

Community Associations Product — Non Profit Package

This Non Profit Package product targets Homeowner, Townhome, and Condominium Associations



- The HIT ZONE – *Our highest quote and bind ratio***
- 🎯 Homeowner and Townhouse Associations with up to 1,000 units
 - 🎯 Condominium Associations with up to 500 units
 - 🎯 Associations with up to 10 employees
 - 🎯 No losses/claims 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 in the last three years
- ▶ Risks with facilities (Club house, swimming pool, sport courts, docks, etc.)

PRODUCT ADVANTAGES

- ▶ Community Association Professional Liability
 - Employment Practices Liability coverage provided for no additional premium for associations with 10 or fewer employees
 - Defense costs outside the limit of liability
 - Lifetime Occurrence Reporting Provision for former Directors and Officers
 - Non-monetary and Breach of Contract coverage
 - Automatic Additional Insured Coverage for the Property Manager
 - Punitive Damages, where insurable by law, included automatically
 - Duty to defend
 - Admitted in all states except LA and VT
- ▶ Package Policy
 - One policy with separate limits of liability for each coverage part
 - General Liability on an occurrence form
 - Property on Special Form with Outdoor Enhancement Endorsements
 - Hired and Non-owned Auto (where available)
 - Admitted in 30+ states
- ▶ Umbrella Policy
 - Excess General Liability, Hired & Non-owned Auto and Directors & Officers
- ▶ A.M. Best rated A++ carrier



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INELIGIBLE RISKS – Risks with the below characteristics may be eligible for certain coverage lines

Directors and Officers

- ▶ Associations with average unit value greater than \$2,000,000
- ▶ Associations with more than two claims or known circumstances that may lead to a claim in the past five years
- ▶ Associations controlled by the builder or developer
- ▶ Associations with any of the following exposures: airport or airstrip, country club, golf course or sewage treatment facility
- ▶ Timeshares and Retail Associations
- ▶ Associations located in LA

Package Policy

- ▶ Associations with ongoing or anticipated construction
- ▶ Associations with more than two General Liability or Property losses in the past 3 years
- ▶ Associations with Builder, developer or agent representation on the Board
- ▶ Associations subject to age-restrictive covenants
- ▶ Associations located in AK or LA
- ▶ Associations with swimming pools with diving boards or slides
- ▶ Associations with any of the following exposures: airport or airstrip, country club, golf course or sewage treatment facility
- ▶ Associations with buildings 4-7 stories without enclosed stairwells or fire escapes
- ▶ Associations with buildings over 7 stories that are not 100% sprinklered

Umbrella Policy

- ▶ Associations with ongoing or anticipated construction
- ▶ Associations with buildings 4-7 stories without enclosed stairwells or fire escapes
- ▶ Associations with buildings over 7 stories that are not 100% sprinklered

AVAILABLE LIMITS

General Liability

- ▶ Limits up to \$1,000,000 occurrence/\$2,000,000 aggregate

Property – not available for Residential Condominium Associations or any residential risks in Florida

- ▶ Maximum Total Insured Values up to \$1,500,000
- ▶ Maximum limit up to \$500,000 per location for defined Coastal Zones (wind exclusion applies)

Community Association Professional Liability

- ▶ Limit up to \$5,000,000

Umbrella Coverage

- ▶ Limit up to \$5,000,000 (combined limit for Community Association Professional and Umbrella Liability cannot exceed \$6 million)

SUBMISSION REQUIREMENTS

- ▶ Current version of our Community Association Package application
- ▶ Representation of incurred losses for the past three years