



ETHOS SPECIALTY

# General Liability Real Estate

## SUMMARY

As your business invests time and money in growing a commercial real estate portfolio, the requirement for insurance to protect property is well understood. Just as threatening to the physical damage real estate faces, is the threat of litigation and liability hazards, which could equally cause financial damage to your interests.

Ethos Specialty provides a tailor made insurance policy to protect against these liability risks. Our expert underwriting means we only work with the best capital providers, ensuring that policy holders have effective insurance coverage which will suitably respond to pertinent risks related to your real estate business.

In addition, Ethos has a special partnership with claims adjuster Sedgwick Claims Management Services, Inc., who have deep knowledge and expertise handling habitational claims allowing insureds to get faster claims resolution handled by those who understand losses in this sector.

## LIMITS

- Occurrence Limit - **\$1,000,000**
- General Aggregate Limit - **\$2,000,000**
- Prod/Ops Agg Limit - **\$2,000,000**
- Personal Injury/Advertising Injury Limit - **\$1,000,000**
- Hired & Non-Owned Auto - **\$1,000,000**
- Medical Expense Limit - **\$5,000**
- Damage to Premises Rented To You Limit - **\$100,000**

## HIGHLIGHTS

- All policies are written on A.M. Best 'A' XIV rated paper
- Targeted classes of business are Apartment Buildings, Condos & Coops, with or without LRO tenants
- Silent on A&B
- Silent on abuse and molestation
- First Dollar coverage
- Hired & Non-Owned Auto coverage available
- Minimum Premium - \$5,000
- Targeting smaller schedules < 1,000 units - larger schedules case by case
- Student Housing – Off Campus only, not affiliated with any School or University
- Active Senior Living – No medical or social services exposure
- Pool exposures allowed providing no slides or diving boards

## OUT OF SCOPE

- Night Clubs, Social Clubs, Bars & Taverns as a LRO Tenant unless proof of insurance showing equal or greater limits with full A&B coverage is obtained
- Vacant Buildings, Theaters, Hotels & Motels, Commercial Real Estate, Warehouses

## APPROVED TERRITORIES

All States except for New York and California.

# General Liability Real Estate (continued)

## CONTACTS



**Kieran Brooks**

**VICE PRESIDENT**

kieran.brooks@ethospecialty.com

646-978-9633



**Lizabeth Herrera**

**SENIOR UNDERWRITER**

lizabeth.herrera@ethospecialty.com

312-994-9491



**William Hamilton**

**SENIOR UNDERWRITER**

william.hamilton@ethospecialty.com

332-207-2717

## ABOUT ETHOS

Ethos Specialty is a leading Managing General Underwriter (MGU) that develops industry-specific insurance programs and provides specialized underwriting services on behalf of high-quality carrier and syndicate partners. Ethos has developed, and is the underwriting manager for, multiple niche-programs across Property, Casualty and Transactional Liability Insurance.

## DISCLAIMER

The information contained herein is offered as insurance Industry guidance and provided as an overview of current market risks and available coverages and is intended for discussion purposes only. Statements of coverage availability and scope are general in nature, subject to change and underwriting of any individual risk, and provide no guaranty or warranty of coverage, express or implied. The precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued. Insurance brokerage and related services are provided by Ethos Specialty Insurance Services LLC (California License No. 0M29989). The publication and delivery of the information contained herein is not intended as a solicitation for the purchase of insurance on any US risk.

## SUBMISSIONS

Please send all submissions to:

**GLRealEstateSubmissions@ethospecialty.com**