

L. Moore Property Management, Inc.
Policies & Procedures for Owners
PROPERTY INSURANCE

L. MOORE PROPERTY MGMT, INC. WILL NOT PAY FOR INSURANCE

1. L. Moore, Inc. will not take responsibility for paying insurance bills for any homes we manage.
2. L. Moore, Inc. is not financially responsible for any damage that is covered under your insurance policy.

TYPE OF INSURANCE REQUIRED

L. Moore, Inc. requires all homes we manage to be covered by the appropriate type of “Landlord’s” insurance. Homeowner’s insurance is not sufficient. It must be a policy that covers rental property. We require having liability coverage of a minimum of \$1,000,000 dollars.

Mold due to leaks or water damage is not covered in ANY insurance policy. We recommend creating a reserve fund in the case of such an occurrence. Mold mediation costs can range from \$5000 to \$10,000 dollars.

L. MOORE PROPERTY MANAGEMENT, INC. LISTED AS ADDITIONAL INSURED

We also required that we are listed as “additional insured” on your policy. We do not carry any insurance that will cover damage to your property. If damage occurs, we must also be covered under your policy. Listing the Mgmt. Co. as “additional interested party” is not the same and is not acceptable.

ADDITIONAL INSURED NOT ALLOWED BY INSURANCE COMPANY

If your insurance company WILL NOT list L. Moore Property Management, Inc. as additional insured, then it will be necessary to change companies. Please call our office for a list of references. ***We cannot manage your home unless we are named as additional insured.***

FOR YOUR AGENT

Please provide the following information to your insurance agent:

1. List as “Additional Insured”:
L. Moore Property Management, Inc.
14511 SW Westlake Dr.
Suite 250
Lake Oswego, OR 97035
www.Lmooreinc.com
503-639-4478
503-639-0577
2. Please ask your agent to send us a copy of the Declarations Page of your policy.
3. Please complete and return to L. Moore, Inc. the attached release form.

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