



Making Insurance Right.®



FOR AGENT USE ONLY

ELIGIBILITY REQUIREMENTS:

11 or more rental units
Any year of construction if updated in last 30 years
3+ yrs of property management experience; 5+ for student housing
Property Owner/Manager within 25 miles of property
70% occupancy rate
Leases for all tenants
Mercantile/office exposures may be eligible - contact underwriter
Coastal risks mapped for eligibility

TYPES OF RISKS:

Apartment Buildings
Garden Style Apartments
Dwelling schedules (11+ rental units)
Senior Housing-no assisted living
Student Housing-off campus-privately owned-no freshmen/fraternities/sororities
Tax Credit Programs - Public Housing
High Rise Buildings
Mixed Apartments Office/Mercantile
Outbuildings/Appurtenant Structures

INELIGIBLE RISKS

Less than 100 AMP electrical service per unit
No fuses
Aluminum wiring without appropriate updates
Knob and tube wiring
Space heaters or alternative means of heating
Rooming houses
Out of state absentee owners w/o mgmt firm for maintenance
Non-conforming apartments; unapproved by town/city authorities
Mobile homes, motor homes or trailers
Above ground swimming pools
Armed security guards

COVERAGE HIGHLIGHTS:

BOP Form; no co-insurance provision
Extended Business Income 90 days
Comprehensive Liability including Personal Injury (1M/2M)
Special Form - includes Equipment Breakdown
Guaranteed Replacement Cost available
Interior Wind Driven rain coverage option
Tenant Emergency Assistance Endorsement option

DISCOUNTS:

Age of Building and Renovation Updates
100% Hard-Wired Smoke Detection
Sprinkler discount for commercial grade sprinkler system which is testable and drainable
Central Station Alarm
Stove Top Fire Suppression
Freeze Alarm
Other Credits may be available depending upon risk

FINANCIAL STRENGTH

MiddleOak\*\* is financially rated A+ (Superior) by A.M. Best Company and has been protecting against loss for over 170 years.

ADMITTED PROGRAM:

AR, AZ, CO, DE, GA, IA, ID, IN, KY, MD, ME, MI, MO, MT, NH, NJ, NY, NV, OH, OR, PA, SC, TN, UT, VA, VT, WA & WI

DIRECT BILLING: minimum premium \$1500

Monthly, Quarterly, 8- Pay, Annual Options
25% down payment required

DEDUCTIBLE OPTIONS:

AOP \$1000 to \$100,000
Wind and Water deductibles may apply on some risks

LOSS HISTORY

Large and/or multiple losses may qualify; provide details such as specific causes and any actions taken to prevent re-occurrence

SUBMISSION REQUIREMENTS

- Complete ACORD application (forms 125, 140, 126, 139)
Supplemental forms
Currently valued hard copy loss runs for past 3 yrs
Recent front & back color photos for all dwellings ONLY

PLUS: Target price, carrier competing against, date needed by, Costimator copy. NOTE: Loss control by company w/in 30 days of binding

ADVANTAGE ENDORSEMENT

Please see the WORLDS APART ADVANTAGE Endorsement brochure for details.

COMPLEMENTARY COVERAGES: DAUNTLESS® BROKERAGE

Flood
Earthquake - not available in all states
Umbrella Liability: up to \$100 million

IMPORTANT: No coverage is provided by this summary nor is it to be construed to replace any policy provisions. Complete coverage information is contained in the insurance policy, endorsements, and declarations page. Insurance policy provisions are final, regardless of information included in this summary. If there is a conflict between a policy and this summary, the policy will control.

\*Holyoke Mutual Insurance Company in Salem, Salem, MA and Middlesex Mutual Assurance Company, Middletown, CT are financially rated A+ (Superior) by A.M. Best Company.