



CoreLogic®  
SafeRent®



## RegistryTLC®

Renters insurance programs for  
the multifamily community

Available through authorized agent Multifamily  
Community Insurance Agency, LLC., a subsidiary  
of CoreLogic SafeRent.



# Protect your bottom line

## Innovative programs designed for true risk transfer

RegistryTLC offers four unique renters insurance programs designed specifically for the property owner, giving you the flexibility to select the best program for each community.

### Renters Insurance Select

- ▶ Full renters insurance policy—resident liability & contents
- ▶ Menu of available coverages for special items such as jewelry or art
- ▶ Resident enrollment and payment handled through a secure website, without leasing staff intervention

### Resident Liability Policy

- ▶ Most affordable option to comply with lease requirements
- ▶ Resident enrollment and payment handled through a secure website, without leasing staff intervention

### Community Blanket Policy

- ▶ Unique form of property insurance that covers the apartment community against resident-caused damage due to specified perils
- ▶ Covers all occupied units for 100% participation
- ▶ Menu of covered perils and damage limits
- ▶ May be used with Renters Insurance Select or alone

### Renters Advantage Policy

- ▶ Resident liability coverage for the property owner
- ▶ Simple process provides property owner with real control and positions property for 100% resident participation
- ▶ Names the property owner as the primary insured and pays claims directly to the owner
- ▶ Provides optional contents coverage for residents' belongings



RegistryTLC allows you to consider the distinct needs of each community and select the program, coverage and limits that are best for each property.

## Residents make mistakes. Now you don't have to pay for them.

Resident-caused damage often leads to financial hardships for apartment residents and the property. Traditional renters insurance programs are difficult to implement resulting in low resident participation—typically less than 20%. RegistryTLC enables you to increase resident participation, lowering your repair costs, saving time and improving profitability.

## Maximum participation. Maximum protection.

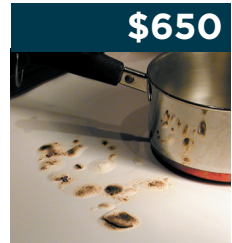
RegistryTLC programs give you a convenient, easy-to-manage solution. Our focus on claims delivers comprehensive training, customer support and a reporting program for identifying and processing claims. This will help you get better control over your out-of-pocket expenditures and loss ratio, and increase your overall profitability.

### RegistryTLC Program Offers

	RENTERS INSURANCE SELECT	RESIDENT LIABILITY POLICY	COMMUNITY BLANKET POLICY	RENTERS ADVANTAGE POLICY
Primary coverage	Property damage, resident liability & contents	Resident liability	Property damage due to resident negligence	Resident liability, with contents optional
Policy type	Personal lines (HO-4)	Personal lines (HO-4)	Commercial property damage	Commercial master policy
Enrollment process	Residents enroll through secure website	Residents enroll through secure website	Enrollment via property management software, data file import, or individual unit entry	Auto accepted through internet delivery tool
Payment process	Residents pay insurance company directly	Residents pay insurance company directly	Client pays insurance company directly	Residents typically pay with rent

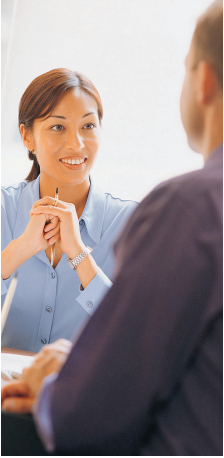


Guest trips on resident's skateboard



Countertop burned during cooking accident

# A program for every community



## EXCLUSIVE COMMUNITY SUPPORT

The RegistryTLC team helps drive implementation so that your leasing team can remain focused on resident service.

## Renters Insurance Select

**A convenient option for your residents, solid coverage for you**

Renters Insurance Select easily provides the contents coverage and resident liability insurance that many residents want.

- ▶ Minimal leasing team involvement: Residents use a secure website or our customer service center for enrollment, premium payments, claims, and policy changes
- ▶ No application process: Residents approved to live in your community are automatically accepted for Renters Insurance Select
- ▶ Easy program tracking: Online management reports enable you to track resident data and program participation

## Resident Liability Policy

**An easy solution for generally meeting lease insurance obligations**

The Resident Liability Policy provides residents with our most affordable option for generally complying with lease insurance requirements.

