



10+ Scheduled Rental Dwelling Program

Key Features

- Dwellings scheduled on one policy
- No maximum number of dwellings
- Deductible options from \$500 to \$25,000
- Dwelling values up to \$1 million
- Mixed occupancy exposures, ex. office exposure
- Vacant land liability coverage, up to 5 acres

Program Target

- Ten or more dwellings (five in California), tenant occupied or vacant
- 1- to 6-family units
- Property and liability coverage
- Substantiated property values
- No owner occupancy

Preferred Risk

- Experienced property investor
- If over 30 years, wiring, roofing, plumbing and heating must be updated
- Above average or better condition
- Compliance of all state tenant/landlord laws
- Less than three stories

Coverages

- Premises liability
- Building
- Business personal property
- Business income and extra expense
- Inland marine
- Crime

Coverage Options

- Actual cash value or replacement cost
- Co-insurance 80%, 90% or 100%
- Basic, Broad, or Special form
- Discharge from sewer drain or pump (not flood related)
- Service line - buried utility lines
- Inflation guard

Deductibles

- Minimum of \$500 – maximum of \$25,000
- Separate wind/hail deductible
- No GL deductible

Mixed Occupancies

- Lessor's risk exposures
- Primary occupancy must be habitational
- Tenant should maintain min. liability limits of \$300k
- Insured must maintain certificate(s) of tenant insurance policy
- No commercial cooking exposures

Liability Limits

- Premises liability: \$100k, \$300k, \$500k or \$1M
- Aggregate 2X the exposure
- Personal and advertising injury equal to premises liability limit
- \$100,000 fire damage
- \$5,000 medical payments

Vacant Dwelling Requirements

- Vacant less than 12 months
- Above average condition
- Theft coverage excluded
- Physical check required biweekly
- Utilities must be maintained

Vacant Land

- No real estate development
- No open water exposures
- No hunting activities

Inspections and Photos

- At inception or at underwriter's discretion
- Photos within 30 days of effective date or with inspection

Pricing and Billing

- Commercial ISO pricing
- Flexible pricing
- Direct bill (full pay, 2-pay, 4-pay) or agency bill

Restrictions

- No tier 1 unless wind/hail excluded
- ISO form excludes flood and earthquake

Other

- Use American Modern 10+ application



Ineligible Risks

Condition	<ul style="list-style-type: none"> • Un-repaired damaged unit • Excessive debris on premises 	<ul style="list-style-type: none"> • Condemned • Broken or boarded windows
Construction Type	<ul style="list-style-type: none"> • Mobile home “in-park’ unit • Hand-hewn log home • Open foundation • Shell home or “do-it-yourself” home • Earth or dome home 	<ul style="list-style-type: none"> • Over two stories • Unusual construction • Open pier or stilt home • Attached to or converted commercial • Rolled flat or tin roofing
Location	<ul style="list-style-type: none"> • Isolated or inaccessible by road • Landslide area or forest/brush fire zone 	<ul style="list-style-type: none"> • High crime area
Applicant	<ul style="list-style-type: none"> • Past conviction of arson or fraud • Home in foreclosure or 60 days past due 	<ul style="list-style-type: none"> • Unemployed • Any lapse in coverage
Liability	<ul style="list-style-type: none"> • Swimming pool • Vicious dog, exotic pet, or previous animal bite 	<ul style="list-style-type: none"> • Bars on windows • Lead paint exposure
Other	<ul style="list-style-type: none"> • Kerosene or portable space heater • Knob and tube or aluminum wiring 	<ul style="list-style-type: none"> • Underground fuel tank on premises • Fraternity, sorority or student housing

Contact Information



Coverage is subject to policy terms, conditions, limitations, exclusions, underwriting review and approval, and may not be available for all risks or in all states. Rates and discounts vary, are determined by many factors and are subject to change. Policies are written by one of the licensed insurers of American Modern Insurance Group, Inc., including American Modern Home Insurance Company d/b/a in CA American Modern Insurance Company (Lic. No 2222-8).