

1-10-2024 Austin Apartment Association CIE Topic

Improving the Bottom Line: Profit Sharing Renter's Program

Learning Objectives:

- 1) Build New Revenue Stream Immediately without Additional Investment
- 2) Reduce Risk Exposure Across the Board
- 3) Monetize Existing Options while Gaining a Competitive Edge in Your Market
- 4) Streamline Move-Ins and Move-Outs

dbj-insurance.com



Security Deposit Insurance and Tenant Legal Liability

Improving the Bottom Line:
Profit Sharing Renters Program

Presented By: DBJ Insurance Services LLC

Creating Benefits by Owning Your Own Reinsurance Company



PRODUCTS ELIGIBLE FOR THIS PROGRAM

Standard HO4 Renter's Policy

- Established property and casualty insurance product
- Protects the tenant's contents from nature, fire, theft, etc.
- Often includes liability coverage, offering more protection to policyholder and their property

Tenants Legal Liability (TLL) Policy

- Community-based property damage liability program
- The TLL property damage loss waiver option enables tenants to receive \$100,000 of property damage liability protection & \$5,000 or \$20,000 personal content.
- TLL is an innovative risk management tool designed to fulfill tenants' contractual obligations specified in their lease agreement

Security Deposit Insurance

- Provides a unique policy that replaces security deposits with a non-refundable premium paid by the renter, spread over lease payments
- Renters benefit from significantly reduced move-in costs, helping to secure the apartment/home they desire
- The policy includes both excess wear and tear and loss rent.

UNDERSTANDING HOW YOU'RE DOING BUSIENSS TODAY

Questions – Renters Insurance

- Do you currently require renter's insurance?
- Do you recommend or offer information to assist in the purchase?
- When do you require the coverage to be in place? What percentage?
- Do you employ any licensed insurance agents that offer the insurance policy?



RENTERS INSURANCE – TWO TYPES

HO4

HO-4 insurance is another name for renters insurance. It provides coverage for your personal possessions and liability protection when you're living in a rental property.

- Renters Policy Issued to the Tenant
- Personal Property \$10k to \$100k
- Liability \$25k to \$100k
- State filed premium rates
- Charge by coverage selected

Tenant Legal Liability

TLL is an insurance program designed for multi-unit property owners with the purpose of covering losses incurred by the landlord caused by the tenants.

- Policy Issued to the Landlord

TWO OPTIONS

- Personal Property \$5k
 - Liability \$100k
 - \$12/month cost
- OR
- Personal Property \$20k
 - Liability \$100k
 - Bodily Injury \$10k
 - \$18/month cost

HO4 RENTERS INSURANCE VS. TENANTS LEGAL LIABILITY



	HO4	Tenants Legal Liability
Policy Issued To:	Renter	Landlord
Tenant Personal Liability	✓	
Tenant Legal Liability	✓	✓
Personal Property	\$10,000 - \$100,000	\$5,000/\$20,000
On-Premise Bodily Injury	✓	\$0 or \$10,000
Certain Off-Premise Bodily Injury	✓	
Dog Bites	\$10,000	\$0 or \$10,000
Legal Liability to Other Tenants	✓	✓
Burglary	✓	✓
Perils:		
Fire, Smoke, Water Damage, Sprinkler System, Falling Objects	✓	✓
Freezing of Plumbing heating/cooling, collapse, riot/civil unrest	✓	✓
Vandalism, Breakage of Glass, Windstorm/Hail	✓	

ADMINISTRATION FEE (Revenue) to PM

HO4 Security Deposit Administrative Services provided by the Property Manager

Monthly administration fee per rent payment paid back to you for:

1. Collection of data.
2. Collection of premium.
3. Enrollment of the tenant.

HO4 policy filed with a \$2 per payment fee for credit card processing and fees.

IF property manager includes the renter's HO4 premium in the rent, \$2 per payment is paid to the property manager. \$24 per year.

1,800 units at \$24 = \$43,200 plus underwriting \$166,490 = \$209,690. \$116 per door per year.

SDI - SECURITY DEPOSIT INSURANCE

- New to Market
- Security Deposit Alternative
- Cities and States Passing Law

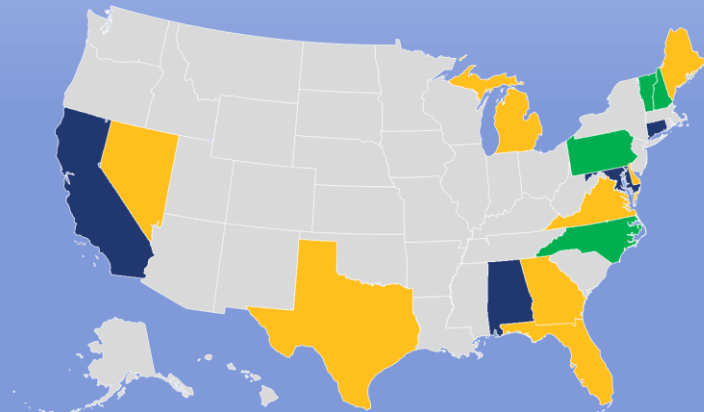
ALIGNED WITH LEGISLATIVE TAILWINDS

States and cities have started passing laws to make housing more accessible by lowering the move-in-cost for renters

