



**MEMBER OF**  
**MONROE COUNTY LANDLORD ASSOCIATION**  
**MICHIGAN RENTRAL HOUSING ASSOCIATION**

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February 27, 2025

President:	LeRoy Peters	777-6014	P.O. Box 852, Monroe, MI 48161
Vice President:	Scott Bredschneider	777-6565	2110 Rauch Rd, Erie, MI 48133
Treasurer:	Connie Ammerman	730-3826	6400 Zink Rd, Maybee, MI 48159
Asst Treasurer:	Barb Runyon	289-4273	P.O. Box 852, Monroe, MI 48161
Newsletter Editor:	Debbie Peters	457-5086	P.O. Box 852, Monroe, MI 48161
Secretary:	Victoria Simonelli	693-7379	2916 Sharon Dr, Monroe, MI 48162

Guest Speaker: Bob Knabusch

Meeting called to order at 7:04 PM by Connie Ammerman.

1. Bob Knabusch came to speak about rental insurance and renter's insurance
  - a. Adjusters are nit-picking over everything right now
  - b. Update roof, electrical – get rid of old style fuses
  - c. If the house is to be flipped, they will only do a policy based on the house value
  - d. Cost determinations
    - i. Style of house (brick, A-Frame, etc)
    - ii. Age of house
    - iii. Value of house
    - iv. Insurance score
    - v. Updates to house (electrical, etc)
    - vi. Any applied discounts
    - vii. Vacant houses vs Occupied houses
      1. Vacant houses have higher insurance premiums
      2. If in-between tenants for a long time, it is advisable to let your insurance company know
      3. Vacant houses are insured at actual house value, not replacement cost



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4. When a house is occupied, it is insured more closely to market value
5. Some carriers want to have copies of current leases as proof that it is occupied
- e. Endorsements are recommended
  - i. Backup water pump if you have a basement
  - ii. Ordinance of Law coverage
    1. If a city ordinance makes you update more than just what is damaged or bring additional things “up to code” during a claim, this coverage helps with that cost
- f. Things an insurance provider may cover
  - i. Carriers can add landlord-owned appliances to the policy
  - ii. The structure itself
  - iii. Any external structures (usually 10% of the house value)
  - iv. Deliberate tenant damage, however, unnecessary claims should be avoided as described further down in this document
- g. All tenants should be required to carry a renters insurance policy
  - i. A landlord’s house insurance will not cover any tenant owned property
  - ii. A renter’s insurance policy can provide coverage against tenant damage as well as liability coverage if a tenant’s guest gets injured on the property
  - iii. Policy should provide at least \$100,000 liability coverage
  - iv. Carriers usually want a minimum of \$20,000 in coverage for tenant belongings
- h. Cost Reduction
  - i. Pay higher deductibles
  - ii. Multi-policy discounts
  - iii. Umbrella policies
  - iv. Credits
    1. Video surveillance in common & outdoor areas
    2. Smoke detectors
    3. Deadbolts
    4. Fire extinguishers
  - v. Don’t make unnecessary claims
    1. Any claim will increase insurance premium cost
  - vi. Shop around for different carriers periodically



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- i. Total loss / Fire losses
    - i. Owner must make an inventory list of everything that is to be covered
      - 1. Burden of proof lies with the person insured
  - j. If you own five or more properties, you should consider getting a commercial insurance policy. This can provide credits and might be cheaper
- 2. Motion to adjourn made by Scott Bredschneider
    - a. Motion seconded by Mike Simonelli

Meeting adjourned 7:50 PM

Attendees:

Mike & Victoria Simonelli, Lisa & Don Iott, Connie Ammerman, Scott Bredschneider, Bob Knabusch