



ADDITIONAL INSURED REQUIREMENTS

Saying goodbye to the idea of the additional insured requirements for Vacation Rental Managers

By Darren Pettyjohn

Every day, we receive the same calls from property owners asking, "I need an insurance policy for my vacation rental, and my vacation rental manager has asked to be *additionally insured*. Can you do that?"

Our answer is always the same. "Yes, we can insure your property, and yes, we can add your property manager as additionally insured."

However, there is actually no need to add a property manager as *additionally insured* because they're already a named *insured*. Unfortunately, there is confusion about this which can cause friction between the homeowner and the property manager.

This may seem like a confusing topic of discussion, but it is actually fairly simple, so I'm here to ease the confusion and explain how

this particular insurance topic works.

Who is considered an *Insured*?

The first thing to understand is that every insurance policy must define "who is an *insured*." It is also important to know that coverage is extended beyond the primary named insured on a policy.

Example: John gets a loan from a bank and buys his first home. He also purchases homeowner's insurance and is listed as the named insured on the policy. John also has a wife and a ten year old son who live at the home, but they are not listed on the policy.

Question: Does John need to call and ask his agent to add his wife and son to the homeowner's policy as additionally insured and then