SECURITY DEPOSIT LEGISLATIVE LANDSCAPE

- ✓ Nearly a third of US states have passed, proposed, or pledged support for deposit replacement laws, and a majority of US states have deposit restrictions in place
- ✓ Many city lawmakers have also passed new deposit replacement legislation for their locales
- ✓ "In light of mounting renter affordability concerns in the face of COVID-19, this foreshadows a flood of deposit replacement laws to come." - LeaseLock

Security Deposit Legislation by State (July 2021)



Note: many cities such as Atlanta, Cincinnati, Columbus, Miami, New York City, Philadelphia and Santa Cruz, have either proposed, pledged support for, or passed new deposit replacement legislation which are not reflected in the State map above

- Passed Legislation
- Proposed/To Be Proposed Legislation
- Pledged Legislation
- Legislation Not Yet Proposed

CASE STUDIES



TEXAS

Effective September 1, 2021, state law allows landlords to give their tenants the option to pay a monthly fee with their rent instead of paying a security deposit



PENNSYLVANIA

April 21, 2020 – House bill #2427 was introduced stating that if a landlord requires a security deposit, the landlord must participate in a deposit alternative program, such as lease insurance, which allows the renter an alternative to placing a security deposit

OTHER FAVORABLE DEVELOPMENTS



CINCINNATI

January 2020 – Cincinnati passed a bill that frees renters from having to hand over a large lump sum and instead direct landlords to accept a security-deposit insurance policy as an alternative. The proposal made Cincinnati the nation's first locale to mandate a new option for renters to pay security deposits



NEW YORK CITY

March 31, 2020 – Rental security deposits are limited to a maximum of one month of rent. Rental regulation changes enacted in 2019 also prohibit the prepayment of rent. This means that the maximum amount of money a New York City landlord may collect upon lease signing is one month of rent and a one-month security deposit, for a total of two months



NEW JERSEY

April 24, 2020 – In response to New Jersey renters struggling to pay rent during COVID, Governor Phil Murphy issued an executive order that allows renters in the state to direct their landlords to tap into previously paid security deposits either to pay rent in full or to make up a shortfall

SDI - SECURITY DEPOSIT INSURANCE

Covers the landlord when tenants do not pay their bill

Landlord may offer:

“No Security Deposit Required!”

- Attract more renters
- Lowers move in cost
- No more need for security deposits
- Let YRIG do your collections



SDI - COLLECTING PREMIUM

Thought?

- Rent is \$1,500 and now it is \$1,528. Because of your credit rating and wanting an easy way to move in at the lowest possible cost, we are not requiring a security deposit. We trust that if there is any excess damage or rent due according to your lease agreement, you will pay the bill and settle the balance prior to moving out.

OR

- Rent is \$1,500 and you have the option for \$28 more per month or \$1,528 that a security deposit will not be required. Because of your excellent credit rating, you are eligible for a no security deposit and will be able to keep your money in the bank. You will still be responsible for your rent payments and any excess damage you might cause as stated in your lease agreement.

SDI - continued

In a perfect world, the landlord could offer “**NO SECURITY DEPOSIT REQUIRED**”, and all renters would pay the bill upon moving for any excess wear and tear and lost rent.

Unfortunately, we know that not all renters will pay their bill and will skip out on the landlord.

We cover the landlord for the tenants that do not pay their bill according to their lease agreement.

Tenant moves out and has \$900 of excess wear and tear.

Landlord gives the tenant a demand letter for the \$900.

Tenant refuses to pay.

Landlord post the claim on our website for the \$900. Paid within 48 hours of receiving all necessary information.

YRIG contacts the renter for payment or partial settlement.

If no agreement, then turn over to collections.

SDI – EXAMPLE

- 1,200 renters on the security deposit program at \$37 per month.
- $1,200 \times 37 = 44,400$
- $44,400 \times 12 = \$528,800$ total premium for the year.
- 400 renters move out this year.
- Average loss per renter for excess wear/tear and lost rent is \$400
- \$160,000 worth of demand letters.
- 20% pay. \$32,000
- 80% do not pay. \$128,000

