



# The Right Coverage Saves the Day When Sparks Fly

Businessowners Insurance Policy in Action

Like many homeowners who have detached garages on their properties, the Andersons renovated the upper section of theirs into a rental unit.

However, their decision to rent that apartment to bring in extra money for their daughter's college fund could have been a financial disaster. The right insurance coverage from Millers Mutual protected their home and their investment.

A lightning storm hit the electric panel in the garage and sparked a fire that gutted much of the building. No one was injured, but the tenant lost most of their possessions and the Andersons lost rental income for more than six months. Fire investigators determined that the fire was caused by an electrical surge that caused substantial electric charge to overheat and melt the circuit breakers and ignited the fire.

It was one of those moments every property owner dreads: The phone call from the neighbor that your house is on fire. The Andersons raced home from a family picnic late one afternoon to find flames engulfing their garage and threatening the house.

The fire department extinguished the blaze, containing it to the detached garage structure. The tenant was not home at the time, and no one was injured.

The Andersons called their insurance agent with the news that a faulty breaker in the electric panel in the garage started the fire.

Most people do not realize how traumatic it can be to report a claim to their insurance company. That is the pivotal moment when you find out if the company that has always claimed to stand behind you will really be there for you. Feeling helpless and devastated, the Andersons got welcome relief from their insurance agent.

The agent's soothing voice reassured the Andersons over the phone that everything would be okay. They had Millers Mutual insurance, and their damages would be covered. They would be able to rebuild the garage and receive loss of business income while rebuilding.

At Millers Mutual, we let our compassion guide the way.  
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## Damages Covered By Insurance

### Businessowners Policy (BOP)

#### Smoke and water damage

Remediation and renovation to the apartment and part of the garage to bring it back to a pre-loss condition.

#### Loss of business income

Replacement income amount based on net income before taxes.

#### Property insurance

Pays for repair or replacement of damaged or destroyed business property, such as the rental unit in this scenario.

### Renters Insurance Policy

#### Personal possessions

The Andersons required their tenant to carry renters insurance, which reimbursed the tenant for personal possessions lost in the fire.