



**University Housing
Renter's
Insurance Guide
2021-2022**

University Housing Renter's Insurance Guide

What is renters insurance and how does it work?

Renter's Insurance provides financial reimbursement for covered losses to your personal belongings. It also covers you in case you are liable for someone else's injuries in your apartment on the Aiken campus. Renters insurance protects your belongings in case of damage caused by flood, fire, theft, and covers you if someone is injured at your residence due to yours or their own negligence.

Renters insurance does NOT cover the actual structure you live in, that is covered by University Housing. However, University Housing does not have any responsibility over protecting your belongings inside the structure or replacing any items that might have been lost in a crisis.

How does renters insurance pay out?

If your belongings are damaged or stolen, you can file a claim. An insurance claim means asking for payment based on what is protected in your policy. If your claim is covered, your insurer will pay for the damages or losses up to the specified limits on your policy.

Your policy will include a deductible, which is the amount you have to pay if you have a claim. An example would be that you have a \$500 deductible and a pipe bursts in your apartment that floods your bedroom and damages your \$1,500 television. You would end up paying \$500, and your insurer will then pay the remaining \$1,000 to cover the replacement of your television.

Covered belongings

Most renter's insurance policies will cover these personal possessions, as long as they do not exceed your total personal property coverage limit:

- Clothing
- Electronics (TVs, computers, gaming consoles, etc.)
- Decorations
- Jewelry
- Tools/power equipment

Liability coverage

If someone is injured or his or her property was in your apartment at the time of the crisis and is damaged, personal liability coverage will protect you if you are being sued for responsibility of the damage. For example, if your friend trips and falls down in your apartment, they would be compensated for their injuries up to your policy's limits. Additionally, your medical payments coverage could pay for her medical bills. This separate coverage pays for medical bills if someone were to get hurt at your place.

If you are sued, your policy's personal liability coverage may also pay for your lawyer and court fees.

Does renters insurance cover more than theft and fire?

A renter's policy can cover other events. The exact number of covered dangers will vary by insurer and the type of policy. Here are the most common threats renter's insurance covers:

- Windstorms
- Fire and smoke
- Lightning
- Hail
- Tornadoes
- Explosions (e.g., aerosol can or gas grill accidents)
- Theft and vandalism
- Car or aircraft crashing into your home
- Falling trees or other objects
- Weight of snow, sleet, or ice

Tips for quoting renters insurance

Knowing the following information can help you get a quick and accurate quote:

- **Property details:** Tell your insurer about your residence and be sure to indicate that there are fire alarms in all of the buildings and fire suppression systems in Pacer Commons and Pacer Crossings. All information about your room would be found in the Area Condition Report on the StarRez portal. If you have any further issues with your apartment you can also notify your Resident Mentor and have a maintenance request filed to have it fixed as quickly as possible.
- **The amount of coverage you need:** A smart way to figure out how much coverage you need is to take an inventory of all your possessions and give your best guess of a dollar estimate to each one.
- **Your personal information:** Your insurer may need your previous address to verify your identity. You will also need the names of any family members or roommates if you want them listed on your policy. Lastly, having your payment method ready will allow you to get coverage even faster.