SDI - BENEFIT LEVELS



Security Deposit Benefit Level											
Risk level	Monthly Charge					Annual Premium					
	A	B	C	D	E	A	B	C	D	E	
\$ 1,000.00	\$ 15.00	\$ 18.00	\$ 22.00	\$ 25.00	\$ 28.00	\$ 180.00	\$ 216.00	\$ 264.00	\$ 300.00	\$ 336.00	
\$ 1,500.00	\$ 23.00	\$ 28.00	\$ 33.00	\$ 38.00	\$ 43.00	\$ 276.00	\$ 336.00	\$ 396.00	\$ 456.00	\$ 516.00	
\$ 2,000.00	\$ 30.00	\$ 37.00	\$ 43.00	\$ 50.00	\$ 57.00	\$ 360.00	\$ 444.00	\$ 516.00	\$ 600.00	\$ 684.00	
\$ 2,500.00	\$ 38.00	\$ 46.00	\$ 54.00	\$ 63.00	\$ 71.00	\$ 456.00	\$ 552.00	\$ 648.00	\$ 756.00	\$ 852.00	
\$ 3,000.00	\$ 45.00	\$ 55.00	\$ 65.00	\$ 75.00	\$ 85.00	\$ 540.00	\$ 660.00	\$ 780.00	\$ 900.00	\$ 1,020.00	
\$ 3,500.00	\$ 53.00	\$ 64.00	\$ 76.00	\$ 88.00	\$ 99.00	\$ 636.00	\$ 768.00	\$ 912.00	\$ 1,056.00	\$ 1,188.00	
\$ 4,000.00	\$ 60.00	\$ 73.00	\$ 87.00	\$ 100.00	\$ 113.00	\$ 720.00	\$ 876.00	\$ 1,044.00	\$ 1,200.00	\$ 1,356.00	
\$ 4,500.00	\$ 67.00	\$ 81.00	\$ 99.00	\$ 112.00	\$ 126.00	\$ 804.00	\$ 972.00	\$ 1,188.00	\$ 1,344.00	\$ 1,512.00	
\$ 5,000.00	\$ 75.00	\$ 90.00	\$ 110.00	\$ 125.00	\$ 140.00	\$ 900.00	\$ 1,080.00	\$ 1,320.00	\$ 1,500.00	\$ 1,680.00	
\$ 5,500.00	\$ 83.00	\$ 99.00	\$ 121.00	\$ 137.00	\$ 154.00	\$ 996.00	\$ 1,188.00	\$ 1,452.00	\$ 1,644.00	\$ 1,848.00	
\$ 6,000.00	\$ 90.00	\$ 108.00	\$ 132.00	\$ 150.00	\$ 168.00	\$ 1,080.00	\$ 1,296.00	\$ 1,584.00	\$ 1,800.00	\$ 2,016.00	

Risk level is determined by review of property's historical losses

Sample Proforma Security Deposit Alternative

Renters Insurance Proforma Quota Share Security Deposit Alternative

Worksheet **Change Blue cells**

Sales Variables		Captive Reinsurance Income			Administration Fee Income	
Number Of Doors	2,000		Polies Sold	Amt per month	Monthly Administration Fee per policy	
Number of Units Available for Rent Monthly	166.7	HO4/TLL	1,200	\$ -	Amt per Month per policy HO4/TLL	\$ -
Percentage of Security Deposit and TLL Policies Sold	60%	SDI B 2,000	1,200	\$ 37	Amt per Month per policy SDI	\$ 5
Policies Sold Monthly	100				HO4/TLL %	100%
Policies Sold Annually	1,200			Total Premium	SDI %	100%
Average Policy Price HO4/TLL	\$ -			532,800		
Average Policy Price SDI	\$ 444					
1 Year Sample Income						
Annual Premium (90% to captive)		90.00%		\$ 479,520		
Administration Expense						
Policy Administration (27% of total premium)		30.00%		\$ 143,856	Annual HO4/TLL Net Income	\$ -
Net Premium Funded		63.00%		\$ 335,664	Annual SDI Net Income	\$ 72,000
					Total Admin Annual Net Income	\$ 72,000
Average Claim Loss per Policy (90% of the claims)	24.3%	27.00%		\$ (129,470)		
BB & T		2.50%		\$ (8,392)		
Risk Surcharge		2.50%		\$ (8,392)		
Reinsurance Annual Expense (Risk Services)		2.00%		\$ (6,713)		
Investment Income		3.00%		\$ 15,547		
Tax Expense		0.00%		\$ -		
Reinsurance Net Income Annually		37.21%		\$ 198,244		
Total Net Income Annually						\$ 270,244

ADMINISTRATIVE FEES (Revenue) to PM

Security Deposit Administrative Services provided by the property manager.

