If you suffer property loss as a result of burglary, fire, tornado, water leaks, lightning, or power surge, you will need your own insurance to cover your loss. Your landlord is not liable for your losses that are not his/her fault.

**Deductible**
This is the amount you pay before the insurance company will cover a claim after a fire or burglary. Most renters’ insurance policies offer a $250 deductible. Your premium (the amount you pay for the policy) will be higher if your deductible is lower.

**Amount of Coverage**
How much would it cost to replace everything you own—computer, TV, all your electronic equipment, clothing, books, bicycle, etc.? Add the cost of hotel, in case of a fire, and buy that amount of coverage.

**Replacement Cost**
How much is your laptop to replace (“replacement cost”) vs. how much is your laptop worth if you were to sell it right now (“cash value”)? Be sure your policy provides “replacement cost” coverage, not “cash value”.

**Loss of Use**
Many policies include a dollar limit for hotel stay if fire forces you from your home. Check your lease to see how long you have agreed to wait after a fire for your landlord to make your apartment livable again. Most leases say 30 days, but some have 45, 60, or 90 days.

**Water Leaks**
Ask your agent if damage to property from roof or pipe leaking or other water damage is covered.

**Sewer Back-Ups and Seepage**
These are often exempt from a standard policy. If you are renting a basement apartment or house with a basement, you may need to purchase an additional rider to your policy to cover damage from water seepage or back-ups.