

Do I Still Need Homeowner's Insurance When I Move To A Senior Community?

by George Thompson

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When Senior's decide they just can't take care of their home anymore because of age and possibly physical limitations, they come to very a tough crossroad in their lives. With the help of friends and family, they put the house up for sale and move into a nice retirement community where they have their own apartment, restaurant style dining and activities. After their house sells and most of their personal property is either sold or given away, they really don't need their homeowners insurance...right? This seems to make sense for the majority of folks, but is it the right thing to do?

With a homeowner's policy you have a lot more benefits than just covering the house in case of a fire or storm. Most homeowners' policies cover replacement costs on personal property which means everything inside; furniture, TV's, silverware, collectibles and just about everything else you can think of in your home. You can also list high value items, such as jewelry and paintings and get their appraised value if a loss occurs. In my opinion the most under looked and most important benefit is the personal liability your home owner policy provides. This coverage will help you in case of a lawsuit because of your own negligence towards someone else, a lawsuit that could wipe out your life savings.

When you moved into your new senior living apartment, you probably brought some personal items with you, like furniture, a TV, jewelry and other personal items of value. What would happen if you had a fire in the apartment or building and everything you had was lost? Could you afford to replace it? How about the personal liability side? Let's say you invited your neighbor to your apartment. The neighbor tripped, fell and injured himself on something you forgot to pick up in the middle of the floor. Are you protected in case he files a lawsuit against you?

The insurance you can purchase to cover the personal property and liability is a renter's policy. A renter's policy covers everything a homeowner's policy covers without covering the building itself. Also renter's policies are very economical. For example, for \$190 a year, you can get \$15,000 of personal property coverage replacement cost which means that 36" flat screen TV that you bought 2 years ago, will be replaced with a brand new one in case of a loss! You also get personal liability coverage up to \$300,000 in case of a lawsuit. Think about it, for as little as 52 cents a day you can have this protection that is about half the price of a cup of coffee at your local diner!

My advice to you is to talk to your local insurance agent and see what they can come up with for you.