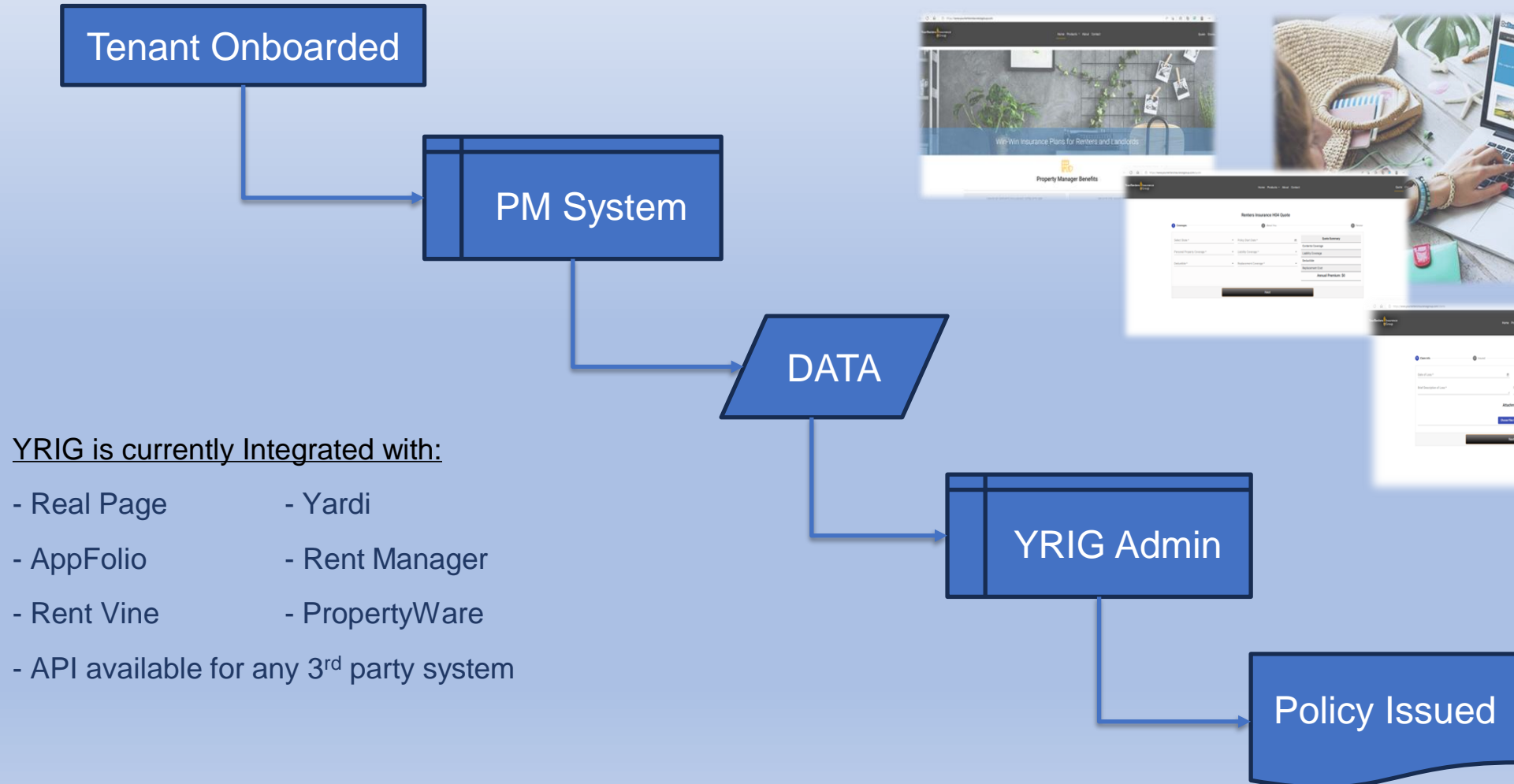
- Enrollment in the YRIG Program
- Submitting the data to YRIG.
- Collection of Tenant data.
- Property manager retains \$5 per month for administrative services performed per Tenant enrolled.
- Example on 2,000 units at 60% capture rate (1,200 enrolled). \$5 generates \$72,000 per year.
- Underwriting income plus administrative service fee = \$270,244 per year or \$225 per door.

THE PROCESS APPLIED

What is the Process of
issuing a policy to a Tenant?

THE FLOW

HO4 Website – Quoting & Purchasing Support



YRIG is currently Integrated with:

- Real Page
- AppFolio
- Rent Vine
- API available for any 3rd party system
- Yardi
- Rent Manager
- PropertyWare

LEASE ADDENDUM

Liability Protection (must check one)			
A 1	<input type="checkbox"/> YES OPTION 1	\$14 per month	\$5,000 cash value protection to loss of Your personal property \$100,000 legal liability protection, <i>excluding</i> bodily injury
	<input checked="" type="checkbox"/> YES OPTION 2	\$20 per month	\$20,000 replacement value protection to loss of Your personal property \$100,000 legal liability protection, <i>including</i> bodily injury (\$10,000 sublimit)
	<input type="checkbox"/> NO	Variable	You will purchase renter's insurance from a third-party insurer on a form acceptable ¹ to the Landlord and listing the Landlord as an "Additional Insured"

Security Deposit Waiver (must check one)			
A 2	<input checked="" type="checkbox"/> YES	\$28 per month	You waive payment of the security deposit of \$1,500.00 in lieu of the indicated monthly payment.
	<input type="checkbox"/> NO	Variable	You agree to post the security deposit required by the Landlord

If neither "yes" nor "no" are checked in either of the above, A.1 "Option 2" and A.2. "yes" will be assumed, and the You will be billed accordingly.

This Lease Addendum is attached to and becomes a part of the Residential Lease Agreement ("Lease Agreement") between Landlord ("Landlord") and Renter ("You"). Both parties are bound by the terms of this Lease Addendum.

You are required to maintain minimum required coverage for the benefit of the Landlord. In lieu of obtaining this insurance through a third party, the Landlord is willing to provide limited protection for you for a monthly fee. This protection includes limited coverage for your personal property as well as for certain legal liability. Although by selecting either of these options your landlord is willing to waive the requirement that you maintain a standard HO4 renter's insurance policy, the protections offered through these options may be narrower than those provided through a HO4 policy. If you have questions or would like more details about the protections offered by the Landlord, your landlord can provide you with an Explanation of Protections, which is incorporated into this Lease Addendum by reference.

Your Lease Agreement also contractually requires that You post a Security Deposit to secure compliance with the terms and conditions of your Lease Agreement. The Security Deposit may be used by Landlord as reimbursement for amounts contractually recoverable from You under your Lease Agreement. In lieu of the Security Deposit, Landlord offers to waive the one-time Security Deposit in exchange for payment of the monthly fee indicated above for the term of the Lease Agreement. This waiver does not waive the requirement that You adhere to the terms and conditions of your Lease Agreement. In the event the Property Management contract is terminated, the monthly fee referenced herein will cease and the Property Owner may require You to post a Security Deposit.

