



PRODUCT HIGHLIGHTS

CONDOMINIUM ASSOCIATIONS

Benefits of this Program

Philadelphia Insurance Companies specializes in the condominium association industry. We understand how to provide a flexible and comprehensive insurance program for risks all across the United States. For all your condominium association needs, visit our website at PHLY.com.

Key Benefits

Property

- Special Causes of Loss coverage on buildings, contents, loss of income and extra expense
- Blanket Limits with large in-house capacity
- Ordinance of Law, Demolition and Increased Cost of Construction coverage included - \$300,000 (higher limits available)
- Definition of building to include swimming pools, pool houses, tennis courts
- Business Income coverage – Actual Loss Sustained
- Back-up of sewers and drains
- Multiple valuation options available (Guaranteed Replacement Cost, Extended Replacement Cost, Agreed Amount)
- Unit Owner improvements if required by the association documents
- Pollutant clean-up and removal – \$35,000
- Boiler and Machinery coverage available
- Flood and Earthquake coverage available

Crime and Fidelity

- Employee Dishonesty, Computer Fraud and Forgery or Alteration limits available up to \$1,000,000
- Theft, Disappearance and Destruction
- Real estate manager coverage available

General Liability

- Comprehensive General Liability – Limits to \$1,000,000 per occurrence/\$3,000,000 aggregate Condominium unit owners as additional insureds
- Liability for common areas including swimming pools, tennis courts, lakes, playgrounds, etc.
- Real estate property managers included as additional insureds
- Employee Benefits Liability available
- Special Events coverage available for large community events

Crime and Fidelity

- Employee Dishonesty, Computer Fraud and Forgery or Alteration limits available up to \$1,000,000
- Theft, Disappearance and Destruction
- Real estate manager coverage available

Automobile

- Owned auto
- Non-owned auto
- Hired auto
- Garagekeepers Legal Liability available

Bell Endorsement

- Includes \$50,000 limits each for Business Travel Accident Benefit, Donation Assurance, Emergency Real Estate Consulting Fee, Identity Theft Expense, Image Restoration and Counseling, Key Individual Replacement Expenses, Kidnap Expense, Terrorism Travel Reimbursement, and Workplace Violence Counseling. \$25,000 limits for each Conference Cancellation, Fundraising Event Blackout, Political Unrest (\$5,000 per employee), Temporary Meeting Space Reimbursement and \$1,500 Travel Delay Reimbursement

Crisis Management Enhancement Endorsement

- 25,000 limit for crisis management emergency response expenses incurred because of an incident giving rise to a “crisis”

Loss Control Services

- Product specific web-based loss control solutions through LossControl.com
- Free online interactive Defensive Driver Training course and examination
- Regular e-flyer communications on current Loss Control issues and Large Loss Lessons Learned
- Strategic partnership with best in class vendor for discounted background & motor vehicle record (MVR) checks

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CONDOMINIUM ASSOCIATIONS - *continued*

Documents Required for Proposal

- Completed, signed, and dated PHL Y Residential Application
- Color photograph(s) of representative buildings and auxiliary buildings
- Currently valued insurance company loss runs for the current policy period plus three (3) prior years for accounts with premium \$100,000 or less. Currently valued insurance company loss runs for the current policy period plus four (4) prior years for accounts with premium over \$100,000
- Plot plan
- Latest financial statement or budget
- Association governing documents if All In (Unit Owner Installed Improvements & Betterments) coverage is desired
- Statement of values
- Web site information

Service

- Clients are serviced by both our Home Office staff as well as our Regional Offices located throughout the country

Carrier

- These coverages are underwritten by Philadelphia Insurance Companies, rated A++ (Superior) by A.M. Best. Nationally recognized as a member of Ward's Top 50. Forbes Magazine has recognized PHL Y as one of the 400 Best Big Companies in America

Payment Terms

- Interest-free installments available for accounts that generate at least \$2,000 in premium

For more information about our products and services please visit us at PHLY.com

800.873.4552

Philadelphia Insurance Companies is the marketing name for the insurance company subsidiaries of the Philadelphia Consolidated Holding Corp., a Member of the Tokio Marine Group. Coverage(s) described may not be available in all states and are subject to Underwriting and certain coverage(s) may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds. © 2007-2011 Philadelphia Insurance Companies, All Rights Reserved.



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