



David G. Sayles Insurance Services

899 LINCOLN AVE.
GLEN ROCK, NJ 07452

PHONE:
(201) 652-0407
(800) 439-0292

FAX:
(201) 652-0721

Many homeowners attempt to subsidize mortgage payments by allowing a renter to occupy a portion of the home not used by its owners. In most home insurance policies, as long as the "named insured" (usually the person in whose name the home insurance policy is in and spouse) still occupies the home, home insurance coverage remains relatively unchanged.

If you decide to become a "room renter," consider the following common exceptions. Many home insurance policies remove theft coverage for any theft loss that occurs in the area occupied by the renter. Additionally, there is usually no coverage for damage to the



Personal Perspective

Insurance Update

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Renting Out a Portion of Your Home?

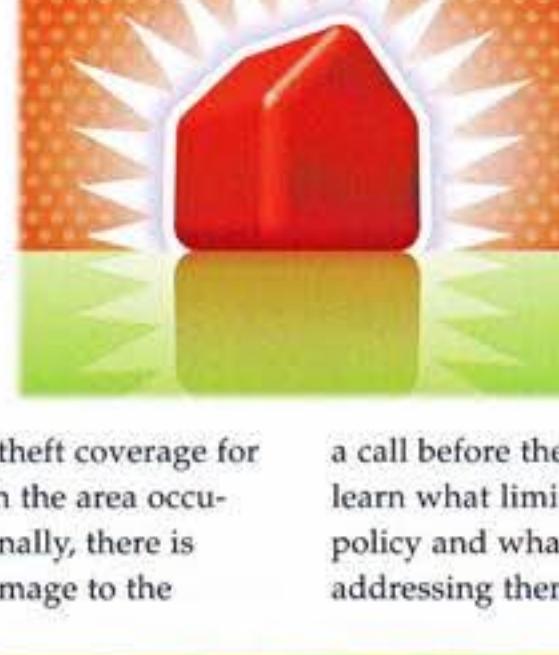
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If you decide to become a "room renter," consider the following common exceptions. Many home insurance policies remove theft coverage for any theft loss that occurs in the area occupied by the renter. Additionally, there is usually no coverage for damage to the

renter's personal property. If your renter has valuable personal property inside your home, you should encourage that person to obtain insurance on that property. Further, if the space rented by you is a detached structure on the premises, such as a carriage house, most home insurance policies will suspend coverage for any damage that occurs to that detached structure.

The good news is that most insurers will work with you to cover renters' issues. Give us

a call before the renter moves in and learn what limitations may exist in your policy and what options you have for addressing them. ■



Teen Drivers Follow Your Lead

Most parents give good driving advice to their teenage children with hopes of keeping them safe on the road. But is it "Do as I say, not as I do"?

For example, an overwhelming percentage of parents—94%—say they prohibit their teens from using a cell phone while driving. However, 65% of parents admit to talking on cell phones occasionally while behind the wheel. Additionally, 68% of parents say they are in a hurry or speed while

driving, and 65% admit to driving while tired or fatigued.

Car accidents are the leading cause of teen death in America. It is imperative that parents lead by example, or they risk being a contributing factor to an accident that could threaten the lives of teen drivers and their passengers. Parents looking for tips and other helpful information can find a multitude of information online through websites such as www.teen-driving.com. ■

Insuring Antique Cars

An antique car, defined as one built 30 or more years ago, has special insurance needs, according to the Insurance Information Institute. The I.I.I. recommends that owners pay attention to the following issues when considering insurance for an antique vehicle:

Valuation

Two types of policies—agreed value and stated value—are often available. Agreed value includes a guarantee that the insurance company will pay the owner the full amount listed on the policy (less any deductible) in the event of a total loss. Stated value policies may leave the value of the vehicle open to determination by the insurance company at the time of loss.

Condition

The insurance company prefers an antique that is in excellent condition. It may decline to cover the car if it has sustained prior damage or appears to be weathered.



Most insurance companies will extend coverage to an antique car while it is being restored.

Storage

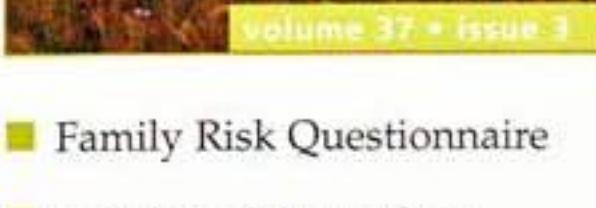
Most insurance companies will require that the car be stored in a fully enclosed, lockable garage, and it can impose other conditions.

Usage

If the antique is rarely used,

owners should be sure the policy reflects the limited usage. If it is going to be shown or used for limousine purposes (for instance, weddings), tell your agent. You might need a special type of coverage.

Antique autos are often best insured under a policy separate from the primary auto policy. There is frequently a significant price savings for doing so, too! ■



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- Insuring Antique Cars

Getting Your Graduate Started Out Right

If your child is graduating from college, you know the anxieties associated with the move to independence. Moving out of the house. Moving up the job ladder. Maybe even marriage!

Whether your child is starting a family, buying or renting a home or apartment, or getting a new job or a new car, he or she will need good advice on insurance. You know that we are a trusted resource and can advise your child on insurance options.

Please consider encouraging your graduate to schedule an appointment with us to go over his or her upcoming insurance needs. We would like to pass on our same great service to all your friends and family. ■