongings.
- Your renter's policy will provide liability coverage if someone visiting you is injured.
- Your policy will also provide for additional expenses if you need to live somewhere else due to a covered loss.

NJM offers a Contents Broad Form policy for renters (also known as an **HO-4 policy**), which is a "package policy" that provides several types of coverage under one contract. Besides personal property (known as Section I), these policies also cover injuries or damage that you or a resident family member may cause (Section II).

Section I: Property Coverages

NOTE: Coverage A: Dwelling and Coverage B: Other Structures do not apply to renters policies.

Coverage C: Personal Property provides coverage for the stuff you own or use anywhere in the world (like furniture, clothes, and kitchenware). We can help you figure out how much coverage you need.



Inventory your personal property so you know what you have before a claim. While not required, it can expedite the claims process and help ensure that you have enough coverage. Go to njm.com for tips on how to complete a personal property inventory.

Special limits of coverage apply to some categories of personal property; higher limits are available for these coverages. Refer to your policy for the complete list.

Money	\$200
Securities	\$1,500
Jewelry, watches, furs, and precious/semi-precious stones	\$1,500 theft only
Firearms	\$2,500 theft only
Silverware	\$2,500 theft only
Computer Equipment	\$4,000

Coverage D: Loss of Use provides coverage for additional expenses you'd have, like a hotel, food, or laundry services, if you couldn't live in your home because of a covered loss. Your policy automatically covers up to 30% of your Coverage C: Personal Property amount. Just ask us if you need more coverage!

Which Types of Losses Are Covered By Your NJM Renter's Policy

A renter's policy is designed to cover the more common causes of loss. Your personal property is covered against specific causes of loss, such as (*refer to your policy for the complete list*):

- Theft
- Fire
- Water damage from a plumbing leak
- Vandalism or Malicious mischief



Which Types of Losses Are Not Covered – Damage or Loss Caused By

(refer to your policy for the complete list):

- Flood or sump overflow
- Power failure
- Earth movement
- Intentional loss
- Neglect
- Governmental action (the destruction, confiscation, or seizure of covered property by any governmental or public authority)

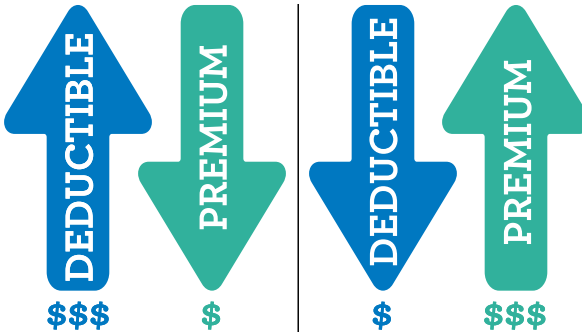
Deductibles

Each policy has a deductible, the dollar amount you're personally responsible for in the event of a covered loss. The higher your deductible is, the lower your premium will be.



If you're looking to lower your premium, a higher deductible can help.

Relationship Between Deductible and Premiums



It's not something you want to think about, but it's possible that a guest can get hurt while visiting you, or you can accidentally injure someone away from your home (like on a golf course, at a supermarket, or on vacation anywhere in the world). Here's how your renter's policy can help:

Coverage E: Personal Liability covers bodily injury or damage to someone else's property if you're legally responsible after a claim or lawsuit. Renter's policies automatically provide a \$100,000 limit, which can be increased if you feel you need it.

Coverage F: Medical Payments to Others pays the medical bills for people if they get hurt at your home. Renter's policies automatically provide a \$1,000 limit, which can be increased if you feel you need it.

Endorsements

NJM offers many endorsements (also known as amendments or riders), that can increase or add coverage to your policy. Below are some of our common endorsements — feel free to give us a call so we can help you choose the right coverage for your situation.