I HAVE READ AND UNDERSTAND THIS ADDENDUM

Resident Signature: _____ Date: _____

Resident Name (Print): _____

Sample Renters Insurance Lease addendum



LIABILITY PROTECTION LEASE ADDENDUM

THIS ADDENDUM IS FOR THE CONVENIENCE OF THE TENANT IN MEETING HIS OR HER OBLIGATIONS UNDER THIS LEASE, AND WHO IS FREE TO SECURE INSURANCE FROM ANY OTHER SUITABLE INSURANCE CARRIER UNDER THE TERMS OF THE LEASE. THE FORWARDING OF THIS CHECKOFF TO YRIG BY _____ SHOULD NOT BE CONSTRUED AS A SOLICITATION OR OFFER INSURANCE BY _____ TO TENANT.

Your Residential Lease Agreement contractually requires that **You** maintain and provide the following minimum insurance coverage for the benefit of **Landlord/Property Manager**:

REQUIRED INSURANCE

\$100,000 Limit for renter premises legal liability for damage to or loss of **Landlord's/Property Manager** real improved and personal property, including any fixtures, for no less than the following causes of loss: fire, smoke, explosion, backup, or overflow of sewer, drain or sump, accidental discharge, or overflow of steam.

\$20,000 limit for personal content coverage.
Replacement value.

Tenant Liability for Bodily Injury. Including a minimum of **\$10,000** for injury's caused by an animal if you have a pet.

Subject to a maximum \$500 deductible.

***** NOTICE *****

This Addendum is offered to you and if accepted you authorize _____ to forward your information to Your Renters Insurance Group (YRIG). By forwarding your information you are requesting YRIG to provide the required insurance on your behalf. YRIG is licensed as an insurance agent to sell such insurance.

_____ is not licensed as an insurance agent and is only supplying a service for the transfer of your information.

Please contact Your Renters Insurance Group for questions on coverages or quotes. 888-585-9744 or YRIG.com

PLEASE SELECT ONE OF THE FOLLOWING:

You agree to pay a **monthly fee of \$17.00**, which will be included in your monthly rental invoice as provided by the property manager, in exchange for which you will receive a renters Insurance policy through YRIG

I will purchase my required insurance from another provider listing _____ as an "Interested Party" and provide a copy of the policy to _____

