

## CHOOSING INSURANCE FOR YOUR BUSINESS IS AN IMPORTANT DECISION

You invest your time, money and effort toward running your business, so you should be confident that the insurance you purchase will protect your association when you need it most.

Travelers Condominium Businessowners Policy offers an affordable way for you to obtain Property and Liability insurance. This policy includes key coverages that are important to any business, and also offers additional business-specific options that are important for any Condominium Association. Travelers protects more than \$73 billion in total insured values for condominium risks.



## CORE COVERAGE HIGHLIGHTS

### General Liability Highlights

**General Liability Coverage** covers you against claims resulting from your business operations due to bodily injury or property damage to others.

- General Liability Limits of \$1 million per occurrence / \$2 million aggregate are standard for **Condominium Pac**™ and **Condominium Pac Plus**™ with an option for higher limits of \$2 million per occurrence / \$4 million aggregate available for **Condominium Pac**.
- Additional Insured – unit owners are added as additional insured with respect to common properties.
- Advertising Injury and Personal Injury.
- Medical Payments for \$5,000 per person.
- Damage to Premises Rented to You is included up to \$300,000\*.
- Blanket contractual for all insured contracts.
- Host liquor liability.

- **Web XTEND Endorsement**® coverage for Web site injury liability (some restrictions apply).
- Products/Completed Operations coverage is included and subject to the General Aggregate

### Property Highlights

- Property Coverage** covers your Building and Business Personal Property for replacement cost with no coinsurance.
- Outdoor Trees, Shrubs and Plants coverage provided for all covered causes of loss up to \$3,000\*.
  - Embedded coverage applies for mechanical breakdown of vital building maintenance systems, such as boilers and air conditioning systems. The extra costs associated with these types of claims (pollutant clean-up and expediting expenses) are also included up to \$25,000. Service interruption to your water or power supplies, caused by equipment breakdown, may also be covered. Your power generating equipment is

covered up to \$100,000\* for a covered breakdown.

- **Business Income and Extra Expense** – This covers income that is lost due to suspended operations caused by damage at your building from a covered cause of loss. This is an optional coverage for **Pac Plus**™.

#### - Condominium Pac

- Automatically included and includes rental value.
- Included on an Actual Loss Sustained basis for up to 12 consecutive months.
- Coverage may also be written on a policy or location level basis for any dollar limit without the 12 month limitation.

#### - Condominium Pac Plus

- Optional
- When selected, the coverage may be written with a policy or location level dollar limit. The dollar limit is based on 80 percent of annual receipts/fees and may be modified.

## PROPERTY FEATURES ESPECIALLY FOR CONDOMINIUMS

(Automatically Included!)

### Property Features

- Appurtenant Buildings and Structures are included up to a \$50,000 limit.
- These items are considered part of Building coverage:
  - Alarm systems;
  - Appliances used for refrigeration, ventilating, cooking, dishwashing or laundering that are not contained within individual units;
  - Fences;
  - Fire extinguishing equipment;
  - Fixtures, outside of individual units, including outdoor fixtures;

- Floor Coverings
- Lawn maintenance and snow removal equipment;
- Lobby and hallway furnishings;
- Outdoor furniture;
- Retaining walls; and
- Outdoor swimming pools.

- Building coverage also includes any of the following types of property contained within a unit, regardless of ownership, if your Condominium Association Agreement requires you to insure it:

- Fixtures, improvements and alterations that are part of the building or structure; and

- Appliances such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping.

- Building Glass coverage included, with several deductible options available.
- Employee Dishonesty coverage is included up to \$25,000\* (with an option to cover property managers as employees).
- Ordinance or law coverage is included for a combined limit of \$25,000\* at each described premises.
- Signs within 1,000 feet are included within the Building limit.

\* Higher limits are available

## POPULAR OPTIONS FOR CONDOMINIUMS

- **PowerPac<sup>SM</sup>** property coverage endorsement – enhances coverage in 20 key areas. See chart below for more details.
- **Building Owners Endorsement** – enhances coverage in key areas for your owned buildings:
  - Debris Removal – Increased from \$25,000 to \$50,000.
  - Lessor's Leasehold Interest coverage is added for up to \$25,000.
  - Tenant Move Back Expenses coverage is added for up to \$25,000.

- Utility Services – Direct Damage is added for up to \$10,000.
- Ordinance or Law – Increased Period of Restoration is increased by \$50,000.

