

COVERAGE	LIMITS AND OPTIONS
Building & BPP	Maximum limit for both Building and Business Personal Property is \$3M in TIV
Settlement Options	All policies are issued with Replacement Cost Coverage*. 100% ITV required. * At underwriters discretion to issue policy with ACV coverage when making exceptions.
Business Income	Up to 50% of the Building limit or the BPP limit, whichever is greater.
General Liability	Options include \$300K/\$600K; \$500K/\$1M; and \$1M/\$2M
Year of Construction	Building must be (30) years of age or newer. Buildings over (30) years of age are acceptable if the heating, electrical, and plumbing systems have been replaced or completely renovated in the past fifteen (15) years. Roof must be 20 years of age or newer.
Eligible Classifications	Office(LRO or Tenant); Mercantile(LRO or Tenant); Habitational(Condo and Apartment); Service and Processing (LRO or Tenant)
Medical Pay to Others	\$5K Limits Available
Deductibles: AOP	Options include \$500, \$1K, \$2.5K, \$5K, \$10K
Named Storm Deductibles	2%, 5% of Building and/or BPP limit
Fire Protection Class	PC 1 - 10 Eligible
Optional Coverages	
Accounts Receivable	Increases coverage up to \$250,000 on an "all risk" basis. Property off premises: A 25% limit subject to a \$2,500 maximum applies.
Equipment Breakdown	Adds coverage for sudden & accidental mechanical or electrical breakdown that results in direct physical damage to "covered equipment".
Hired Auto and Non-Owned Auto Liability Insurance	Adds coverage for any auto that is not owned, borrowed or hired by the insured <u>and</u> autos that are leased, hired or borrowed by the insured. Coverage not available when insured has policy coverage for other commercial automobile exposures.
Water Backup and Sump Overflow	Extends property coverage when loss is caused by water back-up or sump overflow with limits of \$50,000 (with coverage extension package).

Coverage Extension Endorsement (BOP) Can be added to any policy for a flat \$75 premium.

COVERAGE	Standard BOP Policy(2006)	With Coverage Extension Package
Leased Building Property	No Coverage	\$10,000
Back-up of Sewers or Drains	Excluded	\$50,000
Ordinance or Law	\$10,000 Coverage 3 Only	10% of Building limit, up to \$50K max
Personal Effects & Property of Employees	\$2,500	\$5K per occurrence/\$250 per employee
Pollutant Clean-up and Removal	\$10,000	\$25,000
Accounts Receivable	\$10K on premises/\$5K off premises	\$25K on premises/\$5K off premises
Computer Equipment & Software	Not Defined	\$25,000
Loss of Refrigeration	No Coverage	\$25,000
Newly Acquired or Constructed Property	30 Days	90 days
Personal Property Off Premises	\$10,000	\$25,000
Valuable Papers & Records	\$2,500	\$25K on premises/\$5K off premises
Employee Dishonesty	Stated In Declarations	\$10,000
Money and Securities	Stated In Declarations	\$10,000 on and off premises
Outdoor Property	\$2,500	\$25,000

Ineligible Properties

1. Apartment or condominium association with seasonal occupancy or time share.
2. Apartment or condominium association with lease or rental less than seven (7) months.
3. Apartment or condominium association with business or commercial occupancy which is an ineligible class of business.
4. Tenant's personal property.
5. Household personal property. Household personal property does not include appliances that are part of the building.
6. Boat or dock facilities which do not meet the following safety guidelines:
 - a. Signs must be posted restricting entry to authorized personnel only.
 - b. All wiring must be protected with GFI (Ground Fault Interrupter).
 - c. Dock must be free of any broken or loose boards and in good repair.
 - d. Dock or boat facilities with davit or boat lift are unacceptable.
7. Apartment or condominium association with a golf course.
8. One or two family dwellings unless of the garden apartment type where multiple units are grouped with a single area under common ownership, management, and control.
9. Properties that provide adult congregate living facilities, nursing homes, or home care.
10. Properties that engage in more than 10% rental or lease to students.
11. Properties that do not have a formal procedure for changing locks between tenants.
12. Properties that do not have peep holes in all doors leading from the premises.
13. Properties that do not have hard wired smoke detectors or battery type with a formal procedure for maintaining working order.
14. Properties that provide armed guard services whether employed or provided by hired service.
15. Buildings with wood shingle roof.
16. Buildings with aluminum wiring.
17. Vacant or properties with less than 75% occupancy unless new construction.
18. Buildings with signs of deterioration indicating a lack of maintenance and upkeep.
19. Buildings in the process of renovation or under construction.
20. Habitational properties with bars on windows.
21. Risk located in a residence or dwelling.
22. Building containing lead paint in interior or exterior areas.
23. Buildings located in protection class 9 or 10 unless company obtained approval.
24. Risk situated in a building containing the following occupants: Adult Book/Video Stores, Adult Theaters, Bath Houses, Escort Services, Flea Markets, Unlicensed Massage Parlors, Modeling Agencies, Pawn Shops.

Payment Options

Pay Plan	Minimum Premium	Initial Payment	# of Install	Install Percent	Due Dates	If Premium Exceeds	Installment Fee
FULL PAY	\$500	100%	0	NA	NA	\$1	\$0
4 PAY	\$500	25%	3	25%	Day 45, then every 45 days	\$400-750 \$751-1 250 More than \$1251	\$3.00 \$4.00 \$5.00
7 PAY	\$750	20%	6	13.33%	Day 30, then every 30 days	\$750-\$1250 More than \$1251	\$4.00 \$5.00
10 PAY	\$1,000	20%	9	8.8%	Day 30, then every 30 days	\$1,000-\$1250 More than \$1251	\$4.00 \$5.00