

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.



The HIT ZONE – Our highest hit ratio

- 🎯 Buildings that are completely constructed
- 🎯 Vacant building with or without renovations
- 🎯 Vacant tenant space
- 🎯 Vacant condominiums
- 🎯 Business personal property in a vacant building
- 🎯 Buildings on a plot of land up to 500 acres
- 🎯 No losses or claims incurred in the past three years

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 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 built 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
- ▶ Risks located in Hawaii

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
- ▶ Risks located in Hawaii

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

Construction	PC 1-8		PC 9-10
	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