I HAVE READ AND UNDERSTAND THIS LIABILITY PROTECTION LEASE ADDENDUM

Proforma – All Products Combined

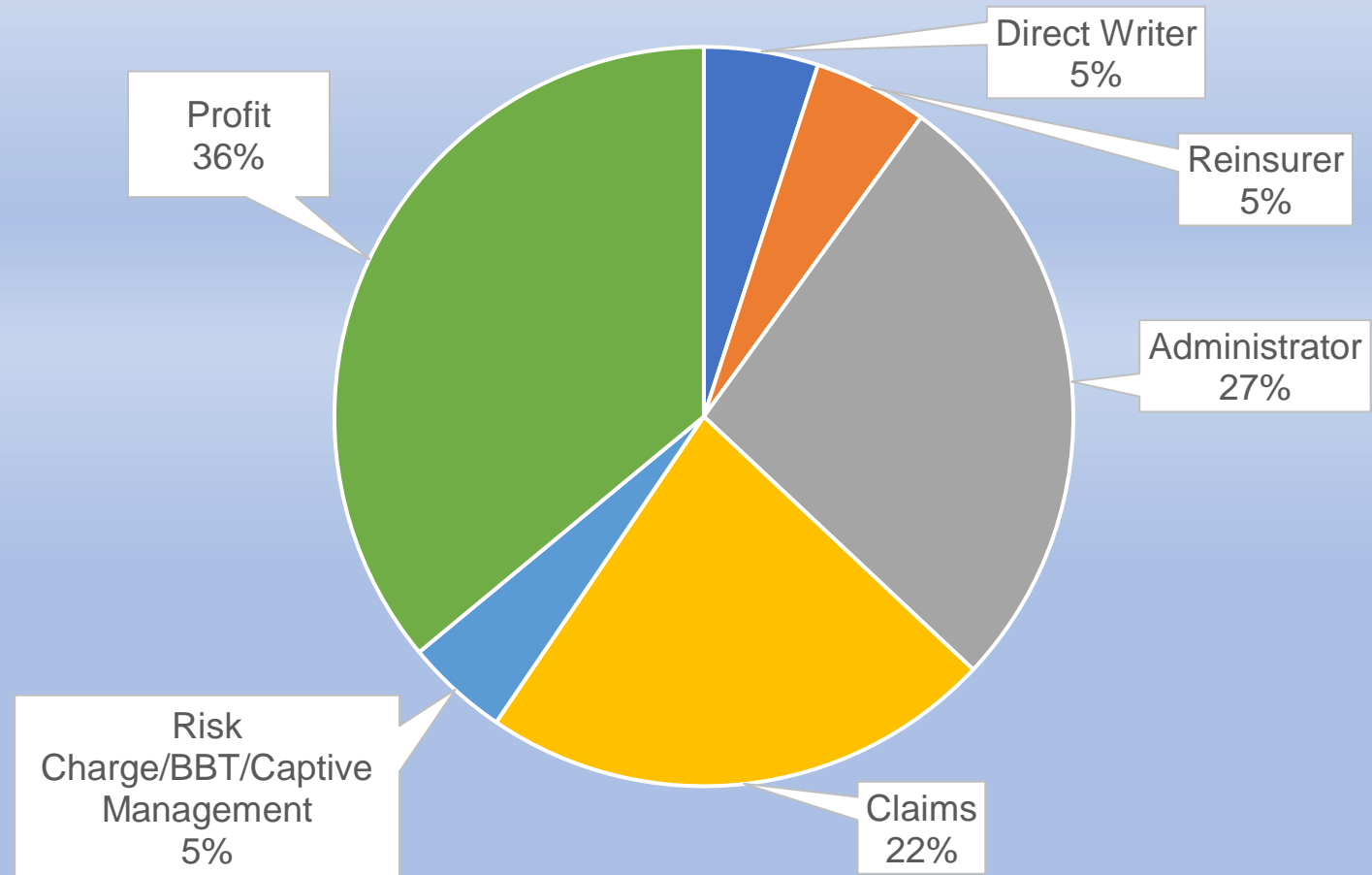


Renters Insurance Proforma Renters Ins and Security deposit. 2,000 enrolled

Worksheet **Change Blue cells**

Sales Variables		Captive Reinsurance Income			Administration Fee Income	
Number Of Doors	2,000		Polies Sold	Amt per month	Monthly Administration Fee per policy	
Number of Units Available for Rent Monthly	166.7	HO4/TLL	2,000	\$ 18	Amt per Month per policy HO4/TLL	\$ 2
Percentage of Security Deposit and TLL Policies Sold	100%	SDI B 1.5K	1,500	\$ 37	Amt per Month per policy SDI	\$ 5
Policies Sold Monthly	167				HO4/TLL %	100%
Policies Sold Annually	2,000			Total Premium	SDI %	100%
Average Policy Price HO4/TLL	\$ 216			1,098,000		
Average Policy Price SDI	\$ 444					
		1 Year Sample Income				
Annual Premium (90% to captive)		90.00%		\$ 988,200	Annual HO4/TLL Net Income	✓ \$ 48,000
Administration Expense					Annual SDI Net Income	✓ \$ 120,000
Policy Administration (27% of total premium)		30.00%		\$ 296,460	Total Admin Annual Net Income	\$ 168,000
Net Premium Funded		63.00%		\$ 691,740		
Average Claim Loss per Policy (90% of the claims)	21.6%	24.00%		\$ (237,168)		
BB & T		2.50%		\$ (17,294)		
Risk Surcharge		2.50%		\$ (17,294)		
Reinsurance Annual Expense (Risk Services)		2.00%		\$ (13,835)		
Investment Income		3.00%		\$ 28,481		
Tax Expense		0.00%		\$ -		
Reinsurance Net Income Annually		✓ 39.58%		\$ 434,631		

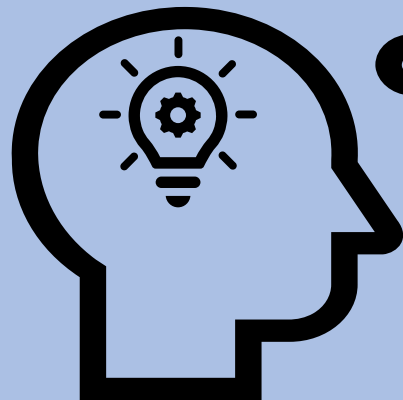
LET'S LOOK AT THE BREAKDOWN OF THE PREMIUM



PROFIT SHARING – THE HOW



THROUGH OWNERSHIP
OF A CAPTIVE
REINSURANCE COMPANY



REINSURANCE – WHAT IS IT?

By definition: It is a process whereby one entity (the reinsurer) takes on all or part of the risk covered under a policy issued by an insurance company.. In other words, it is **insurance coverage for insurance companies.**

Non-Controlled Foreign Corporation

- Clients belong to Your Renters Insurance Group Association.
- \$10,000 investment for membership for those over 2,000 doors wanting their own cell. (highest dividend return)
- Can be a part of DBJs cell for free at any number of doors.
- Must be a shared risk. 2.5% of ceded premium.
- Dividends as ordinary income.
- Domiciled in Turks and Caicos Islands.
- Segmented Cells. No client claims effect another client.

REINSURANCE STRUCTURE – continued

What is Happening Now

Insurance Company

100% Risk, Receives all premium
Receives all underwriting income.
large investment



