



Property Protection Is Key When Accidents Flare Up

Fire Protection for Student Housing



When Mark and Linda bought a student housing rental property to provide themselves with a second income, Linda had no idea what a challenge it would be to manage the property. She soon learned that the cost of fire protection devices is nothing compared to the savings and peace of mind they deliver.

Linda was called to apartment 2C early one Saturday. She arrived to find three scared tenants and a mess on the stove they could not explain. All they remembered was coming home late from a party, and then waking up to this terrible smell.

Apparently, someone started cooking breakfast when they got home, but then everyone fell asleep. An unattended pan of bacon on the stove caught fire, triggering the StoveTop FireStop (STFS) fire suppression device, which put out the fire. The stove was destroyed and covered with fire-suppression powder, and there was some fire damage to the adjacent walls, but no one was injured.

Linda calmly directed the tenants to pack a bag and leave the apartment until it could be cleaned and repaired. She also suggested they file a claim on their renters insurance if any of their personal property was damaged and for any additional living expenses they might need while the apartment was uninhabitable.

Linda breathed a sigh of relief as she drove home to file an online claim with Millers Mutual. She knew the incident could have been much worse, and she was confident their Businessowners Policy (BOP) with student housing rider coverage was sufficient for the loss.

She was right! The cost of repairs was about \$8,000, and repairs were completed in only 12 days. Comparatively, when a fire burns long enough to set off the sprinklers, the repairs and remediation can cost between \$50,000 and \$100,000 and displace tenants from several units for a couple months.



Save Money and Save the Day

Take these four easy steps to protect your student housing rental property against kitchen fires, the most common cause of residential fire, and save money, too!

1. Purchase StoveTop FireStop (STFS) Rangehoods.
2. Use the special Millers Mutual customer code to save 20% on your purchase.
3. Install STFS Rangehoods in every kitchen in the building.
4. Receive a 5% discount on your building's property insurance premium.

The cost of installing STFS Rangehoods in every kitchen in an eight-unit building is under \$1,000.

At Millers Mutual, we let our compassion guide the way.
Visit millersmutualgroup.com or call **800-745-4555** for more information.