





Property Managers Professional Package Product

Why coverage is important

- ▶ Increased litigation within our country is holding all professionals accountable for errors
- ▶ The number of tenant discrimination claims is on the rise, and a large percentage of this litigation is being driven by the U.S. Department of Housing and Urban Development (HUD) and consumer interest groups; property managers are susceptible to this type of claim
- ▶ Courts have held property managers with an equity interest in a property to a higher standard of care
- ▶ There has been an increase in the number of employment-related claims against property managers; property managers are being sued not only by their employees but also by superintendents and maintenance staff employed by the owner of the complex (whom the manager oversees)
- ▶ Property managers are commonly added as an additional insured on the property owner's general liability policy, covering them for the exposures at the managed location; however, property managers need coverage for bodily injury and property damages that occur at their own office
- ▶ HUD and state commissions of human rights are actively going after property managers; every day, "testers" are going to property managers' offices to see how they react to the same request asked by someone who is and someone who is not a member of a protected class

Why purchase the USLI Property Managers policy?

COVERAGE FEATURES	USLI	COMPETITORS
Optional tenant discrimination coverage including both damages and defense		
Optional employment practices liability coverage designed for the needs of property managers; coverage is provided for individuals they manage who are, employed by the owner of the building/complex (e.g., superintendent or maintenance staff)		
Separate limits for each coverage part		
Optional package available for the property manager's office that also includes off-premises general liability (not to the properties managed) written on an occurrence form with optional property coverage on a special form. We can also offer hired and non-owned auto coverage on most accounts.		
Coverage available for the management of the insured's personally owned property		
Automatic wrongful eviction coverage provided for the management of residential property		
Personal injury coverage included at no additional premium		
Optional coverage available for real estate exposures		
Additional insured status automatically provided for any entity to whom the named insured has agreed to provide professional services		
Defense costs outside the limit for Coverage Part A (errors and omissions) and Coverage Part C (employment practices liability) if \$500,000 or \$1 million limits are purchased		
\$50,000 sublimit for bodily injury and property damages that occur during an open house, a property showing or the use of a lockbox included at no additional charge*		
This product can be quoted over the phone or on the web		
A.M. Best rated A ⁺⁺ carrier		
A proud member of the Berkshire Hathaway Group		
Policyholders have access to many services through our Business Resource Center that will assist in growing and protecting their businesses		

* Available in most states