



RIVER OAK RISK

Return on Risk

TENANT LIABILITY CAPTIVE PROGRAM

Significant Returns for the Owner



The Tenant Liability Captive Program is a turnkey insurance program for apartment, storage unit, student housing and vacation property rental company Owners. The Program covers losses caused by Tenants to the Owner's property. The Program provides protection to the Owner and is a valuable profit generating opportunity for the Owner. The insurance coverage is provided by a commercial insurance carrier and then fully reinsured by a Captive Insurance Company owned by the Owner. If set up properly, the Owner will generate significant returns from the Program. This is not a commission or referral program which is more commonly known in the real estate industry.

HOW DOES IT WORK?

- 🕒 The Owner includes a mandatory insurance coverage requirement in its Lease documents conforming to the Program
- 🕒 The Owner makes the insurance coverage available to the Tenant at move in and Lease renewal
- 🕒 The insurance premium is charged to the Tenant monthly and added to rent collected. The Premiums for all enrolled Tenants are remitted to the Commercial Insurance Company monthly
- 🕒 Premiums collected, less program expenses, are remitted to the Captive Insurance Company owned by the Owner under the Reinsurance Agreement between the Commercial Insurance Company and the Captive

WHAT DOES RIVER OAK RISK DO?

We Provide a Turnkey Program Including:

- ✓ Language for Leases
- ✓ Issue the Commercial Insurance Policy
- ✓ Advise on internal collections and reporting requirements
- ✓ Set up and Operate Captive for the Owner
- ✓ Provide Reinsurance Agreement and Administration
- ✓ Pay all Costs of the Program from the Premiums collected
- ✓ Handle all Claims

WHAT DOES THE OWNER DO?

- ✓ Include Necessary Insurance Language in Leases
- ✓ Set up Internal Collections and Reporting Procedures
- ✓ Report Losses



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CAPTIVE MANAGEMENT | CAPTIVE REPAIR

RISK MANAGEMENT CONSULTING SERVICES | TENANT LIABILITY CAPTIVE PROGRAM



Doug MacGinnitie, CEO, served as Revenue Commissioner of Georgia from 2011-2015. Prior to his public service, Doug was COO and Director of Beecher Carlson, a leading commercial property and casualty insurance brokerage. Doug is a graduate of Dartmouth College and Emory Law School, and is a member of several non-profit boards.



Kim Bunting, COO, has over 25+ years of experience in risk management and is responsible for the day to day operations of the company and oversees all captive formations. She is the former Risk Manager for a Fortune 50 company. Kim holds MBA and J.D. degrees from Emory University and is a graduate of Oglethorpe University. She is a member of the ABA Captive Insurance Committee and board member of the Georgia Captive Insurance Association.