

# COMMUNITY ASSOCIATION PRODUCT



- ⦿ Homeowners associations with up to 1,000 units/Condominium associations with up to 500 units
- ⦿ Property values up to \$1.5 million (\$1 million coastal)
- ⦿ Eligible classes include, but are not limited to:

Community associations	Homeowners associations	Planned unit developments
Condominium associations	Master associations*	Townhouse associations
Cooperatives	Mobile home parks	Property owners associations

\*General liability only

## PRODUCT ADVANTAGES

- ▶ General liability
  - Able to write associations with a wide variety of amenities such as pools, lakes, docks, beaches, clubhouses, sport courts and others
  - Unit owners and property manager included as an additional insured
  - Hired and non-owned automobile liability available in most states
  - Considering short-term rentals (less than 30 days) in CA, GA, NC, NJ, MD, SC, TX and VA
  - No liability deductible
- ▶ Community association directors and officers
  - Defense costs outside the limit
  - Lifetime occurrence reporting period
  - Coverage for both monetary and non-monetary claims
  - Defense costs for breach of contract claims
  - Manager/Management company automatically named as additional insured
  - Employment practices liability coverage provided for no additional premium for associations with 10 or fewer employees
  - Third-party harassment and third-party discrimination coverages on most classes
  - Full prior acts coverage
- ▶ Property
  - Property coverage for condominium associations for residential buildings, pools and outdoor signs
  - Property coverage for homeowners associations for non-residential property, including but not limited to buildings, fences, signs, pools and other commonly owned association property
  - Property minimum premiums starting at \$150 in most states
- ▶ Crime coverage via separate policy
  - Coverage for theft of money, securities and other property by employees
  - Coverage provided for directors, officers, committee chairs, employees and volunteers without having to schedule them by name or position

Package offerings and excess and umbrella coverages are also available.



## AVAILABLE LIMITS

- ▶ General liability up to \$1 million/\$2 million
- ▶ Community association directors and officers up to \$5 million
- ▶ Property coverage up to \$1.5 million/\$1 million (coastal)
- ▶ Crime up to \$500,000
- ▶ Excess/Umbrella up to \$5 million\*\*

\*\*Based on the number of stories for condo buildings

## BUSINESS RESOURCE CENTER

Provides centralized access to business solution vendors for all policyholders. Solutions include:

- ▶ Human resources services
- ▶ Pre-employment and tenant screenings
- ▶ Identity theft protection
- ▶ Marketing resources

See [bizresourcecenter.com](http://bizresourcecenter.com) for a full list of available business solutions.

## MOST COMMON INELIGIBLE RISK CHARACTERISTICS

- ▶ Voluntary membership permitted
- ▶ More than 30% undeveloped in most states<sup>†</sup>
- ▶ Builder/Developer controlled
- ▶ Risks in AK, LA or WV
- ▶ Property coverage in FL
- ▶ Boards with three or fewer members for directors and officers liability
- ▶ Directors and officers liability coverage in NV
- ▶ More than 50% of units rented or leased

NOTE: Many classes may still be eligible for our Nonprofit Directors and Officers Liability/Employment Practices Liability product. Ineligible risk characteristics include, but are not limited to those listed above.

<sup>†</sup>In Northeast and Southeast regions, no more than 10% of the association can be undeveloped.

**CONTACT YOUR UNDERWRITER FOR MORE INFORMATION AT 888-523-5545 OR VISIT USLI.COM.**

This document does not amend, extend or alter the coverage afforded by the policy. For a complete understanding of any insurance you purchase, you must first read your policy, declaration page and any endorsements and discuss them with your agent. A sample policy is available from your agent. Your actual policy conditions may be amended by endorsement or affected by state laws.

