

The Commercial Building Owner's Policy provides property and liability coverage for commercial, tenant occupied properties under well-written leases. We offer a market for well maintained commercial and mixed-use buildings.

Business Property and Loss of Rents

- Limit for structures increased to **120%** of the declared value, provided declared value is equal to full replacement cost (not applicable on blanket policies)
- Blanket coverage available
- **No coinsurance clause**
- **Loss of rents limit 20% of the structure limit, for up to 24 months from the date of loss (including 180 day extended period of indemnity)**
- Includes coverage for business personal property owned by the insured and used to maintain or service insured structures, or furnished for use by tenants
- \$15,000 for **personal property of employees** (\$1,000 per employee)
- \$25,000 for **personal property of tenants** in the insured's care, custody or control and for which the insured is legally liable (\$1,000 per tenant)

Other Features

- Structure coverage extends to signs, fences, light standards, paved surfaces and appurtenant structures
- **\$100,000 for increases in covered loss due to ordinance or law**
- \$250,000 for debris removal and demolition
- \$100,000 for contingent loss of rents from damage to non-owned structures within 500 feet of covered structures
- **Replacement coverage** on both structures and covered business personal property, if actually replaced
- **Earthquake sprinkler leakage available**
- \$25,000 for pollution extraction
- \$1,000,000 for new buildings in the course of construction
- \$1,000,000 for newly acquired structures
- \$200,000 for loss of rents for newly acquired structures
- \$250 deductible, with credits available for higher deductibles
- \$500 minimum policy premium

Business Liability

- Premises Liability
- Personal Injury and Advertising Injury Liability
- Non-Owned Auto Liability available
- Premises Medical Payments \$1,000
- Hired Auto Liability available
- Various occurrence/aggregate limits available up to **\$5,000,000**
- Newly acquired premises automatically covered for ninety days from date of acquisition

This is a summary of coverage only. Please refer to policy for complete details, conditions and limitations. Some of the coverage limits shown may be increased for an additional premium charge. Deans and Homer is the Managing Underwriter for Fidelity and Deposit Insurance Company of Maryland, Greenwich Insurance Company, Berkley Insurance Company, QBE Insurance Corporation, Mitsui Sumitomo Insurance Company of America, Hudson Insurance Company and Riverport Insurance Company. Company availability depends upon state.