



Apartment Product

This preferred product targets the small to medium sized apartment risk. This product is rated per apartment unit and can offer up to a 20% credit for risks within the Hit Zone.



The HIT ZONE – *Our highest hit ratio*

GENERAL LIABILITY

- 📍 Apartment buildings with no subsidized residents at any location
- 📍 Apartment buildings with no swimming pool, Jacuzzis or whirlpools at any location
- 📍 Apartment buildings with a full-time maintenance staff or superintendent on premise or a hired property manager
- 📍 No losses or claims (excluding closed without payment) incurred in the past three years

PROPERTY

- 📍 Apartment buildings up to three stories in height
- 📍 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

- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three years
- ▶ No limitation on the height of the building

GENERAL LIABILITY

- ▶ Risks with pools. Pools must be completely fenced with self latching gate, rules clearly posted, depths clearly marked, life safety equipment readily available, and no diving boards
- ▶ Risks with up to 20% exposure to student residents
- ▶ Risks with up to 20% exposure to subsidized residents

PRODUCT ADVANTAGES

- ▶ Ability to offer up to 20% credit on Hit Zone Risks
- ▶ Ability to consider General Liability on risks with limited subsidized and student residents
- ▶ Inspection costs paid by United States Liability Insurance Group
- ▶ No General Liability Deductible
- ▶ A++ A.M. Best rated carrier

Apartment Product

INELIGIBLE RISKS

- ▶ Risks where the Applicant is not the owner of all properties
- ▶ Past, pending or planned bankruptcy or judgment for unpaid taxes against, the named insured or any officer, partner, member or owner of the applicant individually in the past 5 years
- ▶ Building built prior to 1978 where 100% of the wiring is not on functioning and operational circuit breakers
- ▶ Building built prior to 1978 where there is knob-and-tube or aluminum wiring
- ▶ Risks with development, building construction, demolition or structural renovations ongoing or planned at any location during our policy period
- ▶ Risks that do not have functioning and operating smoke detectors and/or heat detectors in all units and occupancies
- ▶ Risks that are Rooming or Boarding Houses
- ▶ Risks that are being converted from apartments to condominium units
- ▶ A minimum of an initial 6 month written lease is not required for all new tenants
- ▶ Occupancy is less than 70% at each location (not applicable if the location has been purchased or made available to tenants less than 12 months)
- ▶ Risks located in Alaska, Louisiana and Alabama
- ▶ Risks where there are tenants that have been evicted from the premise in the past 6 months or where tenants are in the process of being evicted
- ▶ Cancellation or non-renewal of insurance in the past 3 years that has not been approved by home office (Not applicable in MO)
- ▶ Risks that are assisted living or group home facilities (mono-line property may be considered for these classifications outside this product)
- ▶ Location with an age restrictive covenant

GENERAL LIABILITY

- ▶ Any building over 3 stories that is not equipped with a fully enclosed fire protected stairwell or a functioning fire escape
- ▶ Any building over 7 stories that is not 100% sprinklered
- ▶ More than 20% exposure to student residents at any location (Not applicable in DC)
- ▶ More than 20% exposure of subsidized residents at any location (Not applicable in CA, CT, DC, ME, NJ, OR, UT, VT, WI)
- ▶ Risks that do not or will not re-key all locks prior to leasing to new tenants (Not applicable in CA, CT, DC, ME, NJ, OR, UT, VT, WI)
- ▶ Risks with more than two General Liability losses (excluding closed without payment) in the last three years
- ▶ More than 100 units at any one location or more than 500 total units for all locations
- ▶ Armed security guards

PROPERTY

- ▶ Apartment Building located in protection class 9-10
- ▶ Locations in which wood stoves are used or permitted for use; and use of temporary heating device is not prohibited
- ▶ Exposure to student residents at any location (Not applicable in DC)
- ▶ Exposure to subsidized residents at any location
- ▶ Risks with more than two Property losses (excluding closed without payment) in the last three years
- ▶ Risks with tax liens or back taxes owed on any property
- ▶ Functioning and operational fire extinguishers are not in all units
- ▶ Property coverage in CA, CT, DC, FL, MA, ME, Detroit MI, NJ, OR, UT, VT, WI

AVAILABLE LIMITS

- ▶ Maximum property value of \$3,000,000 in Protection class 1-8 (Except as noted below)
- ▶ Maximum property value of \$1,000,000 in Protection class 1-8 (Frame)
- ▶ Coastal Zones up to \$500,000 per location (wind exclusion applies)
- ▶ Liability limits up to \$1,000,000 Occurrence / \$2,000,000 Aggregate
- ▶ Up to \$3,000,000 additional capacity available for Excess General Liability or Umbrella Coverage

SUBMISSION REQUIREMENTS

- ▶ Our Apartment application completed and signed by the owner or officer of the company and returned to us within 21 days of binding
- ▶ Representation of incurred loss history for the past three years