- ▶ Easy enrollment process: Residents use our secure website to enroll without any leasing staff involvement
- ▶ Easy program tracking: Online management reports enable you to track resident data and program participation
- ▶ Low-cost solution: Provides the most affordable insurance option along with flexible payment terms

## Community Blanket Policy

### Affordable premiums and no deductibles

The Community Blanket Policy can be used to fill the gap under the community's property insurance deductible, or as a tool to reduce the number of claims filed with the property insurance carrier for the community.

- ▶ Designed to work behind the scenes without leasing team involvement
- ▶ Endorsements available for additional coverage
- ▶ No deductible

## Renters Advantage Policy

### The policy structure that puts you in control

With Renters Advantage Policy, all residents can get convenient, inexpensive insurance coverage. Renters Advantage Policy is simple to maintain and helps you enforce resident participation.

- ▶ Renters Advantage Policy is approved by the Department of Insurance as a master policy program
- ▶ The property owner is named as the primary insured party and claims are paid directly to you or other claimants
- ▶ Optional contents coverage makes it easy for residents to insure their personal belongings as well
- ▶ Integrated with our CoreLogic SafeRent resident screening services, you can enroll residents and monitor community participation — even if a resident chooses to purchase liability insurance through another source



RegistryTLC drives industry-leading renters insurance participation rates, saving you money and time.

# Easy implementation, ongoing support

## ONLINE ENROLLMENT

Website available in English and Spanish enables enrollment and payment in minutes.

## RESIDENT MATERIALS AND SUPPORT

We provide you with a host of implementation materials.

## The track record and tools to make your program a success.

Deciding to start a new initiative is the easy part. Effective, simple implementation is the key to full resident participation and real bottom-line results. No other program provides such a strong focus on implementation, along with the track record, tools and support to make it happen.

Regardless of the RegistryTLC program selected, property owners benefit from the following:

- ▶ A licensed sales team to provide follow-up at the community level
- ▶ Resident-oriented brochures, websites and fact sheets, available in both English and Spanish
- ▶ Educational and claims training materials and on-site training for leasing and maintenance teams
- ▶ Integration with existing systems including resident screening and property management software with access to online management reports
- ▶ Outstanding resident service and support, across the nation
- ▶ Account management support including marketing plans, results monitoring, and executive reviews

# Simple solutions from a trusted source

RegistryTLC policies are underwritten by First American Property & Casualty Insurance Company, rated "A-" (excellent) by A.M. Best, the world's most authoritative source of insurance company ratings. First American Property & Casualty is a subsidiary of First American Financial Corporation, a leading provider of title insurance and settlement services to the real estate and mortgage industries, that traces its heritage back to 1889. RegistryTLC programs are offered through the Multifamily Community Insurance Agency, LLC., a subsidiary of CoreLogic SafeRent.

CoreLogic SafeRent is a leading provider of screening and risk management services exclusively designed for the multifamily housing industry. CoreLogic SafeRent offers:

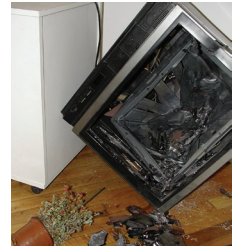
- ▶ Resident Screening
- ▶ Renters Insurance\*
- ▶ Analytics
- ▶ Lease and Document Generation

SafeRent products are supported by a nationwide network of expert service representatives who partner with you to create effective solutions for your multifamily communities.

*\*Available through authorized agent: Multifamily Community Insurance Agency, LLC., a subsidiary of CoreLogic SafeRent. Maryland License # RPF 166038*

## CONTENTS COVERAGE OPTIONS

Residents can protect their possessions through various contents coverage options.



**To find out how to achieve true risk transfer, contact your licensed RegistryTLC representative at 1-800-999-0350 or visit [saferent.com](http://saferent.com).**



RegistryTLC products available through authorized agent:  
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TEL 301.881.3400  
TOLL FREE 800.999.0350  
[saferent.com](http://saferent.com)

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