



PROPER
INSURANCE®

What Insurance & Damage Protection Do You Really Need?

PROPER.INSURE



Why STR-Specific Coverage Matters

#1 risk is driving your car and it's why insurance is a requirement

#2 Owning a short-term rental (likely) which is why insurance is important

Homeowner, landlord, and booking platform "coverage" ≠ STR insurance.

Goal: Protect your income, guests, and assets.



HO3 WITH HOMESHARING ENDORSEMENTS: THE BAND-AID FIX

Marketed as “Airbnb coverage” but not true STR insurance.

Real limitations:

- Must be your primary residence
- Capped number of nights
- Contents capped (~\$2,500)
- Weak income protection
- No liquor, amenity, or guest injury coverage



WHY LANDLORD (DP3) POLICIES FAIL STRS

Written for long-term tenants, not guests.

Business exclusion often denies claims.

Guest damage ≠ vandalism

“Intentional acts” not covered

“Loss of Rents” ≠ STR income.

No off-premises liability (bikes, kayaks, dog bites, etc.).

THE COVERAGE GAP:

HO3 vs DP3 vs Commercial

HO3 (Homeowners)

- Designed for primary residences
- Excludes business activity
- No guest coverage

DP3 (Landlord)

- For long-term tenants
- “Loss of Rents” ≠ STR income
- Off-premise liability excluded

Commercial STR Policy

- Built with the horsepower to cover vandalism, theft, and business activity, with no rental or occupancy exclusions.
- Commercial liability extends off-premises, covering incidents beyond the property line.
- Also extends to any “real estate manager” listed on the policy protecting property managers and co-hosts.

⚠ But remember: not every commercial policy is the same. Review for carrier-specific exclusions like:

- Liquor or animal liability
- Assault & battery
- Personal or advertising injury
- Theft or vacancy limits
- Damage by renter or sewer backup



STRS NEED COMPONENTS OF ALL THREE

Occupancy varies from short, mid, long term rental, vacant, and/or owner occupied.

Unknown risk variables from Slip and Falls, Parties, frozen water pipes, weather events.

Standard HO/DP and Commercial coverage options are not custom tailored to address the individual unique needs to one property to another.

WHAT MAKES A True STR Policy



**Commercial
General Liability**



Property and Contents



**Loss Business
Revenue**

Look for Special Enhancements Like...



**Property
Entrustment**



**Pet and Animal
Liability**



**Bed Bug and Flea
Protection**



Squatter Protection



**Amenities On & Off
Premises**



Liquor Liability



QUESTIONS TO ASK YOUR INSURANCE PROVIDER

Is guest-caused damage covered?

Do I have loss of business income (not just loss of use)?

Is off-premises liability included?

Are pets, liquor, or amenities excluded?

Are there water damage limitations or special deductibles?

Always ask for written confirmation.



What About Damage Waivers?

- Don't rely on OTA provided coverage
 - Broader Coverage
 - Protect the small things, supplement deductible for large claims
 - Cost rolled up into booking fees. Paid by guest.
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Damage Protection

- Replaces traditional security deposit.
 - Covers accidental guest damage.
 - No guest communication and reduces claim friction.
 - Payment options: host-paid, split, or guest add-on.
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Waivo Damage Protection

Waiver Limit	Nightly Fee After 10 Nights	Minimum Fee
\$1,500	\$3.90	\$39
\$3,000	\$5.90	\$59
\$5,000	\$7.90	\$79

No minimum property requirements



**END-TO-END PROTECTION
FOR EVERY STR**

Property + Liability



Business Coverages for Managers



Guest Damage Protection



THANK YOU!

Interested in learning more? Swing by our booth or contact us here:

www.proper.insure – 888-631-6680

