



## PREMIER BUSINESSOWNERS POLICY COVERAGE HIGHLIGHTS

*The following Coverage Highlights summary is intended for reference only and is subject to change without notice.  
If there is any conflict between the policy and this summary, the provisions of the policy prevail.  
Refer to the actual policy declarations, coverage forms and endorsements for a complete description of coverage.*

### **Buildings**

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• Replacement Cost	Included – options for Actual Cash Value and Functional Valuation
• Automatic Increase in Insurance	Provided – the percentage increase is based on zip code and construction type
• Property Covered	Buildings, including completed additions; fixtures, including outdoor fixtures; permanently installed machinery, equipment, tanks, and pumps; your personal property in apartments furnished by you as a landlord; personal property used to maintain or service the buildings

### **Business Personal Property**

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• Replacement Cost	Included
• Automatic Increase in Insurance	Included
• Seasonal Automatic Increase in Insurance	Yes – 25% if limit written is at least 100% of average monthly values
• Property Covered	Business personal property; others' property in insured's care, custody, or control; leased personal property for which the insured is contractually responsible to insure; tenant's improvements and betterments; exterior building glass you own or in your care, custody or control that you are contractually obligated to repair or replace, This includes repair or replacement of encasing frames, lettering or ornamentation that is part of the exterior glass.

### **Other Features**

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• Causes of Loss	Special with enhancements, i.e. Risks of direct physical loss unless limited or excluded
• Deductible	\$250 (\$500 in some states in certain programs) – optional increased deductible available
• Loss Payment	If the loss qualifies for payment on a replacement cost basis and the cost to repair or replace is \$2,500 or less, then we will pay for the cost after the application of the deductible and without deduction for depreciation.
• Coinsurance provision	No
• Insurance to Value Provision	No

### **Property Additional Coverages**

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• Business Income	Included – 12 months actual loss sustained – Ordinary payroll limited to 60 days - options to increase to 360 days
• Extended Business Income	Included – up to 60 days – options to increase to 360 days
• Extra Expense	Included – 12 months actual loss sustained
• Equipment Breakdown	Included – additional sub-limits of \$50,000 separately for Expediting Expenses, Hazardous Substances, Perishable Goods, and Data Restoration
• Appurtenant Structures	Included – up to 10% of the building limit of insurance for garages, storage buildings, swimming pools, spas, fences, retaining walls or other appurtenant structures usual to the business that have a value of \$50,000 or less. If the “Actual Cash Value – Buildings” option is selected, the value of property covered under this Appurtenant Structures Additional Coverage will also be “actual cash value”.
• Money and Securities	Included – up to \$10,000 Inside & \$10,000 Outside – optional increased limits available
• Back Up of Sewer or Drain Water	Included – up to \$5,000 per building, not to exceed \$25,000 in any one policy period - optional increased limits available
• Debris Removal	Included – up to 25% of direct loss or damage, an additional \$25,000 if limits exhausted, including debris from the property of others.
• Collapse	Included – collapse now defined
• Water Damage	Included – if covered damage occurs, we pay the cost to tear out and replace
• Pollutant Clean Up and Removal	Included – up to \$25,000
• Increased Cost of Construction	Included – up to \$25,000 for loss to damaged portion of building
• Arson Reward for Conviction	Included – up to 10% of a fire loss or \$10,000, whichever is less
• Dependent Properties – Business Income	Included – 12 months actual loss sustained, including secondary dependent property within the coverage territory.
• Preservation of Property	Included – up to 45 days
• Fire Department Service Charge	Included – up to \$25,000

## PREMIER BUSINESSOWNERS POLICY COVERAGE HIGHLIGHTS (Continued)

### ***Property Additional Coverages (Continued)***

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- Fire Extinguisher Recharge Included – no dollar limit – extinguisher must have been used to combat a covered fire
- Civil Authority Included – up to 30 days – 72 hour waiting period
- Money Orders and Counterfeit Money Included – up to \$5,000
- Forgery and Alteration Included – up to \$10,000 – optional increased limits available
- Limited Coverage for Fungi, Wet Rot or Dry Rot Included – up to \$15,000
- Building Property of Others Included – up to \$10,000
- Forgery and Alteration Included – up to \$10,000 – optional increased limits available
- Unauthorized Business Card Use Included – up to \$10,000 per occurrence
- Computer Fraud and Funds Transfer Included – up to \$10,000 per occurrence