What We are Proposing

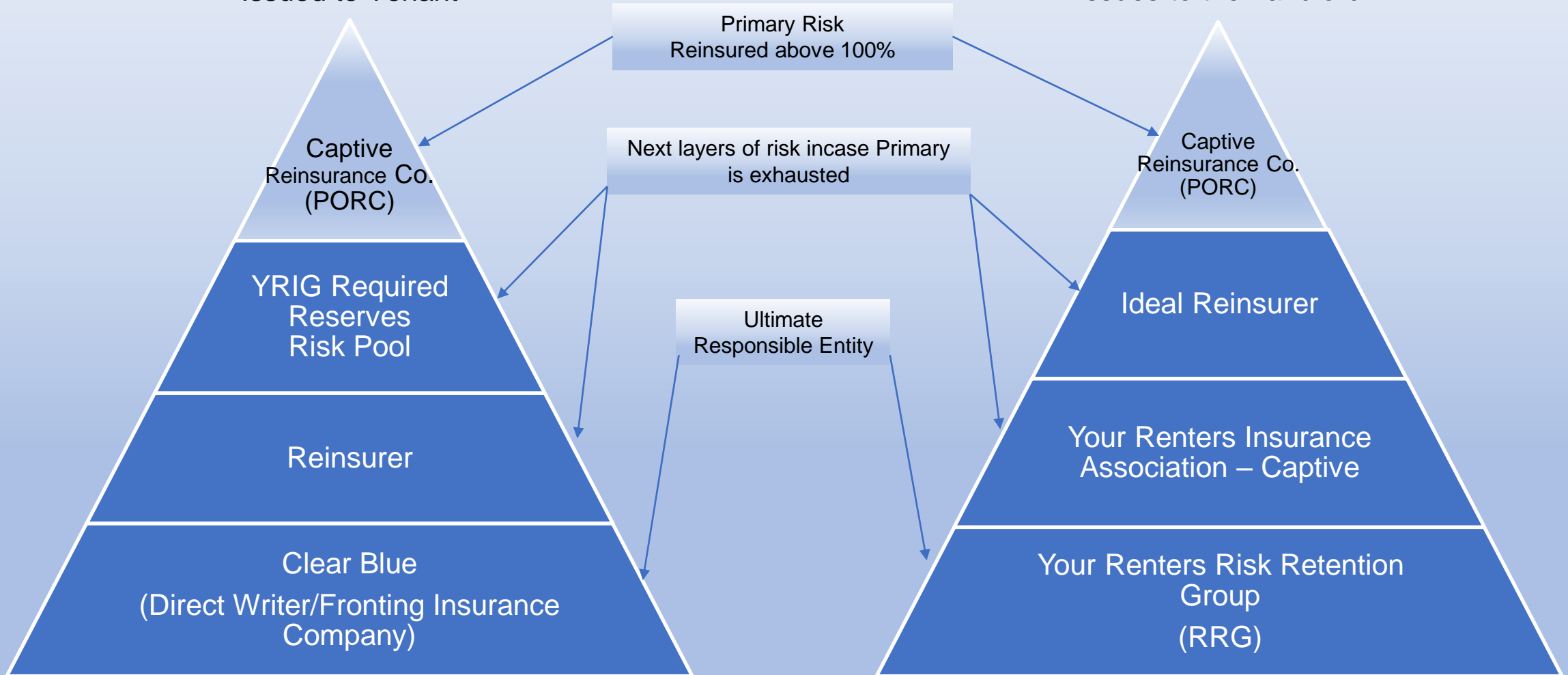
Insurance Company 100% Risk after
reinsurance is Exhausted. Receives small premium
Receives little or no underwriting income Large
investment



REINSURANCE – RISK STRUCTURE

Clear Blue Renter's HO4 Policy
Issued to Tenant

Security Deposit and Tenant Legal Liability
Issues to the Landlord





- Property and casualty group providing insurance programs in partnership with managing general agencies, program administrators and reinsurers to produce commercial and personal lines coverages nationwide
- Clear Blue consists of two P&C insurance companies group rated A (Excellent) by A.M. Best: Clear Blue Insurance Company and Clear Blue Specialty Insurance Company
- Clear Blue Insurance Group is backed by a \$250 million equity line from Pine Brook Partners, an investment firm that manages more than \$6.0 billion of limited partner commitments

SDI/TLL - YRIG Assumes the Risk of the Landlord

YRIG Issues Contractual Liability Policy to the Landlord

Assumes Any Loss by the Insured (You)

Transfers All Risk to YRIG from Landlord

YRIG Risk Retention Group, Inc. (SDI/TLL)



Contractual Liability Insurance Policy

Notice to Policyholder: This Policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations in your state. State insurance insolvency guaranty funds are not available for your risk retention group.

This is a Claims made and reported Policy Form. The coverage available to you is explained and limited by the Policy form and any endorsements. These declarations are not a substitute for the terms, conditions, exclusions, and endorsements of your Policy. You must consult all Policy documents to ascertain the availability and extent of coverage.

RESPONSIBLE LANDLORD RISK RETENTION GROUP		
CONTRACTUAL LIABILITY INSURANCE POLICY		
DECLARATIONS		
Notice to Policyholder: This Policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations in your state. State insurance insolvency guaranty funds are not available for your risk retention group.		
This is a Claims made and reported Policy Form. The coverage available to you is explained and limited by the Policy form and any endorsements. These declarations are not a substitute for the terms, conditions, exclusions, and endorsements of your Policy. You must consult all Policy documents to ascertain the availability and extent of coverage.		
Policy Number:		Renewal of:
ITEM 1: NAMED INSURED		
Named Insured:		
Address of Named Insured:		
ITEM 2: POLICY PERIOD		
Policy Period:		From _____ to _____ at 12:01 am prevailing time at the address shown in Item 1
ITEM 3: LIMITS OF LIABILITY		
A1a	Personal content Aggregate:	\$5,000 in total, during the Policy Period
A1b	Tenant Legal Liability Aggregate	\$100,000 in total during the Policy Period
A2	Loss Rent and Excess Wear and Tear	See Attachment A rate card.
ITEM 4: CLAIM NOTIFICATION AND OTHER NOTICE TO THE COMPANY		
Send Notification To:		Responsible Landlord Risk Retention Group

