



SECURITY FOR THOSE WE SERVE

WE'RE IN THIS TOGETHER.

At Security Mutual Insurance, decisions are always based on what's right for you because mutuals serve policyholders, not shareholders.

Having earned the A.M. Best Financial Strength Rating of A EXCELLENT, Security Mutual Insurance has the financial strength to fulfill its financial obligation to the policyholder for a covered loss — should the unexpected happen.



With a direct line to Security Mutual Insurance, your independent agent responds quickly to your concerns, questions and claims should the need arise.



Security Mutual Insurance
Ithaca, New York
607.257.5000
securitymutual.com

SHARED PURPOSE. MUTUAL VALUES.™



Landlord Package



The Security Mutual Insurance Landlord Package provides coverage on homes with up to four living units; and are tenant-occupied.

PERFECT FOR

- Homes, with up to four (4) living units, available for rent year-round to long-term tenants and short-term tenants.
- Manufactured Mobile Homes, on a continuous masonry foundation, available for rent year-round to long-term tenants and short-term tenants. *Continuous masonry foundation: an uninterrupted wall of masonry-cinder or cement block extending from below grade level up to the building, enclosing the base of the manufactured home.*

Refer to the Security Mutual Insurance *Dwelling Fire Program* for homes that are winterized and available for rent on a seasonal basis.

INELIGIBLE RISKS

- Absentee Landlord, without a local caretaker
- Double-wide Manufactured Mobile Homes, not on a continuous masonry foundation, up to 12 years old; Refer to Security Mutual Insurance *Dwelling Fire Program*
- Single-wide Manufactured Mobile Homes, up to 12 years old; Refer to Security Mutual Insurance *Dwelling Fire Program*
- Double-wide and single-wide Manufactured Mobile Homes, not on a continuous masonry foundation, more than 12 years old; Refer to Security Mutual - Albany
- Rented Condominiums; Refer to Security Mutual Insurance *Commercial Fire Policy*
- Student Housing; Refer to Security Mutual - Albany
- Homes under renovation and unoccupied for longer than 45 days; Refer to Security Mutual - Albany
- Homes, that have experienced inside water damage within the past three (3) years
- Homes, with a business on the premises
- Homes, with Day Care on the premises
- Homes, with pools of any kind, except when the tenant is related to the landlord
- Homes, with siding containing asbestos
- Homes, with trampolines
- Homes, with underground fuel oil tank

COST-SAVINGS CREDITS

- Deductibles up to \$10,000
- Automatic sprinkler system, saves 15%
- Central station alarm, saves up to 10%
- Owner-occupied credit for three-family or four-family homes, saves 15%

OPTIONAL COVERAGES AVAILABLE

- Comparable Value Endorsement, if eligible, Form ML-16
- Inflation Guard, Form FL-10
- Landlords Package Plus Form SMIC-FL-105, if eligible, includes \$5,000 Backup of Water through sewers and drains; Ordinance or Law; \$10,000 Theft of Installed Building Materials; Inflation Guard; Personal Injury
- Personal Injury, Form FL-46
- Underground Utility Line Endorsement, Form FL-342

Member of the National Association of Mutual Insurance Companies

The information contained in this brochure is a brief description of options available from Security Mutual Insurance Company. In the event of a covered loss, the policy that is in force at the time of the loss applies. All submissions are subject to completion of our underwriting process including, but not limited to, review of: a properly signed and completed application, inspection and other underwriting resource material. If there is a conflict between the coverage statements within a proposal and the actual insurance policy, the policy provisions will apply.

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Established 1887

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Landlord Package

COVERED CAUSES OF LOSS

	Basic Form	Broad Form	Special Form	
	FL-1R	FL-2	FL-3 Building	FL-3 Contents
Fire or Lightning	•	•	•	•
Explosion	•	•	•	•
Windstorm or Hail	•	•	•	•
Riot or Civil Commotion	•	•	•	•
Aircraft	•	•	•	•
Vehicles	•	•	•	•
Sudden and Accidental Damage from Smoke	•	•	•	•
Vandalism	<i>Optional</i>	•	•	•
Glass Breakage		•	•	•
Burglary Damage		•	•	•
Falling Objects		•	•	•
Weight of Ice, Snow or Sleet		•	•	•
Collapse of Building(s), not settling, cracking, shrinkage, bulging or expansion		•	•	•
Sudden and Accidental Tearing Apart, Burning or Bulging		•	•	•
Accidental Discharge or Overflow of Liquids or Steam		•	•	•
Freezing		•	•	•
Sudden and Accidental Damage from artificially generated Electrical Currents		•	•	•
All other Covered Causes of Loss, except those specifically excluded			•	

Equipment Breakdown, coverage is standard on all new policies.

Basic Form FL-1R: Broadest coverage available on homes built on on pier foundations; or without central heat.

Broad Form FL-2: Broadest coverage available on:

- Homes, with boat access only
- Homes, attached with a flat roof
- Homes, with roof more than 25 years old
- Homes, located in Zone 2, Actual Cash Value applies

CONTACT YOUR AGENT IMMEDIATELY IF YOU

- Have a change of address for mail delivery
- Have a loss; or receive a summons
- Make any changes to the deed
- Sell, acquire; or make any changes to any property
- Add a garage or any other building
- Install a wood, pellet, coal or other solid fuel burning stove; or outdoor wood boiler
- Plan to leave the property vacant or unoccupied, for any length of time
- The occupancy changes from year-round rental to seasonal rental; or vice versa
- Your tenants acquire a dog; trampoline; or pool, of any kind

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