



Premium Landlord Insurance Coverage Guide

For homes rented-to-others

Experience the security of Openly's Landlord coverage, written as either a standard or enhanced ISO HO-3. Provide your clients peace of mind when they entrust their home to Openly's premium protection and tailored coverage options.

Coverage Highlights



Guaranteed replacement cost coverage up to \$5M¹



Broad liability coverage up to \$1M



Coverage B up to 100% of RCE¹



Flexible coverage options for added protection

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¹ In GA, KS, MS, MO, NH, OH, SC, TN and WI, coverage amount is subject to Coverage A and conditions listed in the policy.

Coverage Features

Landlords need comprehensive coverage in place to protect the homes they rent to others from the unexpected. That's why Openly has created a product that's simple, easy to understand, and most importantly, headache-free.

Coverage	Description	Limit
 Guaranteed replacement cost	Coverage to rebuild the home after a total loss, even if the reconstruction cost exceeds the RCE	Up to \$5M ¹
 Cash settlement option	In the event of a total loss, we pay replacement cost without depreciation ¹	Variable
 Broad liability	Coverage for liability for personal injury, bodily injury and property damage claims brought against the named insured	Up to \$1M
 Loss of use	Coverage for loss of rental income incurred if the home is unable to be occupied due to damage caused by a covered peril	Coverage D up to 100% of RCE ¹
 Medical payments	Coverage for medical expenses as a result of an accident on the premises	\$10,000
 Other structures	Replacement cost coverage for other structures on the premises such as a detached garage or shed	Coverage B up to 100% of RCE ¹
 Non-building structures	Replacement cost coverage for certain non-building structures on the premises such as such as a swimming pool or fence	Coverage B up to 100% of RCE ¹





Coverage Features, Continued

Coverage	Description	Limit
 Flexible coverage limits	Ability to tailor Other Structures, Personal Property, and Loss of Use coverages to meet the insured's needs	Variable ²
 Rebuilding to code (law or ordinance)	Coverage for costs incurred to rebuild the damaged portion of a home to code due to a covered loss	Up to 100% of RCE ¹
 Limited water seepage	Coverage to repair deterioration or rot caused by constant or repeated hidden seepage, water leakage or steam from plumbing, heating, or cooling systems	\$20,000
 Mold & fungi	Coverage for the removal/remediation of mold, wet or dry rot, bacteria, and liability claims due to a covered loss	Removal: \$10,000 Liability: \$50,000
 Landscaping	Coverage to replace or repair trees, plants, grass, or other landscaping on the premises due to covered perils	\$50,000 per occurrence, \$5,000 per item
 Tree removal	Coverage for the removal of fallen trees due to covered perils that have caused damage or are blocking a driveway or ramp on the premises	\$50,000 per occurrence, \$5,000 per tree
 Lock replacement	Coverage for the replacement of locks and garage door transmitters if keys and/or transmitters are stolen with zero deductible	\$2,000
 Loss assessments	Coverage for loss assessments levied by a property owner association due to a covered loss	\$100,000

² Customizable coverage up to 100% of RCE and 150% of Coverage C.

Coverage Options

Customize policies with coverage options to meet your clients' unique needs. Policy options can be added or removed during the quoting process or after issuing a policy.

Coverage	Description	Limit
 Home-sharing	Coverage for policyholders engaging in home-sharing or short-term rental activities	N/A ³
 Water backup	Coverage to repair damage caused by water entering the home via sewer or drain inside the residence premises, or from a backed-up drain or sump pump located within the building on the residence premises	Up to 100% of RCE ¹
 Equipment breakdown	Coverage to replace or fix home appliances with mechanical or electrical breakdown due to a covered loss	\$100,000 with \$500 deductible
 Buried Service Lines	Coverage for damages to pipes and service lines entering the home such as sewer, water and electrical due to a covered loss	\$10,000 with \$500 deductible

³In select states, coverage may be restricted for home-sharing activities. Extended coverage is available via endorsement. For a list of these states, visit the Help Center in the Portal.

This agent guide is not a substitute for policy forms. Review the policy for important details, including conditions, exclusions, settlement basis, etc. for each coverage. For additional questions please contact your Agency Success Manager or Openly Support team.