

## **Vacant Commercial Underwriting Guidelines:**

Coverage is subject to a satisfactory inspection completed within 30 days of binding. Fee included on quote.

### **Excluded Vacant Commercial List:**

- First Loss and/or Excess of Loss Policies
- Flood and/or Quake
- Structural renovation or construction
- Farm Properties
- Any mortgaged risk without a financial institution mortgage
- Schools
- Golf Clubs
- Hotels/Motels (unless agreed by Underwriters).
- Large buildings with unsupported roof structures (e.g. warehouses)
- Buildings in excess of 30,000 square feet
- Buildings condemned or scheduled for demolition
- Buildings with pre-existing damage
- Risks where total insured value exceeds USD 3,000,000 (RCV)
- Buildings with no reasonable expectation of future occupancy (e.g. manufacturing or industrial)
- Risks with land value higher when building raised
- Risks where applicant has no insurable interest
- No risk vacant for longer than 36 months (unless agreed by Underwriters).
- Historical Buildings
- Mobile Homes

\*Unless agreed by Underwriters

## **Partially Occupied**

### **Partially Occupied Risk Exclusion List:**

- Partially Occupied Risks with the following or similar Tenants:
- Nightclub, Bars, Taverns & Gentlemen Clubs
- Cinemas
- Fast Food Franchises

- Light & Heavy industrial, Manufacturing & Warehouses
- Hotels/Motels/Apartments
- Laundromats/Dry Cleaning
- Fireworks Distribution
- Target Tenants, such as: Jewelry Stores, Firearm Stores, Liquor/Package & Tobacco Stores

**Partial Occupied Eligibility Requirements**

- Prior carrier must be admitted/standard market
- Occupancy less than 31% of total square footage
- All unoccupied units must be always locked and secured against unauthorized entry
- All occupied units locked and secured against unauthorized entry when business closed or when location left unattended
- All tenants must by contract, be required to carry General Liability including Fire legal Liability