

BUSINESSOWNER'S POLICY

Habitation



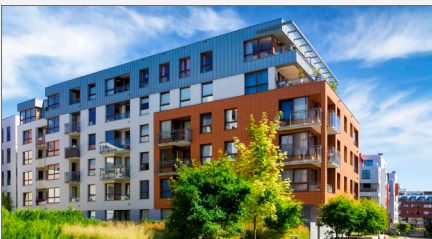
Garden Style



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 habitation 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.

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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 ≥ 2000 (gut rehab applies)
- Masonry non-combustible+ construction or better must be built ≥ 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 ≥ \$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

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Good things
ARE HAPPENING!