



Insurance Services, Inc.

ABRAM INTERSTATE INSURANCE SERVICES, INC.

2211 Plaza Drive, Suite 100

Rocklin, CA 95765

Phone: 800 955 4465 Fax: 9167807181

Vacant Building Package Product

Our Vacant Building Product is designed for your residential, commercial, and industrial vacant building risks. Our product can be quickly and easily quoted for 3, 6, 9, or 12 month policy terms either monoline or as a package.

PRODUCT FEATURES:

- ▶ No restriction on length of vacancy
- ▶ Property limits available up to \$3,000,000
 - Frame up to \$1,500,000
 - All other construction up to \$3,000,000
- ▶ Liability limits available up to \$1,000,000/\$2,000,000
- ▶ Buildings under renovation are eligible
- ▶ Independent Contractors coverage available
- ▶ 3, 6, 9, or 12 month policy terms available
- ▶ Simple short-term policy extensions by endorsement
- ▶ All types of buildings considered
- ▶ Vacant Condo Units are eligible
- ▶ Package or monoline policies available
- ▶ Replacement Cost and Special Cause of Loss available

ADDITIONAL ADVANTAGES:

- ▶ A.M. Best rated A++ carrier
- ▶ Quick quote turnaround
- ▶ Superior Policy Issuance
- ▶ Low Minimum Premiums



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.

VBPP-NR (8/06)



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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

Vacant Buildings — Commercial Liability

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	✓	?