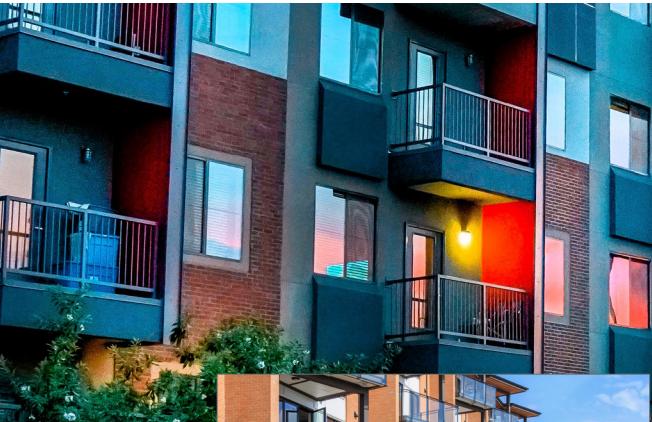
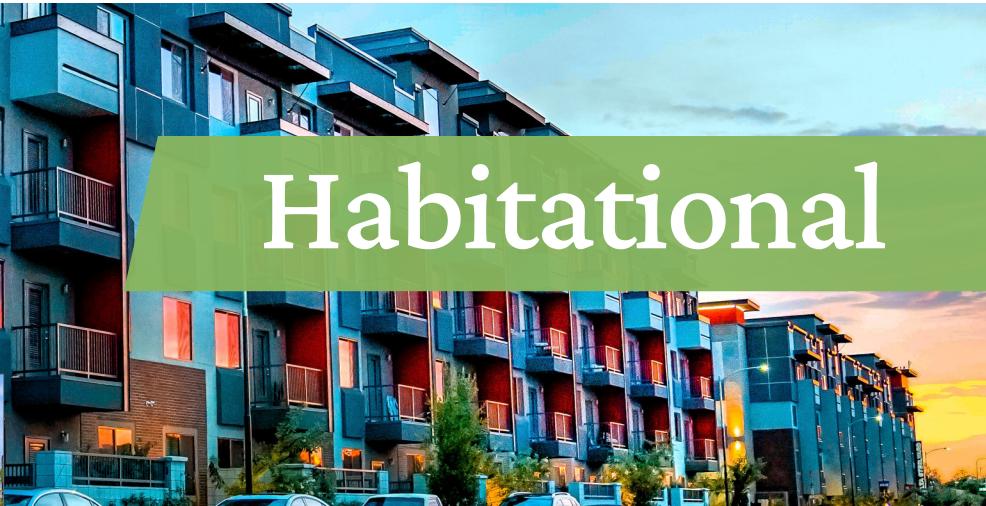


BUSINESSOWNER'S POLICY

Habitational



Garden Style



Low-Rise Apartment



Condo/Townhome Association



Mid-Rise Apartment



55+ Community

Upscaled Appetite!

Taking a similar approach to our recently updated hotel underwriting appetite, we are upscaling our BOP appetite for habitational risks, such as mixed-use apartment buildings and independent living communities, **for new business effective September 1, 2025, and later**. We're interested in newer builds that are professionally owned and managed and employ strong safety measures.

Targeted States: countrywide excluding AK, CA, DE, FL, HI, LA, NY, OR, WA, and WY. Also excluding Atlanta, GA; Philadelphia, PA; and Cook County, IL.

- Garden-style apartments
- Low- and mid-rise apartment buildings (≤ 20 stories)
- Residential condominiums including mixed occupancies
- Independent living communities/age 55+ (no pull cords)
- New ventures considered
- 10 or more units per location
- At least 80% occupied for each occupancy type

See reverse side for general guidelines and submission requirements.

Habitational

General Eligibility Guidelines

- Typical TIV \$10 - \$35 million (up to \$50 million considered)
- Smoke-free facility or designated smoking areas
- Two (2) feet or more building clearance for TIV >\$15m
- Tenant insurance requirement of at least \$100,000 for residents and at least \$1 million for commercial occupants included in lease
- Properties with over \$5 million TIV must be sprinklered; over \$10 million TIV must meet NFPA 13 standard
- Frame, joisted masonry, non-combustible construction must be built \geq 2000 (gut rehab applies)
- Masonry non-combustible+ construction or better must be built \geq 1985 (gut rehab applies)
- Corporately owned and professionally managed preferred

Not currently eligible:

- Assisted living facilities
- Boarding houses
- Below grade residential units
- Cooperatives/communals
- Duplexes, triplexes, fourplexes
- "Flip" properties/portfolios
- Individual ownership or joint ventures
- Student housing, dormitories
- Timeshares
- Coastal properties (refer to our [Commercial Property Coastal Zones](#))

Submission Requirements

- Five years of loss runs
- 30-day lead time for TIV \geq \$15 million; 15-day lead time for TIV <\$15 million to help us deliver efficient service
- Submissions entered through GUARD E-Z Rate and deemed eligible for coverage will receive a quote subject to supplemental information before binding

Businessowner's Policies may be underwritten by AmGUARD Insurance Company® or NorGUARD Insurance Company®, members of Berkshire Hathaway GUARD Insurance Companies with principal place of business at 39 Public Square, Wilkes-Barre, PA 18701. The information contained herein is not meant to be all inclusive but intended to provide a general overview for marketing purposes and may not apply to all GUARD companies or in all states. The final qualifying criteria for any applicant depends upon the particular nature of the risk and is subject to all company underwriting guidelines and state-specific laws and regulations. Only the relevant insurance policy and endorsements provide the terms and conditions of coverage.

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**Good things
ARE HAPPENING!**