

# Property Managers Professional Package Product

## WHY YOU NEED A PRODUCT THAT COVERS YOUR PROFESSIONAL LIABILITY, GENERAL LIABILITY AND PROPERTY EXPOSURES

- ▶ Increased litigation within our country is holding all professionals accountable for errors
- ▶ The number of Tenant Discrimination claims is on the rise! A large percentage of this litigation is being driven by HUD and consumer interest groups. Property managers are susceptible to this type of claim
- ▶ Courts have held property managers with an equity interest in a property to a higher standard of care
- ▶ There has been an increase in the number of employment-related claims against property managers. Property managers are not only being sued by their own employees, but also by superintendents and maintenance staff employed by the owner of the complex, whom the manager oversees
- ▶ Property Managers are commonly added as an Additional Insured on the General Liability policy of the owner of property being managed. This covers the property manager for the exposures at the managed location. However, property managers need coverage for Bodily Injury and Property Damage that occurs at their own office

Why should you choose the United States Liability Insurance Group's Professional Liability Package Product for Property Managers? The following are important coverages to have in your policy. Make sure that you have all of these features.

COVERAGE FEATURES	OUR GROUP	COMPETITORS' POLICY
Optional Tenant Discrimination coverage including both Damages and Defense	✓	?
Optional Employment Practices Liability coverage designed for the needs of Property Managers. <i>Coverage provided for individuals they manage who are employed by the owner of the building/complex (i.e. superintendent or maintenance staff)</i>	✓	?
Separate Limits for each Coverage Part	✓	?
Optional Premises Preferred Package available for the Property Managers office that includes General Liability written on an Occurrence Form with optional Property Coverage on a Special Form	✓	?
Coverage for the management of the Insured's Personally Owned Property available	✓	?
Automatic Wrongful Eviction Coverage provided for the management of Residential Property	✓	?
Personal Injury Coverage included at no additional premium	✓	?
Optional coverage available for Real Estate Exposures	✓	?
Additional Insured status automatically provided for any entity for whom the Named Insured has agreed to provide Professional Services	✓	?
Defense Costs outside the Limit for Coverage Part A, Errors and Omissions and Coverage Part C Employment Practices Liability (if \$500,000 or \$1,000,000 limits are purchased)	✓	?

## WHY CHOOSE TO BE INSURED WITH UNITED STATES LIABILITY INSURANCE GROUP?

- ▶ One of only 20 A++ rated insurance groups in the United States by A.M. Best.
- ▶ A proud member of the Berkshire Hathaway Group, recently voted the #1 most admired Property & Casualty Company in the world (Fortune Magazine).

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