YRIG - WHAT WE BRING TO THE TABLE



PROVEN BUSINESS STRUCTURE

- Over 30 years experience implementing this business structure in 3 industries
- Managed over 800 Producer-Owned Reinsurance Companies (PORC's)
- Domiciles chosen specifically for regulatory and compliance strength
- U.S. Regulatory Compliant
- Most favorable reinsurance program in the country to generate profits
- Flexibility to plug and play any one of YRIG's full spectrum of services
- All premium rates are actuarially determined and filed in accordance with each States regulatory compliance to safeguard the insurance/reinsurance company solvency and profitability

YRIG – ADMINISTRATION

COMPLETE SUITE OF ADMINISTRATIVE SERVICES PROVIDED BY YRIG

- Marketing – Business Development
- Program Training and installation provided for Your Management
- Administration
- Regulatory and Compliance
- Product Development, Innovative products for this industry
- Underwriting
- Claims

Captive Management

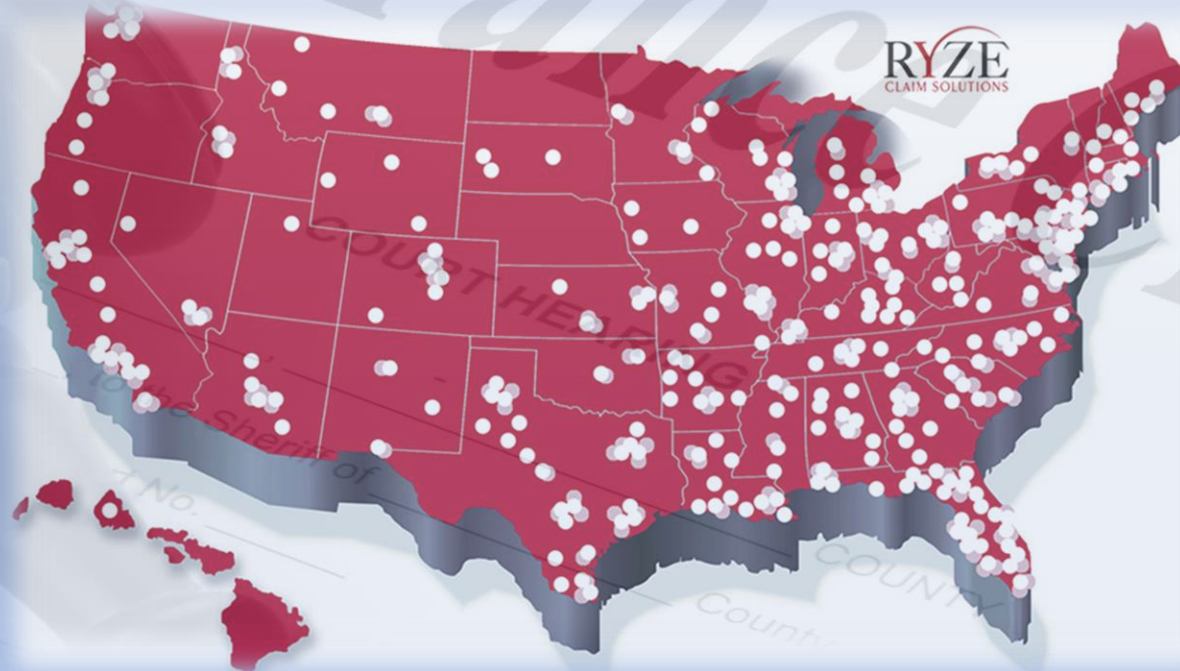
- Formation
- Financial Preparation
- Financial Statements
- Financial Planning & Analysis
- Risk Exposure Analysis
- Tax Return Preparation



YRIG – Claims H04/TLL

(TPA) Third Party Administrator

- RYZE Claims Solutions provides comprehensive Claims Administration services throughout the United States
- Manages both commercial and personal lines insurance carriers
- Deep bench of experience in handling programs for insurance carriers, self-insured entities, program administrators, risk retention groups, and managing general agents
- Skilled at handling claims from first notice of loss through payment or as an outsourced claims overflow provider in catastrophes



SDI – CLAIM INFORMATION CLAIM SUBMITTED VIA WEB-PORTAL TO YRIG

EXCESS WEAR AND TEAR

- Move out evaluation report
- Estimate of repairs required
- Demand letter given to renter
- Show all attempts in collecting amount due
- Copy of lease contract
- Copy of Renters Lease Addendum
- Date of move out
- Tenants phone number

LOSS RENT

- Date of move out
- Rent amount
- Copy of lease contract
- Copy of renter's lease addendum
- Rent amount due and not paid
- Demand letter given to renter
- Tenant contact information
- Show all attempts in collecting

Quick payment to Property Manager, we take over the collection process with the Tenant

IN SUMMARY



Your Opportunity Simplified

New Profit Opportunity

→ 90% underwriting profit and 90% of the investment income

Capital Requirement

→ \$ 10,000

Underwriting Exposure

→ Fully insured at reserve levels.

Termination Provision

→ Provided at any time at your request

A low-angle photograph of a modern building facade with white and blue panels and large windows. The image is overlaid with a semi-transparent dark grey rectangle containing white text.

Today, You Can Participate in a Reinsurance Company

Fully Reinsured for all the Business You Produce
That Will Realize All the Profits for You
With No Liability Over and Above the Initial Investment of
Time and Resources