

## Specialty Programs & Facilities Managers, Inc.

An AmWINS Group Company

CA License 0C09621

proudly presents

# SPECIALTY Advantage INSURANCE

### Profile and Mission Statement

Specialty Insurance Advantage, Inc. is a Non-Profit California Mutual Benefit Corporation, created to provide its members access to a professionally managed "Group Purchasing Facility." The specific purpose of Specialty Insurance Advantage, Inc. is to provide insurance funds to purchase property and other insurance coverage on behalf of its members.

In conjunction with Specialty Insurance Advantage, Inc., Specialty Insurance Advantage Trust has been established to safeguard those premiums paid by its members. Specialty Insurance Advantage, Inc. will enable its member base of property owners and managers of residential and commercial real estate to secure comprehensive insurance products at competitive premium levels through the power of joint purchasing.

### Specialty Insurance Advantage Program excluding the perils of Earthquake and Flood

#### \$500 Million Blanket All Risk Property Section Features include:

- All Risk Special Form per occurrence with no annual aggregate; limits automatically reinstated
- All Real and Personal Property on Premises
- Actual Loss Sustained as respects Loss of Rental Value including 180 Day Extended Period of Indemnity
- Building Ordinance including Contingent Liability; Demolition and Increased Cost of Construction
- No Sublimit for Sprinkler Leakage
- No Sublimit for Business Personal Property
- No Sublimit for Property of others in your care, custody & control
- Replacement Cost if repaired or replaced
- No Coinsurance
- Premium based on current 100% replacement value of structures and loss of rental value
- \$5,000 deductible per occurrence as respects all other perils except; per Insured
- \$10,000 deductible per occurrence for vacant or unoccupied properties; per Insured
- Terrorism Coverage under The Terrorism Risk Insurance Act of 2002 (HR3210) up to Blanket Limit of \$50,000,000

#### Additional Applicable Sublimits:

- \$50,000,000 Per Occurrence Boiler & Machinery
- \$2,500,000 Newly acquired Properties
- \$2,500,000 Course of Construction
- \$500,000 Debris Removal
- \$25,000 Sewer Backup – Per Occurrence
- \$2,500,000 Utility Services
- \$10,000 Transit
- \$100,000 Valuable Papers
- \$100,000 Cost of Inventory & Appraisal
- \$100,000 Accounts Receivable
- \$50,000 Fine Arts
- \$250,000 Trees, Plants & Shrubs (\$1,000 limit on any one tree, plant, or shrub)
- \$2,500,000 Per Occurrence Earthquake Sprinkler Leakage/ \$25,000 Deductible Per Occurrence

#### Property Exclusions and or Limitations of Coverage:

- Domestic Terrorism
- Year 2000 Computer-Related and other Electronics Exclusion
- Cyber Exclusion
- Pollution
- Mold
- Earthquake and Flood Perils Excluded
- Asbestos
- Building Vacant More Than 60 Days, Excluded Perils Are:
  - Vandalism
  - Building Glass Breakage
  - Sprinkler Leakage
  - Theft or Attempted Theft
  - Water Damage
  - Ordinance or Law Coverage

## Specialty Programs & Facilities Managers, Inc.

An AmWINS Group Company

CA License OC09621

*proudly presents*

# SPECIALTY Advantage INSURANCE

---

### **Primary General Liability Section Features include Individual Policy Issuance to each Insured Member:**

Commercial General Liability including Bodily Injury & Property Damage; Personal Injury; Advertising Injury; Products & Completed Operations; Non Owned & Hired Auto Liability; Terrorism Coverage under The Terrorism Risk Insurance Act of 2002 (HR3210).

### **Limits of Liability:**

- \$1,000,000 Each Occurrence, Per Location
- \$1,000,000 Personal and Advertising, Each Occurrence, Per Location
- \$1,000,000 Non-Owned & Hired Automobile, Each Occurrence, Per Location
- \$1,000,000 Employee Benefits Liability (Claims Made/\$1,000 Deductible), Each Occurrence, Per Location
- \$100,000 Damage to Premises Rented to you, Each Occurrence, Per Location
- \$1,000,000 - Products and Completed Operations, Each Occurrence, Per Location
- \$2,000,000 General Aggregate, Per Location
- No Deductible

### **General Liability Exclusions and or Limitations of Coverage:**

- Employment-Related Practices Exclusion – ISO Form
- Total Pollution Exclusion – ISO Form
- Medical Payments Exclusion – ISO Form
- Lead Exclusion
- Asbestos Exclusion
- Mold Exclusion
- Nuclear Exclusion – ISO Form
- War Exclusion
- Designated Premises Limitation

### **Pollution Legal Liability Real Estate Policy Including Terrorism Coverage under The Terrorism Risk Insurance Act of 2002 (HR3210)**

### **Limits of Liability:**

- \$250,000 Each Loss, Remediation, Legal Defense
- \$250,000 Aggregate per Location
- \$25,000,000 Program Aggregate
- \$25,000 Deductible/SIR
- Site specific coverage for first Party Clean Up at an Insured Property and Claims resulting from pollution conditions that cause on or off site Third Party, Bodily Injury, Property Damage, or Remediation
- Legal Expense and Defense inclusive of Limit
- Claims Made; Retro Inception Date
- Mold Matter Coverage Endorsement
- “Phantom” Underground Storage Tank Coverage
- Pollution Coverage will not be granted for Gas Stations, Auto Service Stations, Paint/Coating Operations, Chemical Companies and potentially others

### **Umbrella and Excess Liability Policy Including Terrorism Coverage under The Terrorism Risk Insurance Act of 2002 (HR3210) Features Individual Policies To Each Insured Member**

### **Limits:**

- \$5,000,000 to \$25,000,000 Available Upon Request
- SIR: \$10,000