



Tenant Protection Plan

A growing number of self-storage operators – over 40% – offer a tenant protection plan to their customers. MiniCo's exclusive Tenant Protection Plan is the first and only program of its kind to be distributed via independent agents and offer agent commission.

BENEFITS FOR CUSTOMERS

- \$0 dollar deductible
- Available coverage limits: \$2500 or \$5000 per unit
- Coverage includes fire, smoke, burglary, lightning, windstorm, hail, water damage, building collapse, explosion, vandalism, and riot (some exclusions apply)
- Coverage for vehicles stored in a unit
- Coverage for rodent/vermin damage (\$500 sublimit)
- Replacement cost coverage
- Excellent claims reputation
- Claims handled by self-storage specialty adjusters
- Underwritten by carriers rated "A" by AM Best

BENEFITS FOR AGENTS

- First Tenant Protection Plan distributed via independent agents
- Standard agent commission on the CLIP is 10%
- Self-storage operator pays a fixed premium rate per unit on a monthly basis
- Premium is direct billed and agent commission is paid monthly
- Available as a standalone program, no supporting policies required
- CLIP underwritten by major carriers rated "A" and "A-" by AM Best

BENEFITS FOR FACILITY OWNERS

- No Limited Lines License required
- Purchase one Contractual Liability Insurance Policy (CLIP) for Protection Plan
- Pay same premium rate for all units for CLIP
- Tenant executes Addendum to Rental Agreement to participate in program
- Owner waives the release of liability for property damage in rental agreement
- Owner sets pricing, which boosts the facility's profit potential
- Improve NOI by charging an increased monthly rental fee for tenants participating in program
- Flexible deductible options including \$0
- No facility management software integration required
- Dedicated MiniCo support team
- Expert claims handling by MiniCo's licensed adjusters
- Increase revenue potential by mitigating facility claim activity

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