

Lessor's Risk Only Product

This product targets applicants seeking to cover a lessor's risk exposure. Buildings are not required to be 100% leased.

PRODUCT FEATURES:

***For Monoline, Liability only, there are no restrictions on tenant operations if other than a Nursing Home, Assisted Living or Health Care Facility.**

- ▶ Coverage available as:
 - Monoline Liability
 - Monoline Property
 - Package
- ▶ Low minimum premiums

LIABILITY FEATURES:

- ▶ Limits available up to:
 - \$1,000,000 per occurrence/\$2,000,000 up to \$5,000,000
- ▶ No Assault and Battery Exclusion regardless of occupancy
- ▶ Expanded definition of bodily injury to include mental anguish and emotional distress
- ▶ Hostile Fire Exception to Pollution Exclusion
- ▶ Hired and Non-Owned Auto Liability coverage available
- ▶ No liability deductible
- ▶ Credits available for:
 - Applicants requiring all commercial tenants to name the applicant as an additional Insured
 - Applicants requiring the tenant to be responsible for general condition of pavements and curbs (including ice snow removal)

PROPERTY FEATURES:

- ▶ New rate reduction
- ▶ Property coverage using ISO's broad April 2002 coverage form
- ▶ Equipment Breakdown - Includes free boiler inspection if required in your jurisdiction
- ▶ Special Causes of Loss and Replacement Cost Coverage is available
- ▶ Older buildings are acceptable with a Functional Building Evaluation endorsement

- ▶ Property Limits up to: \$3,000,000

ADDITIONAL ADVANTAGES:

- ▶ A.M. Best rated A++ carrier
- ▶ Quick quote turnaround
- ▶ Quick binder confirmation
- ▶ Exceptional service



Lessor's Risk Only Product — Businessowners Package

This preferred product targets building owners who are looking for building and premises coverage for their owned property.



The HIT ZONE – *Our highest hit ratio*

GENERAL LIABILITY

- 🎯 Total area up to 100,000 square feet per location
- 🎯 70% occupancy rate
- 🎯 No losses or claims (excluding closed without payment) incurred in the past three years

PROPERTY

- 🎯 Tenant Operations limited to office, mercantile, or light manufacturing
- 🎯 No habitational exposure
- 🎯 No vacancies
- 🎯 Risks having functioning and operational smoke and/or heat detectors in all units and/or occupancies
- 🎯 Risks having 100% of the wiring on circuit breakers
- No losses or claims (excluding closed without payment) incurred in the past three years

ELIGIBLE RISKS – Includes all of the above characteristics except where amended below

GENERAL LIABILITY

- ▶ Risks that do not have firearms on the premises
- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three years

PROPERTY

- ▶ No Cap on building height- Must be 100% sprinklered if greater than 6 stories
- ▶ Risks up to \$3,000,000 in total property value per location, (\$600,000 with commercial cooking)
- ▶ Risks with commercial cooking exposure
- ▶ Risks open 24-hours
- ▶ Risks open after 12am that have surveillance cameras, central station holdup alarm, adequate exterior lighting and two or more people on duty at all times.
- ▶ Risks where 50% or more of the risk has habitational type occupancy
- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three years

PRODUCT ADVANTAGES

- ▶ Non Owned and Hired Automobile Coverage available if there is no delivery
- ▶ No coinsurance clause
- ▶ Availability of Equipment Breakdown Coverage
- ▶ Business Income available on an Actual Loss Sustained basis for 12 months, up to the Business Income Limit
- ▶ Offered only through the Professional Wholesaler
- ▶ Inspection costs paid by the United States Liability Insurance Group
- ▶ A.M. Best rated A++ carrier

Lessor's Risk Only Product — Businessowners Package

INELIGIBLE RISKS

GENERAL LIABILITY

- ▶ Total area of location in excess of 100,000 square feet
- ▶ Warehouse risks with square footage in excess of 10,000 square feet or total property values greater than \$250,000
- ▶ Tenant operations that include assisted living/health care facility or nursing home
- ▶ Tenant operations involving hazardous/pollution exposure
- ▶ Risks not having 100% of the wiring on circuit breakers
- ▶ Risks with aluminum or knob and tube wiring
- ▶ Planned renovation/construction during our policy term
- ▶ Risks having existing tax liens
- ▶ No prior, existing or pending bankruptcy in the past five years
- ▶ Risks located in Alaska or Louisiana

PROPERTY

- ▶ Risks not having 100% of the wiring on circuit breakers
- ▶ Risks with aluminum or knob and tube wiring
- ▶ Risks not having functioning and operational smoke and/or heat detectors in all units and/or occupancies
- ▶ No prior, existing or pending bankruptcy in the past five years
- ▶ Risks located in Alaska, Hawaii or Louisiana

AVAILABLE LIMITS

- ▶ Maximum property value of \$3,000,000 in protection class 1-8 (\$600,000 if commercial cooking)
- ▶ Maximum property value of \$1,000,000 in protection class 9-10 (\$250,000 if commercial cooking)
- ▶ Coastal zones up to \$500,000 per location (wind exclusion applies)
- ▶ \$1,000,000 Occurrence / \$2,000,000 Aggregate
- ▶ \$5,000,000 additional capacity available for Excess General Liability or Umbrella Coverage

SUBMISSION REQUIREMENTS

- ▶ Within 21 days of the inception date of coverage, this account will be subject to the following:
 - Our completed & signed application that accompanies this quote; or
 - Completed & signed ACORD application as long as all underwriting information needed has been provided to us; or
 - Completed & signed application from another company as long as all underwriting information needed has been provided to us.
 - Representation of loss experience for the last 3 years or as long as applicant has been in business, if less than 3 years.

Lessor's Risk Only Product

WHY DO YOU NEED TO PURCHASE A LESSOR'S RISK PRODUCT?

- ▶ A pedestrian trips and falls on your sidewalk
- ▶ Damage to tenant's personal property due to your building having a leaky roof
- ▶ Tenant trips and falls in your building's stairwell due to improper lighting

Why should you choose the Lessor's Risk Product?

COVERAGE FEATURES	OUR GROUP	COMPETITORS' POLICY
No liability deductible	✓	?
Expanded definition of bodily injury to include sickness or disease caused by mental anguish or emotional distress	✓	?
Hostile Fire Exception to Pollution Exclusion	✓	?
Defense costs provided outside the limit of liability	✓	?
No cap on building height	✓	?
No limitation on occupancy other than nursing homes, assisted living or health care related	✓	?
Credits Available to: <ul style="list-style-type: none"> • Applicant requiring all commercial tenants to name the applicant as an Additional Insured. • Applicant requiring the tenant to be responsible for general condition of pavement and curbs (including snow and ice removal) 	✓	?
Availability of Hired and Non-Owned Auto Liability coverage	✓	?