
Insurance Update

S & R Insurance Services

482-3507

PERSONAL LINES - SPRING 2001

IMPORTANT! S & R Insurance Services is Moving!

PLEASE TAKE NOTE!

To serve you better, our new location as of **APRIL 2, 2001:**
146 TALMEDA ROAD, OAK RIDGE, TN 37830 (see map below)
Our lockbox will be at the new location on March 30th
PLEASE COME BY AND VISIT US AT OUR NEW PLACE!

Meet Our Staff!

Our staff of insurance professionals is at your service! Call **Beverly Lucas** for Personal & Commercial Lines; **Linda Taras** for Life, Health and Billing questions, and **Cyndi Graziano** for Personal & Commercial Lines, Life, Health, Bonds, Policy Service, Claims, Billing questions. For email/website problems, call **Cathy Shupp**. Our office hours are **9 AM-5 PM Monday thru Friday** (other hours available by appointment). For after hours emergencies, call our office or call 435-2192. **We do have a lock box for your convenience.**

Visit Our Website! We're at **www.sandrinsurance.com**. Meet our staff, read our newsletters, send us an email, ask a question, send a proposal form or visit our links! To get newsletters automatically, please send us your email address!

More Payment Options!

Grange Mutual now accepts credit card payments! Just call 1-800-422-0550 and tell the

operator you wish to pay your premium by credit card!

We can input your **Grange, Auto-Owners, PGA and TN Insurance Company** premium payments directly into the companies' billing systems from our office! Payments are credited 2 days after input, so be sure to bring payments by at least 2 days before the due date to avoid late fees! We will be adding other companies in the future. **Note:** We cannot enter payments for policies that have already canceled!

Automatic bank draft is also an option with most of our companies now.

Problems for Building Owners!

Do you own rental dwellings or rent commercial property to others? The market is hardening for these types of risks. Many companies have stopped writing this business altogether, and those who continue to write it are increasing their premiums. The reason: the number and dollar amounts of losses in the past few years has made this type of business undesirable. Most of the claims have been

caused by the negligence of tenants. If those tenants had carried Liability insurance, the building owners' policy would not have had to pay the damages. How do you protect yourself from nonrenewal or premium increase? Demand that your tenants carry their own insurance, including Liability coverage, and require a Certificate of Insurance as proof that the coverage remains in force as long as they are your tenant. Check your properties on a regular basis. Make sure the smoke detectors are working. Make sure there are fire extinguishers on the premises (ABC type is recommended) and that your tenants know how to use them. Do not allow the use of space heaters in your buildings.

Scheduled Articles Floaters: There is a lot to be said for scheduling your special items (jewelry, silver, furs, guns, cameras, fine arts, musical instruments) etc. By doing so, you can choose not to have a deductible on those items (or to have a smaller deductible than you have on your other property). You can also make sure the items that have a limit for coverage by theft (jewelry, for example) are covered up to their actual value. There are a couple of drawbacks, however. Any item valued at more than \$1500 needs to have a current appraisal or receipt in order to be scheduled. And you have the responsibility of keeping track of the values on each item to make sure there is always enough coverage on them. For example, if you schedule a painting at its appraised value of \$5,000, then the artist dies, the value triples, and you haven't changed your coverage, all you would receive in the event of a loss is the limit listed on your policy. The cost of scheduling items is minimal, and is recommended whenever you have any one item of value. Call us for a quote today!

Business Use of Personal Autos: A Personal Auto policy is only meant to cover

autos you own that are used by you, garaged at your residence, and not used for business. There are a few exceptions: if you use your personal auto to call on clients (realtors, insurance agents, etc), you can have a business use class on the vehicle. However, if you are a contractor, using your vehicle to carry tools or equipment to a job site, coverage can only be provided under a Commercial Auto policy. And use of a personal auto for delivery of any kind (example: pizza delivery) is not covered under a Personal Auto policy!

Avoiding Accidents: If you've been reading the newspaper regularly, you know that there has been an increase in the number of Auto accidents since the first of the year. Many of those accidents were caused by some of the neat little options we all like to have in our vehicles - the lighted makeup mirror, the cup holder, the CD player, the cell phone, etc. Some of these accidents, caused by a split second when the driver's eyes were not focused on the road, resulted in fatalities. It's true that the cost of a new automobile these days is much higher than it used to be, and that Americans spend more time in their vehicles today than they used to, but are we getting a little out of hand, trying to have all the conveniences of home in our vehicles? Is it causing us to concentrate less on our driving? Even though we have all these extras in our vehicles, learning when to use them safely and being a defensive driver will reduce the number of claims, avoid a lawsuit, and help lower the cost of your Auto insurance premiums!

Any Questions? If there's anything you would like to see covered in our next newsletter, please call us, or send us an email at cyndigr@mindspring.com!