

Vacant Buildings — Commercial Liability

This preferred product targets risks that own vacant properties including such properties that may be undergoing or scheduled for renovation.



The HIT ZONE – *Our highest hit ratio*

General Liability

- Ⓜ Risks that are totally vacant including condominium units for unit owner's interest
- Ⓜ Risks with no renovation work in process or planned during policy term
- Ⓜ Risks with an area up to 250,000 square feet
- Ⓜ Risks with vacant land up to 500 acres
- Ⓜ Risks that are properly secured to prevent public access
- Ⓜ No losses or claims (excluding closed without payment) incurred in the past three years

Property

- Ⓜ Risks that are totally vacant including vacant condominium units for unit owner's interest
- Ⓜ No renovation work in process or planned during policy term
- Ⓜ Risk that are properly secured to prevent public access
- Ⓜ 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 undergoing non-structural renovation with contract costs up to \$250,000
- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three years

PROPERTY

- ▶ Risks undergoing non-structural renovation with contract costs up to \$250,000 or no more than 50% of the existing building value
- ▶ Vacant condominium units undergoing renovations up to \$50,000
- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three years

PRODUCT ADVANTAGES

- ▶ No restriction on length of vacancy
- ▶ Buildings under renovation eligible
- ▶ No liability deductible
- ▶ Special Form and Replacement Cost available for structures less than 25 years old
- ▶ Loss of Income available for up to 6 months
- ▶ Options for 3, 6, 9 & 12 month policy terms
- ▶ Extensions on short-term policies available for a period up to 12 months
- ▶ A.M. Best rated A++ carrier

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INELIGIBLE RISKS

Please consult our product guidelines for a complete list of eligibility regarding potential exposures and services provided

General Liability

- ▶ Risks in the course of construction
- ▶ Risks damaged by fire
- ▶ Risks scheduled for demolition
- ▶ Risks with swimming pools
- ▶ No prior, existing or pending bankruptcy in the past five years
- ▶ Risks located in Alaska or Louisiana\

Property

- ▶ Risks in the course of construction
- ▶ Risks damaged by fire
- ▶ Risks scheduled for demolition
- ▶ Risks with tax liens or back taxes owed
- ▶ Risks where tenants have been evicted in the past 60 days
- ▶ Risks not having 100% of the wiring on circuit breakers
- ▶ Risks that have had a foreclosure in the past 7 years
- ▶ Risks previously used for the storage or manufacturing of chemicals No prior, existing or pending bankruptcy in the past five years
- ▶ Risks located in Alaska, Hawaii or Louisiana

AVAILABLE LIMITS

- ▶ Coastal Zones up to \$500,000 per location except for Florida which is \$250,000 (wind exclusion applies)
- ▶ Vacant Condominium Units up to \$500,000 in value
- ▶ \$1,000,000 Occurrence / \$2,000,000 Aggregate
- ▶ \$5,000,000 additional capacity available for Excess General Liability or Umbrella Coverage

Construction	PC 1-6	PC 7-8	PC 9-10
Frame	\$1,500,000	\$750,000	\$500,000
Joisted Masonry	\$3,000,000	\$3,000,000	\$750,000
Non-Combustible	\$3,000,000	\$3,000,000	\$750,000
Masonry Non-Combustible	\$3,000,000	\$3,000,000	\$1,000,000
Mod. Fire Resistive	\$3,000,000	\$3,000,000	\$1,000,000
Fire Resistive	\$3,000,000	\$3,000,000	\$1,000,000

SUBMISSION REQUIREMENTS

- ▶ Our Vacant Building Application completed and signed by the owner or officer of the company and returned to us within 21 days of binding



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Vacant Building Product

AS AN OWNER OF A VACANT PROPERTY, DO YOU HAVE THE RIGHT COVERAGE?

- ▶ Local children enter your building and fall through the floor
- ▶ A fire begins in your vacant building and spreads to surrounding properties
- ▶ While having renovations completed on the property, construction materials fall on a passerby

Why should you choose the Vacant Building Product?

The following are important features; make sure you have them all:

COVERAGE FEATURES	OUR GROUP	COMPETITORS' POLICY
No liability deductible	✓	?
Ability to provide short term policies allowing customization to meet your needs	✓	?
Can extend policies by endorsement if projects take longer than originally planned	✓	?
Defense Cost coverage provided outside the limit of liability	✓	?
Expanded definition of Bodily Injury to include sickness or disease caused by mental anguish or emotional distress - See L-610	✓	?
Can handle renovation projects up to a total cost of \$250,000 Larger projects can be handled by other products	✓	?