

1-4 FAMILY DWELLINGS

USLI has a solution to provide the right coverage for both property owners and property managers



PROPERTY AND LIABILITY COVERAGE

This product targets 1 to 4 family dwellings owned by individual or corporate investors for rental purposes. Our broad eligibility includes new purchases, risks with no prior insurance and risks with swimming pools. Utilizing a commercial form allows us to also consider investors with large schedules, risks under renovation, as well as risks located in protection classes 9-10. We can offer monoline liability, monoline property or package terms. Ask us about our 1 to 4 Family Dwelling product.



IMPORTANT PRODUCT FEATURES:

- ▶ Ability to consider locations rented on a seasonal or timeshare basis, including Airbnb exposures (general liability only for seasonal risks)
- ▶ Schedules of up to 15 locations for package accounts and 100 locations for monoline general liability coverage
- ▶ Risks with swimming pools are eligible if an annual lease is in place
- ▶ Risks in protection classes 9-10 are eligible
- ▶ No restriction on age of building
- ▶ Special perils and replacement cost
- ▶ Liability credit provided for owner-occupied 2-4 family locations
- ▶ Loss of income including extra expense
- ▶ No animal exclusion
- ▶ No assault and battery exclusion
- ▶ Building values up to \$3 million per location
- ▶ Per location aggregate available for an additional premium



PROPERTY MANAGERS COVERAGE

Often times, owners of rental properties also manage these properties themselves. This opens them up to exposures such as discrimination and wrongful eviction that warrant having Professional Liability insurance to protect them. Regardless of the outcome of the allegations, the insured may still incur defense costs if they do not maintain proper coverage. We provide property manager errors and omissions for the management of owned property. Ask us about our Property Manager Professional package.

IMPORTANT PRODUCT FEATURES:

- ▶ Defense outside the limits for errors and omissions
- ▶ Separate limit for tenant discrimination coverage is available, including damages and defense
- ▶ Personal injury coverage
- ▶ Wrongful eviction

CLAIMS EXAMPLES



- ▶ ABC Leasing Co., a leasing company that Ryan owns, is losing business to XYZ Leasing Co., a competitor. While trying to close a deal with a local business, Ryan mentions to the potential tenant that the owner of XYZ Leasing Co. is a dishonest business man and has been known to void contracts. The potential tenant relays what Ryan said back to XYZ Leasing Co., who then sues Ryan for libel/slander.



- ▶ A property owner rented one of his homes to a young man in a residential neighborhood. The young man came with excellent references. However, he immediately began to disturb the peace in this neighborhood, often throwing loud parties that ran late into the night. After numerous warnings, the property owner took steps to evict the tenant, which resulted in removing their property from the premises. The young man sued for wrongful eviction.