



Excess & Surplus Property

Specialized solutions for non-standard excess and surplus property risks including commercial real estate, vacant structures, mercantile, commercial properties, nursing homes, assisted living and more.

Program Highlights

- Carrier A.M. Best rating: A- XV
- Monoline property
- Nationwide program
- Non-Admitted paper
- Full limit policies
- Primary policies
- No capacity for excess
- Minimum premium: \$5,000

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

Other Classes, But Not Limited To

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

Can Consider

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

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

Target Classes

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

Download Documents

- DUAL Supplemental Vacant Building Application
- DUAL Supplemental Habitational Application

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

Submission Requirements

- 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

Vacant Building 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 COCs
- 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

