

VACANT, RENOVATIONS, BUILDER'S RISK APPETITE GUIDE



RU GOLD APPETITE GUIDE	USLI APPETITE GUIDE
Property Limits: Up to \$3 million TIV	Property Limits: Up to \$3 million TIV
Liability: Up to \$1 million / \$2 million	Liability: Up to \$1 million / \$3 million; excess up to \$5 million
States: CT, DC, DE, MA, MD, ME, NH, PA, RI, VT	States: AZ, CO, CT, DC, DE, FL, GA, MA, MD, ME, NC, NH, NJ, NM, NY, OK, PA, RI, SC, TX, VA, VT
Policy Term: 3-, 6-, 9-, and 12-month	Policy Term: 3-, 6-, 9-, and 12-month
Schedules: Up to 6 locations	Schedules: Multiple locations
Coverage: Basic and Special Form available (DP-1, DP-3)	Coverage: Basic and Special Form available
Vacant Land: Up to 500 acres	Vacant Land: Up to 500 acres
Wind Coverage: Wind Deductible up to 2%	Wind Coverage: Wind excluded in coastal areas
Billing: Agency bill	Billing: Direct bill with \$0 minimum earned premium available for admitted annual policies
Vacant Property & GL Package	Vacant Property & GL Package
Basic and Special Form Property coverage	Basic and Special Form Property coverage
Multiple Locations: for up to 6 per insured	Contents coverage available
Cosmetic renovations up to 50% of the building value or \$400,000	Cosmetic non-structural renovations acceptable
DP-1, DP-3, or Commercial Package policy	Ability to write buildings with renovations, partially vacant buildings, vacant condominium units, and vacant leased space
Vandalism coverage available	Ineligible: fire-damaged property, swimming pools on premises
Ineligible: existing structural damage or fire-damaged	Length of Vacancy: no restrictions
Length of Vacancy: up to 48 months	
Building Renovations	Building Renovations
Can consider construction that has already started	Renovations that have already started are ineligible
Basic and Special Form coverage	Ability to write buildings with renovations, partially vacant buildings, vacant condominium units, and vacant leased space under Vacant Building Product
Addition of a second story allowed	Renovations up to \$1 million (non-structural only); TIV up to \$3 million
Existing structures limits from \$75,000 to \$2 million	Fire-damaged property, swimming pools on premises, and structural renovations are ineligible
Renovations after fire, theft, and vandalism are ineligible	Direct bill with \$0 minimum earned premium available for admitted annual policies
No manufactured/mobile homes, row homes, or town houses	
Builder's Risk/Course of Construction	Builder's Risk/Course of Construction
Can consider construction that has already started	Construction projects that have already started are ineligible
Policy Form: HO-3 and HO-8 for Residential Construction	"All risk" inland marine coverage form, including theft up to policy limit
Basic and Special Form for Commercial Ground Up Construction	Extension of policy is done with simple endorsement
Liability Limits: up to \$1 million / \$2 million	Property Limits: up to \$3 million (\$500,000 in PC 9-10)
Construction projects up to \$2 million	Residential, commercial, and modular home construction projects acceptable
Structural renovations up to 150% of building value	Theft sublimit for building materials
Soft Cost, Property in Transit, Offsite coverage available	
Vacant Land	Vacant Land
Up to 500 acres of Vacant Land	Risks with up to 1,000 acres per location
Medical Payments: up to \$10,000	Lakes or ponds up to 25 acres
Water Hazard: up to 1 acre permitted	Land that will be developed after our term is eligible
Vacant structure is acceptable but not covered	Small structures used for the maintenance of the land are allowed