

Dear Resident,

As of 04/01/2023, EPM Iowa will no longer partner with Arcana Insurance Services for renters insurance due to changes in available pricing, coverage, and service and will instead work with Second Nature to provide insurance solutions for our residents.

Please review the program information and your options below:

### **Renters Insurance Requirements & Program**

The property owner requires that you obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. You are required to furnish evidence of the required insurance upon request.

To satisfy the insurance requirement, you may either (1) be automatically enrolled into a policy that satisfies the coverage requirements or (2) obtain alternative liability coverage from an insurer of your choice. The option you choose will not affect whether your lease renewal is approved or the terms of your lease.

OPTION 1 – DO NOTHING. You will be automatically enrolled into a compliant insurance policy. No further action is required. Coverage will begin on 04/01/2023 and continue throughout the lease term. Policy includes \$100,000 of property damage and legal liability, and \$10,000 of personal contents coverage. The monthly cost is \$10.95.

OPTION 2 – OPT-OUT & BUY A POLICY. If you prefer, you may find, purchase, and maintain another policy that satisfies the program requirements on your own. Visit <http://insurance.residentforms.com/> to easily quote and purchase or you may provide proof of coverage from a licensed insurance agent of your choice.

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A-rated carrier
- Policy meets or exceeds the required \$100,000 in property damage and legal liability
- **EPM Iowa is listed as additional interest**
- **EPM Iowa address is listed as: PO Box 660121 Dallas, TX 75266**

Follow the instructions listed there to provide evidence of the required insurance coverage before 03/31/2023. It is your responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, you will be subject to a lease violation fee of \$25 and agree to be subsequently enrolled into the policy referenced in Option 1 above.

Please contact the office if you have any questions.

Thank you,

Your EPM Iowa Management Team