



Insurance Services, Inc.

ABRAM INTERSTATE INSURANCE SERVICES, INC.

2211 Plaza Drive, Suite 100

Rocklin, CA 95765

Phone: 800 955 4465 Fax: 9167807181

Residential Condominium Investors Product

Designed for the coverage needs of the individual or corporate investor that owns residential condominium units – leasing them to others

PRODUCT FEATURES:

- ▶ Two Options for Coverage:
 - Basic – including Commercial General Liability and essential Property coverages
 - Deluxe – including Commercial General Liability and a broad range of Property coverages
- ▶ Broad Eligibility to include:
 - Up to 100 individual units owned
 - Annual or Seasonal Rentals
 - Owner may occupy (provided it is not the primary residence)
 - No Height Limitations
- ▶ Competitive Pricing

LIABILITY FEATURES:

- ▶ No Liability Deductible
- ▶ Additional Insured status for the Association
- ▶ Low Minimum Premiums
- ▶ Loss Assessment \$2,500 per unit/\$25,000 Aggregate
- ▶ Limits available
 - Up to \$1,000,000 Occurrence/\$2,000,000 Aggregate for primary General Liability
 - Up to an additional \$5,000,000 Occurrence/Aggregate via our Umbrella or Excess Products

PROPERTY FEATURES:

- ▶ Basic Version
 - Property coverage included at no additional charge
 - Improvements and Betterments (Limits of \$5,000 per unit/\$50,000 Aggregate)
 - Loss of Rents (Limits of \$6,000 each unit/\$60,000 Aggregate)
- ▶ Deluxe Version
 - Broad coverage options
 - Improvement and Betterments, Business Personal Property, Loss of Rents
 - Miscellaneous Property as required by Association
 - Loss Assessment (Up to \$50,000 per unit)
 - Property Limits up to \$300,000 per unit and \$1,000,000 per location
 - Special Form available

ADDITIONAL ADVANTAGES:

- ▶ Available for Web Quoting
- ▶ Quick Quote and Binder Turnaround
- ▶ Financial Stability of an A.M. Best rated A++ carrier





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AS THE OWNER OF A RESIDENTIAL CONDOMINIUM UNIT LEASED TO OTHERS, DO YOU HAVE THE RIGHT COVERAGE?

- ▶ Premises Liability for a unit you own and tenants occupy
- ▶ Additional Insured status for the Association or Mortgagee
- ▶ Property coverage for improvements you made to the unit, the furniture you own within the unit, that real property within you're the interior of your unit due to the Association's by-laws, or loss of income shall the unit become unavailable to rent due to a loss
- ▶ A financial assessment made to all association members due to a Property or General Liability loss against the association

Why should you choose the United States Liability Insurance Group's Residential Condominium Investors Product?

COVERAGE FEATURES	OUR GROUP	COMPETITORS' POLICY
Premises Liability for the interior of your rental unit	✓	?
Additional Insured status for Association or Mortgagee	✓	?
Defense Costs are provided outside the limits	✓	?
No Liability Deductible	✓	?
Expanded Definition of Bodily Injury to include sickness or disease by mental anguish or emotional distress	✓	?
Improvement and Betterments	✓	?
Business Personal Property	✓	?
Miscellaneous Property as required by Association by-laws	✓	?
Loss of Rents	✓	?
Loss Assessment (Property and General Liability)	✓	?

Insure your financial well-being with a stable Company that will be there to pay your claim.

This document does not amend, extend or alter the coverage afforded by the Policy. For a complete understanding of any insurance you purchase, you must first read your Policy, Declaration Page and any Endorsements and discuss them with your Broker. A specimen policy is available from an Agent of the Company. Your actual Policy Conditions may be amended by Endorsement or affected by State Laws.



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The HIT ZONE – *Our highest hit ratio*

- 🎯 Up to five total units
- 🎯 Units leased on an annual or seasonal basis
- 🎯 No losses/claims incurred in the past three years

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

- ▶ Up to 100 units
- ▶ No more than \$300,000 in Property Values per unit, or \$1,000,000 per location
- ▶ No more than two losses or claims (excluding closed without payment incurred in the past three years)

PRODUCT ADVANTAGES

- ▶ Two Options for Coverage:
 - Basic – including Commercial General Liability and essential Property coverages
 - Deluxe – including Commercial General Liability and a broad range of Property coverages
- ▶ Broad Eligibility to include:
 - Up to 100 individual units owned
 - Annual or Seasonal Rentals
 - Owner may occupy (provided it is not the primary residence)
 - No Height Limitations
- ▶ Competitive Pricing
- ▶ Financial stability of a carrier rated A++ by A.M Best

LIABILITY FEATURES

- ▶ Loss Assessment Coverage included at no additional charge (Limits of \$2,500 per unit/\$25,000 Aggregate)
- ▶ No Liability Deductible
- ▶ Additional Insured status for the Association
- ▶ Low Minimum Premiums
- ▶ Limits available
 - Up to \$1,000,000 Occurrence / \$2,000,000 Aggregate for primary General Liability
 - Up to an additional \$5,000,000 Occurrence/Aggregate via our Umbrella or Excess Products

PROPERTY FEATURES

- ▶ Basic Version
 - Property coverage automatically included at no additional charge
 - Improvements and Betterments (Limits of \$5,000 per unit/\$50,000 Aggregate)
 - Loss of Rents (Limits of \$6,000 each unit/\$60,000 Aggregate)
- ▶ Deluxe Version
 - Broad coverage options
 - Improvement and Betterments, Business Personal Property, Loss of Rents
 - Miscellaneous Property as required by Association by-laws
 - Loss Assessment (Up to \$50,000 per unit)
 - Property Limits up to \$300,000 per unit and \$1,000,000 per location
 - Special Form available

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INELIGIBLE RISKS

- ▶ Locations in Alaska or Louisiana
- ▶ For Property only, locations in Hawaii, Florida or city of Detroit (MI)
- ▶ Risks with more than 100 units
- ▶ Units that are the applicant's primary residence
- ▶ Units with Knob-And-Tube or Aluminum Wiring
- ▶ Units without Smoke Detectors
- ▶ Any unit located over three stories and the building is not equipped with a fully enclosed fire protected stairwell or functioning fire escape
- ▶ Applicant does not or will not re-key locks prior to leasing to new tenants (applies to annual rentals only)
- ▶ Units leased to Student renters
- ▶ Risk having more than two General Liability or two Property losses in the past three years (excluding closed with no pay)

AVAILABLE LIMITS:

General Liability:

- ▶ Customer Authority - up to \$1,000,000 occurrence/\$2,000,000 aggregate for primary General Liability
- ▶ Additional limits up to \$5,000,000 are available within your authority through Umbrella or Excess Liability Products

Property

- ▶ Property Limits up to \$300,000 per unit and \$1,000,000 per location – including Improvement and Betterments, Business Personal Property, Miscellaneous Property, and Loss of Rents
- ▶ Loss Assessment (Up to \$50,000 per unit)

SUBMISSION REQUIREMENTS

- ▶ Our Residential Condominium Investors Application – must be signed within 21 days of binding
- ▶ Representation of incurred losses for the past three years