



## Covering Your Asset: Insurance and why it Matters For Property Managers

**SUREVESTOR<sup>®</sup>** INC.  
INSURANCE. INNOVATION. INSPIRATION.



# **Eric Swenson**

## **Career**

- 16 years in the Insurance Industry
- Co-Owner and Vice President at Surevestor Since 2023
- Surevestor Offers Specialized Insurance Products For Property Managers

## **Personal**

- Born and raised in Utah
- Married to the most wonderful women
- We are about to have our 5<sup>th</sup> kid we have 3 daughters & 2 sons.
- Love doing anything outdoors; hiking, biking, skiing, boating, adventuring.



# Why you want to be listed as an Additional Insured?



- ✓ Extends coverage to protect individuals/parties if a claim is filed or a lawsuit materializes
- ✓ Reduces out of pocket cash to cover legal fees



# Additional Insured vs. Additional Interest

‘**Additional Insured**’ is someone who receives coverage similar to the named **insured** and can receive liability coverage.

If a PM is only added as an ‘**Additional Interest**’ it gives you the right to be *notified* – *and that’s about it.*





9800 Fredericksburg Road  
San Antonio, Texas 78288

DM-04281  
**RENTAL PROPERTY INSURANCE**  
**CERTIFICATE OF INSURANCE**

United Services Automobile Association



0000587 SP 2491 -C01-P00587-I -04281-554224912165

12/21/22

RP MANAGEMENT  
1714 E HENNEPIN AVE  
MINNEAPOLIS MN 55414-2431

**POLICY INFORMATION**

<b>Named Insured:</b> JUDITH C WEICHEL IRREVOCABLE TRUST		
<b>Policy Number:</b> 005359127 82B		<b>Loan Number:</b>
<b>Policy Form:</b> DP-3	<b>Effective Date:</b> 03/01/23	<b>Expiration Date:</b> 03/01/24

**ADDITIONAL INTEREST**

**Interest:** REAL ESTATE MANAGER

<b>Name:</b> RP MANAGEMENT
<b>Address:</b> 1714 E HENNEPIN AVE MINNEAPOLIS MN 55414-2431

**PROPERTY INFORMATION**

<b>Location:</b> 5050 30TH AVE S, MINNEAPOLIS, HENNEPIN, MN 55417-1310
<b>Legal Description:</b>



# Policy Endorsement

Policy number: **962 522 672**

Policy effective date: August 24, 2021

060 078 022

220119S000461

PROR02MN2022011923033801A-000106-003-0-00-00

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*The following endorsement changes your policy.*

*Please read this document carefully and keep it with your policy.*

**Additional Insured . Non-Occupant**

**(Designated**

**Premises Only) Condominium Policy . AS280**

Name of Person or Organization:

Rp Management

Interest: Additional Insured.Non-Occupant

## **ADDITIONAL INTERESTS**

**Name:** CHASE JPMORGAN BANK NA

Its Successors And/Or Assigns

PO BOX 100564

FLORENCE, SC 29502

**Name:** RP Management Inc

1714 E Hennepin Ave

Minneapolis, MN 55414

**Interest Type:** Mortgage Servicing Agency for 1st Mortgagee

**Loan Number:** 0648591964

**Interest Type:** Additional Insured

**Coverage Section:** Liability Only Interest

**Interest Category:** Property Management

Safeco Insurance



**You never know when  
you're going to be sued...**



# Claim Examples



**Landlord  
Intimidation**

# Dog Bites





# Domesticating A Wild Deer



# Drive By Shooting











**Trip/Slip  
& Fall**

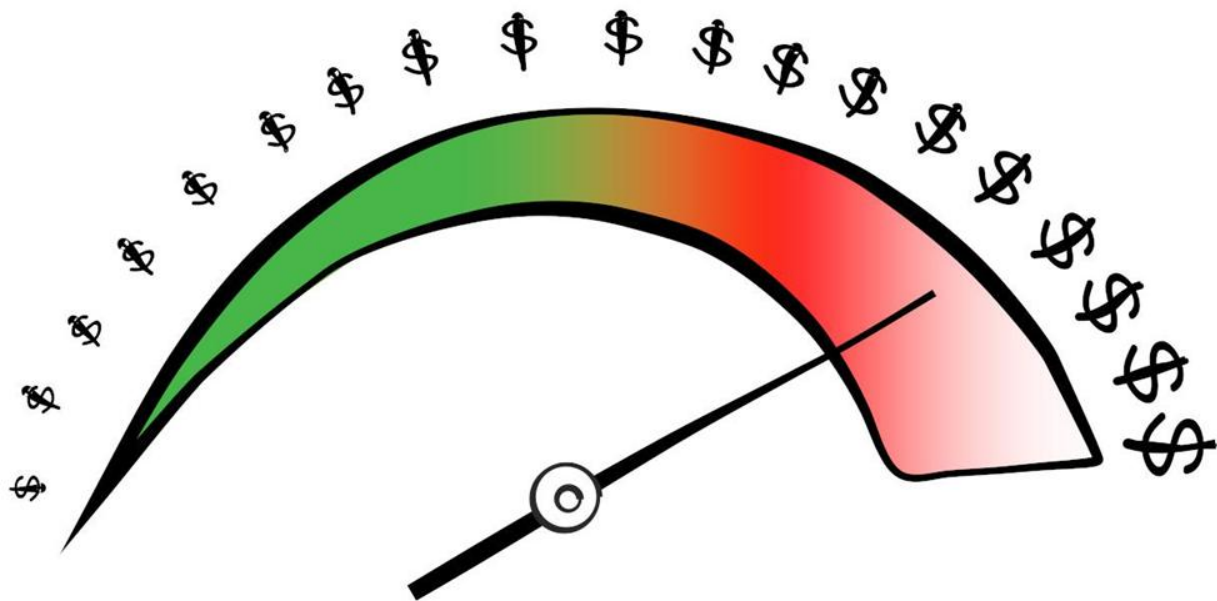
# What happens if you are not listed as Additional Insured?



His E & O and General Liability insurance said they do not cover personal injuries that happen at the property.



# WHAT'S YOUR EXPOSURE INDEX?



# **What Can You Do as the Property Manager?**

# Q & A

[Info@SureVestor.com](mailto:Info@SureVestor.com)

Or Scan the QR Code