- **XTEND Endorsement<sup>®</sup>** for liability coverage enhancement
  - It provides 15 extensions of coverage including:
    - Broadened Named Insured.
    - Blanket Additional Insured – Managers or Lessors of Premises or Leased Equipment.

- Directors and Officers Liability coverage may be available.
- **Other Options Available:**
  - Higher limits for most individual coverage extensions.
  - ERISA Welfare and Pension.
  - Sewer and Drain Back Up.
  - Hired and Non-owned Auto Liability.
  - Blanket limits optional protection may be available.
  - Garagekeepers optional coverage is available.

## Coverage Features for PowerPac Endorsement (MP T9 70)

Topic/Coverage	Without PowerPac Endorsement	With PowerPac Endorsement
Accounts Receivable - At described premises	\$25,000	Current limit increased by \$100,000
Accounts Receivable - In transit or at a location other than described premises	\$25,000	Current limit increased by \$100,000
Business Income and Extra Expense- Dependent Property	\$10,000	\$25,000
Business Income and Extra Expense- Newly Acquired Premises	\$250,000	\$500,000
Brands and Labels	None	\$25,000
Claim Data Expense	\$5,000	\$10,000
<b>Computer Fraud</b>	<b>None</b>	<b>\$5,000</b>
Electronic Data Processing Equipment/Data/Media - Electronic Vandalism	\$25,000	\$50,000
Electronic Data Processing Equipment/Data/Media - In transit or at a location other than described premises	\$25,000	\$50,000
Extended Business Income	60 Days	90 Days
<b>Identity Fraud Expense</b>	<b>None</b>	<b>\$15,000 (Annual Aggregate Limit)</b>
Limited Building - Tenant Obligation	None	\$5,000
Lost Key Consequential Loss	None	\$500
Newly Acquired or Constructed Property - Business Personal Property	\$250,000	\$500,000
Ordinance or Law- Increased Period Of Restoration	\$25,000	\$50,000
Ordinance or Law - Tenants Improvements and Betterments	Not Included	Included
Outdoor Trees, Shrubs, Plants and Lawns	\$3,000	\$5,000
<b>Unauthorized Business Card Use</b>	<b>None</b>	<b>\$5,000</b>
Utility Services - Direct Damage – Water, Power and Communication	None	\$2,500
Utility Services - Time Element – Water, Power and Communication (for service outages exceeding 24 hours)	None	\$2,500

## PLACE ALL YOUR BUSINESS WITH TRAVELERS

### Travelers also offers competitive coverages and rates for:

#### WORKERS COMPENSATION

To protect your most important asset (your employees!). It is critical to have the very best insurance carrier working with you.

Travelers offers:

- Claim and medical professionals to promptly handle, investigate and resolve your claims.
- Early intervention medical networks and return-to-work strategies to control claim costs, enabling your injured employee to return to work when medically appropriate.
- Information directly to the injured employee via the Internet. Employees can go on-line to review their claim payment information and obtain medical self-care tips.

⊕ **Workers Compensation can also be written on a stand alone basis.**

#### AUTOMOBILE

To protect against liability or physical damage losses to owned or leased autos:

- Commercial auto coverage will provide property and/or liability coverage for owned autos.
- Ability to tailor coverage for hired and non-owned auto exposures.
- Capacity to write multi state exposures on one policy.\*
- Business Auto Coverage extension endorsement adds 9 new coverages and extends 2 existing coverages in one coverage form.

⊕ **Automobile insurance can also be written on a stand alone basis.**

\*Multi states does not apply in HI and Mass.

#### UMBRELLA LIABILITY

Provides peace of mind protection above the General Liability core coverages, Automobile Liability and Employer's Liability (excl. NY) exposures that exist on your underlying insurance policies. The Umbrella policy also provides primary coverage in the following situations:

- Broadens the definition of Named Insured
- Expands watercraft coverage
- Expands definition of Bodily Injury to include mental anguish
- Territory is world-wide subject to limitation for known injury
- Automatic coverage for newly acquired or formed organizations without the 90-day limitation

⊕ **Umbrella limits are available for up to \$25 million of total protection.**

## WHY CHOOSE TRAVELERS

### Travelers offers top of the line service for:

#### RISK CONTROL

- Access to products and resources, training and education.
- Technical Bulletins

#### CLAIM SERVICES

- 24 hour claim reporting via the Internet, phone or fax.
- Toll free phone: 800.238.6225
- Claims handled promptly and professionally.

#### BILLING PLANS

- One simple bill for all coverage we write.
- Convenient installment payment plans
- Toll-free customer service: 800.252.2268



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**CALL TODAY**

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