



Insurance Services, Inc.

ABRAM INTERSTATE INSURANCE SERVICES, INC.

2211 Plaza Drive, Suite 100

Rocklin, CA 95765

Phone: 916 780 7000 Fax: 916 780 7181

Vacant Building Product

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

ELIGIBLE RISKS CAN INCLUDE:

- ▶ Vacant buildings
- ▶ Partially vacant buildings
- ▶ Vacant condo units
- ▶ Vacant leased space
- ▶ Risks with renovations
- ▶ Residential and commercial risks

ADDITIONAL ADVANTAGES:

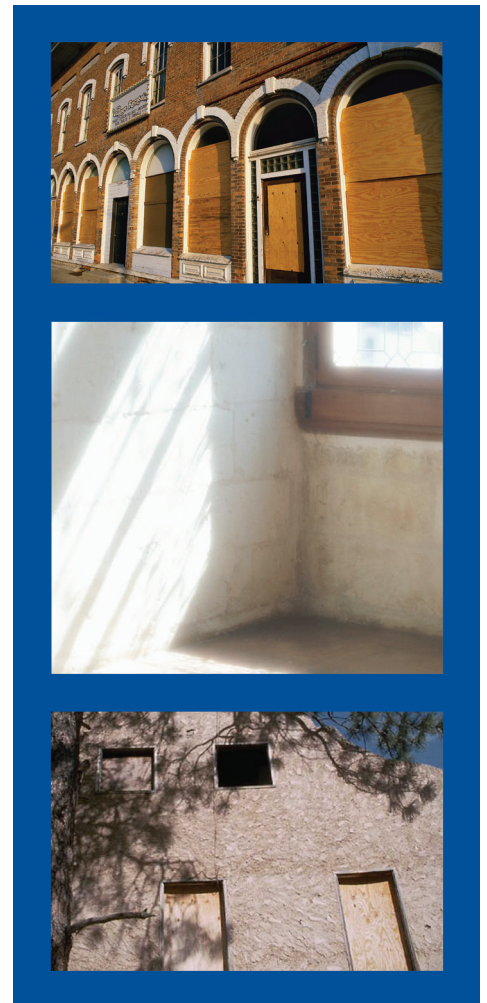
- A.M. Best rated A++ carrier
- Quick quote turnaround
- Superior policy issuance
- Low minimum premiums

COVERAGE AND PRODUCT FEATURES:

- ▶ No restriction on the length of vacancy
- ▶ Minimum earned premium is only 25% even on 3, 6, and 9 month policy terms
- ▶ Special form and replacement cost available on structures that are 25 years old or newer
- ▶ Business personal property coverage available
- ▶ Can offer policy terms of 3, 6, 9 or 12 months
- ▶ Short term policy extensions by endorsement
- ▶ Vandalism is included with property coverage
- ▶ No liability deductible
- ▶ Risks with renovation work up to \$250,000 in cost (Non structural renovations only)
- ▶ Independent contractors coverage available

LIMITS OF INSURANCE

- ▶ Property limits up to:
 - Risks up to \$3,000,000 in total insurance value (depending on protection class)
 - Contents coverage up to \$250,000
 - Coastal zones: \$500,000 per location
 - Vacant condominium units: \$500,000 per unit
- ▶ General liability limits up to:
 - \$1,000,000 each occurrence/\$2,000,000 Aggregate
 - Additional excess liability limits can be provided (Up to \$5,000,000)





We offer a comprehensive Vacant Building Product for all of the following: vacant buildings with or without renovations, vacant tenant spaces, vacant condominiums and business personal property in a vacant building. Policies can be written on 3, 6, 9 and 12 month terms.

Vacant Buildings — Factories	68604
Vacant Buildings — Not Factories NFP	68607
Vacant Buildings — Not Factories OTNFP	68606
Vacant Condo Units	68602



The HIT ZONE – Our highest hit ratio

- 🎯 Building is totally vacant
- 🎯 Buildings that are completely constructed
- 🎯 Vacant dwellings
- 🎯 Vacant building with or without renovations
- 🎯 Vacant tenant spaced
- 🎯 Vacant condominiums
- 🎯 Business personal property in a vacant building
- 🎯 Buildings on a plot of land less than 5 acres
- 🎯 Risks with property limits of \$300,000 or less
- 🎯 No losses or claims (excluding closed without payment) incurred in the past five years (liability), three years (property)

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

- ▶ Buildings on a plot of land up to 500 acres
- ▶ Buildings that are not totally vacant (see our Partially Vacant product)
- ▶ Buildings undergoing interior renovations up to 50% of the existing bldg value not to exceed \$250,000 by insured contractors (higher limits are available under our OTP product)
- ▶ Vacant Condo Units for unit owners interest
- ▶ Vacant Condo Units undergoing renovations up to \$50,000
- ▶ No more than two losses or claims (excluding closed without payment) incurred in the past three (3) years

PRODUCT ADVANTAGES

- ▶ Business Personal Property coverage available for most risks
- ▶ No restrictions on the length of vacancy
- ▶ Ability to consider locations having renovations being done
- ▶ Options for 3, 6, 9, & 12 month policy terms
- ▶ Can extend short term policies by endorsement up to a maximum of 12 consecutive months
- ▶ Special Form available for risks less than 25 years old
- ▶ Replacement Cost available for risks less than 25 years old
- ▶ Loss of Income coverage available for up to 6 months
- ▶ Inspection costs paid by the USLI
- ▶ A.M. Best rated A++ carrier

Vacant Building Product

INELIGIBLE RISKS

Both Property and General Liability:

- ▶ Building which are currently damaged (Fire or otherwise)
- ▶ Buildings not locked and fully secured from unauthorized entry
- ▶ Any prior, existing or pending bankruptcy within the last 5 years
- ▶ Risks in Alaska, West Virginia or Louisiana
- ▶ Buildings just being build or structural renovations.

Property:

- ▶ Applicant's who have evicted a tenant from the property within the past 60 days or are in the process of evicting a tenant
- ▶ Mobile homes
- ▶ Plans for demolition during or after our policy term
- ▶ More than 2 Property claims during the past 3 years

General Liability:

- ▶ Locations with a swimming pool
- ▶ Buildings located on a farm
- ▶ Risks with plans for demolition during our policy term
- ▶ More than 2 Liability claims during the past 3 years

AVAILABLE LIMITS

- ▶ Coastal Zones – Maximum property values up to \$500,000 per location. Risks having property values up to \$250,000 for only non-structures (i.e. business personal property and business income) are available with wind in select counties without direct coastal exposure. Wind exclusion applies on all other coastal business.
- ▶ Liability limits up to \$1,000,000/\$2,000,000
- ▶ Vacant Condo Units up to \$500,000 (including a maximum amount of \$50,000 in renovations)
- ▶ Business Personal Property up to \$250,000

	PC 1-8		PC 9-10
Construction	Sprinklered	Non sprinklered	Sprinklered and Non Sprinklered
Frame	\$3,000,000	\$2,000,000	\$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

- ▶ Within 21 days of the inception date of coverage, this account will be subject to the following:
 - Our completed & signed application that accompanies this quote; or
 - Completed & signed ACORD application as long as all underwriting information needed has been provided to us; or
 - Completed & signed application from another company as long as all underwriting information needed has been provided to us.
 - Representation of loss experience for the last 3 years or as long as applicant has been in business, if less than 3 years.