### ***Property Coverage Extensions***

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- Newly Acquired or Constructed Property Buildings – Included – up to \$1,000,000  
Personal Property – Included – up to \$500,000
- Newly Acquired Property – Business Income Included – actual loss sustained, up to \$100,000
- Personal Property Off Premises Included – up to \$15,000 – optional increased limits available
- Outdoor Trees, Shrubs, Plants and Lawns Included – up to \$10,000 – optional increased limits available. Limit of \$2,500 for any one tree, shrub, or plant, including the expense of removing from the described premises the debris of trees, shrubs and plants which are property of others. Please note, trees, shrubs or plants which are part of a vegetated roof are not excluded under covered property.
- Outdoor Signs Included – up to \$2,500 – optional increased limits available
- Valuable Papers and Records Included – up to \$25,000 – optional increased limits available
- Accounts Receivable Included – up to \$25,000 – optional increased limits available
- Personal Effects Included – up to \$10,000, \$2,500 maximum per person, including theft
- Salespersons Samples Included – up to \$10,000
- Business Income & Extra Expense – Increased Period of Restoration due to Ordinance or Law Included
- Removal Permit Included
- Electronic Data Included – up to \$10,000
- Interruption of Computer Operations Included – up to \$10,000

### ***Businessowners Liability***

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- Limit of Insurance \$300,000 – increased limits available
- Premises/Operations Coverage Included
- Products/Completed Operations Coverage Included
- Bodily Injury and Property Damage Included
- Personal and Advertising Injury Included
- Medical Payments Included – \$5,000 sub-limit (\$1,000 sub-limit in some states and in certain Programs)
- Tenant Property Damage Legal Liability Included – up to \$300,000; higher limits available (not to exceed liability limits of insurance)
- Aggregate Limit applies per premises Included
- Automatic Additional Insured Status Included – Co-owners of Insured Premises; Controlling Interest; Grantor of Franchise or License; Lessors of Leased Equipment; Managers or Lessors of Leased Premises; Mortgagee, Assignee or Receiver; Owners or Other Interest from Who Land has been Leased; State or Political Subdivisions - Permits Relating to Premises
- Supplementary Payments
  - Expenses Incurred by Company Included
  - Cost of Bonds to Release Attachments Included
  - Expenses Incurred by Insured at Company's Request Included – up to \$250 per day for actual loss of earnings for time away from work
  - Costs Taxed Against Insured in Suit Included – excluding fines and penalties
- Liquor Liability Excluded – optional coverage is available. For the purposes of this exclusion, permitting a person to bring alcoholic beverages on your premises, for consumption on your premises, whether or not a fee is charged or a license is required for such activity, is not by itself considered the business of selling, serving or furnishing alcoholic beverages.

## PREMIER BUSINESSOWNERS POLICY COVERAGE HIGHLIGHTS (Continued)

### ***Optional Coverages***

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#### ***Property***

- Earthquake and Volcanic Eruption – limited availability in certain territories
- Employee Dishonesty – certain controls are expected
- Gasoline or Diesel Fuel Coverage
- Ordinance or Law Coverage – Loss to Undamaged Portion of Building & Demolition and Broadened Increased Costs of Construction
- Outdoor Signs – Business Income
- Spoilage From Power Outage – adds the additional cause of loss of spoilage due to power outage
- Scheduled Property Floater – for property regularly away from premises
- Utility Services – Direct Damage and Time Element
- Vehicle Damage to Leased Property

#### ***Liability***

- Additional Insureds – for certain types of additional insureds not automatically included
- Directors and Officers Liability (Claims Made, except TX) – for residential and nonresidential condominium associations
- Employee Benefits Liability (Claims made)
- Employment-Related Practices Liability (Claims made) – coverage does not apply and is unavailable in NY.
- Garagekeepers Coverage – excess or direct primary options – combined limit for Comprehensive and Collision – combined deductible
- Hired and Non-Owned Auto Liability
- Liquor Liability