



ROBERT A. SCHNEIDER AGENCY, INC.

## Property Managers

### CLAIMS EXAMPLES

1. A property manager rented an individual home to three college students. It was stipulated in the lease that they were not to have large parties; however, they were reported for noise three times. The manager on duty called them at each occurrence and told them to stop the noise, but did not investigate. At the end of the lease term, there was substantial property damage. It greatly exceeded their security deposit. The owner of this property sued the property manager for the diminished value of the home that was caused by this damage.
2. A property manager was required to have periodic checks performed to make sure that the fire extinguisher in each unit was working correctly. As this complex had a busy rental season, the manager did not remember to have the proper inspections done. There was a fire that destroyed half the complex. This fire could have been contained by a fire extinguisher; however, the tenant in the unit the fire began in tried to use it but it was not working. This fire caused great economic loss to the owner, as he was unable to rent a large number of units until they were repaired. He sued the property manager as a result.
3. A property manager was contracted to manage a vacation property at the shore. The owner asked that the manager not rent to families with children. The owner was concerned because she only rented this property in the summer and kept a lot of her personal effects there for her use of the property in the winter. When an interested party who stated she had children inquired as to whether the property was still available for a particular week, the property manager said it was not. The applicant discovered that it was in fact available and sued for discrimination. (Covered only if Coverage Part B, Tenant Discrimination was purchased.)
4. A manager for an apartment complex was called when a pipe broke and broke and there was water leaking into one of the units. She called the maintenance worker she employed and asked him to come and fix the problem. When the maintenance person did not show up for three hours, the property manager called an outside contractor to do the work. The maintenance worker finally showed up five hours after the call, and the property manager fired him as he had a habit of responding late to emergency calls. The maintenance worker sued the property manager for wrongful termination stating the true reason he was fired was because he had spurned advances the property manager had made towards him. (Covered only if Coverage Part C, Employment Practices Liability was purchased).

**Loss scenarios are hypothetical in nature and for illustrative purposes only. Whether or not or to what extent a particular loss is covered depends on the facts and circumstances of the loss as well as the terms, conditions and endorsements of the policy issued.**