



# **DUAL North America Property Practice:**

Excess & Surplus Lines Property Program  
& Specialty Perils Team

Private Primary Flood  
Excess Flood  
Wind Deductible Buy-Back  
Mono-line Wind

January 2021



## E&S Property



### Program Highlights

- Carrier A.M. Best Rating: A-XV
- Mono-line Property
- Nationwide program
- Non-Admitted Paper
- Full Limit Policies
- Primary Policies
- No capacity for excess policies
- Minimum Deductible: \$2,500
- Minimum premium: \$5,000
- Average Premium: \$21,000
- Primarily ISO Forms

### Limits

- \$25M per location and amount subject – Best Risk
- \$100M policy TIV
- Flood & earthquake – Non-critical \$2.5M maximum limit
- Equipment breakdown - \$25M
- Limitations apply for Catastrophe exposed business
  - Florida- beyond 5 miles from the Intercoastal Waterway & Gulf Coast - \$5M max line/\$5M max policy TIV
  - Louisiana, Mississippi, & Alabama – beyond 50 miles from the coast including Baton Rouge
  - Virginia, North Carolina, South Carolina & Georgia – beyond 15 miles from the coast
  - No coastal Texas

# Classes & Coverages

## Target Classes

- Vacant Buildings
- Renovations
- Commercial Real Estate
- Condominiums
- Rental Apartments

## Other Eligible Classes, but not limited to:

- Mercantile
- Light Manufacturing and Industrial
- Restaurants and Taverns
- Religious Institutions
- Hospitality Risks
- Nursing Homes
- Assisted Living

## Ineligible Risks

- Ground up Construction
- Renovations that contemplate structural modifications
- Greenhouses,
- Agriculture Risk/Food Processors
- Recyclers
- Chemicals/Petrochemicals
- Heavy Flammable exposures
- Manufacturing over \$10M TIV
- Risks located in Wildfire & High/Med brush areas

## Can Consider

- Undervalued properties
- New Purchases
- Accounts with prior losses
- Stab Lok Panels
- Aluminum wiring
- Fuses

# Habitational Highlights

## Type

- Conventional
- Senior
- Student

## Target Territories

- East Coast
- West Coast
- North Central & Southeast (excluding Tier 1 & Tier 2 Counties)

## **Due to program constraints, we have the following Frame or Brick Veneer Limitations**

- Virginia, North Carolina, South Carolina & Georgia - beyond 30 miles from the coast - \$15M max line/\$15M max policy TIV
- Louisiana, Mississippi & Alabama – beyond 50 miles to the coast including Baton Rouge - \$5M max line/\$5M max policy TIV
- Colorado - \$10M max line/\$10M max policy TIV
- Texas, Oklahoma, Kansas, Nebraska, Arkansas, Missouri, Iowa & Kentucky are prohibited

# Vacant Building Highlights

## Highlights

- Buildings in transition i.e from vacant to renovation to occupied can be re-underwritten and endorsed in lieu of writing a new policy
- Buildings coming off COC, waiting for Certificate of Occupancy and have punch list items to complete
- Renovation must be cosmetic only, can include existing structure
- Broader coverage and replacement cost on qualifying risks
- New Purchase
- Undervalued
- Partially occupied
- Incomplete COC's
- No restrictions on the length of vacancy
- Flexible policy terms, maximum 12 months

## Ineligible

- Buildings scheduled or planned to be demolished
- Renovations undergoing structural modification or contemplating structural modifications

# DUAL

## Excess & Surplus Property

# Submission & Application Requirements

Please make sure all the following info is attached with the submission. This will save our underwriting team valuable time and **improve our service levels.**

- Acord Application
- SOV in Excel for large schedules
- DUAL Supplemental Vacant Building Application
- DUAL Supplemental Habitational Application
- DUAL Hospitality Supplemental
- Minimum of 3 year currently valued loss runs
- Target Premium

### **Territorial Lead Contacts**

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