- **Scheduled Personal Property Endorsement (HO-61)**
Enhanced protection for specific pieces of jewelry, fur, and/or silverware including accidental loss, with no deductible. Updated appraisals may be needed before we can cover these items; for more info, please request a Scheduled Personal Property application package.
- **Coverage C Increased Special Limits of Liability (HO-65)**
Increases the basic coverage limits for money, securities, jewelry or furs, firearms, silverware, or computer equipment listed in the Special Limits section of this guide.
- **Water Back-Up and Sump Discharge or Overflow Coverage (HO-95)**
If your home has a sump pump, this covers up to \$5,000 of damage caused by water backup, even if due to a mechanical breakdown of the sump pump. Coverage doesn't apply to the repair or replacement of a damaged pump or related equipment caused by a mechanical breakdown.
- **Identity Fraud Expense Coverage (HO-455)**
Provides reimbursement up to \$15,000 for expenses due to identity fraud.
- **Credit Card, Electronic Fund Transfer Card or Access Device, Forgery, and Counterfeit Money Coverage (HO-53)**
Increases the \$500 amount of available coverage provided by the policy, up to a selected amount, for a loss due to check forgery, counterfeit money, or unauthorized use of a credit card or debit card.



- **Assisted Living Care Coverage (HO-459)**
Liability and Personal Property coverage for a relative who resides at an assisted living facility.
- **Increased Amount of Insurance for Personal Property Located in a Self-Storage Facility (HO-614)**
Your policy automatically provides coverage for 10% of your personal property in a self-storage facility, or \$1,000, whichever is greater. This endorsement increases that coverage.
- **Other Insured Location Occupied by Insured**
If you own and occupy a one- to four-family home, this extends coverage for your personal liability and medical payments to others for that location.
- **Additional Residence Rented to Others 1, 2, 3, or 4 Families (HO-70)**
Extend your policy's coverage for personal liability and medical payments to others to any one-, two-, three- or four-family home you own and rent to others.
- **New Jersey Workers' Compensation and Employers Liability Coverage for Residence Employees (HO-90) (NJ policies only)**
New Jersey policies include limited Workers' Comp coverage for part-time residence employees. If you hire anyone other than an occasional residence employee (like a home health aide), additional coverage should be purchased via this endorsement.

Discounts

Here are ways to save you some money! Policy discounts may be applied for the following (*visit njm.com/insurance/discounts for the full list*):

- **Premises Alarm:** Approved burglar alarms, fire alarms, automatic sprinklers, and Wi-Fi or cellular (Smart Home) detection and monitoring systems in the home.
- **NJM Automobile Policyholder:** If you have both a renter's and auto policy with NJM (will be automatically applied).
- **Age 65 and Over:** The primary or secondary named insured is 65 or older.
- **Nonsmoker:** All members of the household are nonsmokers.
- **Generator:** An automatic backup or portable generator is present at the insured location.
- **Electronic Payment:** Policies paid using the Automatic Payment Plan.

Filing a Claim



Let us know right away if you experience a loss by calling (800) 367-6564 or online at njm.com/insurance/claims. Your claim will be assigned to an NJM Claim Specialist who will guide you through the process. We may inspect the damage and will resolve your claim as quickly as possible. While no one wants to have a claim, rest assured that NJM will be there to assist you every step of the way. We'll also clearly explain how we calculate the estimates of damage to your belongings, including any depreciation or deductions made based on the condition of the property and your policy deductible.

Third-Party Notification

In New Jersey, customers age 62 or older may designate a “third-party recipient” such as a relative or friend to receive copies of any policy cancellation, nonrenewal, or conditional renewal notice. Call us at (800) 232-6600 to get the form for this, which must be signed by the third-party recipient and sent by certified mail, with return-receipt. It will take at least 10 business days before it goes into effect.



Third-party notification is available in other states. Please contact us for more info.

Additional NJM Products

Most of our customers don't just have homeowners, condo, or renter's insurance with NJM. They also enjoy the peace of mind of having their auto, personal umbrella, and even business insurance with NJM. For more info, visit us at njm.com or give us a call at (800) 232-6600.

Auto: No matter where you're driving, NJM is committed to your satisfaction. We've been recognized by leading consumer publications for our auto insurance products and claim settlement process. We offer a number of discounts for drivers, including a homeowners bundle, good student, multi-vehicle, and anti-theft.

Personal Umbrella Liability (available to NJM auto policyholders): An umbrella policy provides additional liability protection above the \$500,000 maximum coverage limits available on your auto and homeowners policies. Auto accident or dog bite liability often exceeds \$500,000 and many NJM auto and homeowners customers who are active, volunteer, have teenaged children, or own recreational vehicles, opt for this additional protection. An umbrella policy could also provide coverage for libel, slander, and other possible lawsuits which are not covered under auto or homeowners policies.

Business Insurance: Many NJM policyholders are also business owners who can benefit from NJM's great service while also protecting their business by purchasing one or more of our business insurance policies.