SOUTHERN SPECIALTY UNDERWRITERS, LLC.
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Apartment Product

This preferred product targets the small to medium sized apartment risk. This product is rated per apartment unit and can offer up to a 20% credit for risks within the Hit Zone.

The HIT ZONE – Our highest hit ratio

- Apartment buildings with up to 20% subsidized residents at any location
- Apartment buildings with a swimming pool, Jacuzzi or whirlpool
- Apartment buildings with a full-time maintenance staff or superintendent on premise or a hired property manager receive credit
- No losses or claims (excluding closed without payment) incurred in the past three years

PROPERTY

- Apartment buildings up to three stories in height
- No losses or claims (excluding closed without payment) incurred in the past three years

ELIGIBLE RISKS – Includes all of the above characteristics except where amended below

- No more than two losses or claims (excluding closed without payment) incurred in the past three years
- No limitation on the height of the building

GENERAL LIABILITY

- Risks with pools. Pools must be completely fenced with self latching gate, rules clearly posted, depths clearly marked, life safety equipment readily available, and no diving boards
- Risks with up to 20% exposure to student residents
- Risks with up to 20% exposure to subsidized residents

PRODUCT ADVANTAGES

- Ability to consider General Liability on risks with limited subsidized and student residents
- Inspection costs paid by USLI
- No General Liability Deductible
- A++ A.M. Best rated carrier

Apartment Product

Ineligible Risks

- Risks where the Applicant is not the owner of all properties
- Past, pending or planned bankruptcy or judgment for unpaid taxes against, the named insured or any officer, partner, member or owner of the applicant individually in the past 5 years
- Locations in which wood stoves are used or permitted for use; and use of temporary heating device is not prohibited
- Buildings where 100% of the wiring is not on functioning and operational circuit breakers
- Buildings where there is knob-and-tube or aluminum wiring
- Risks with development, building construction, demolition or structural renovations ongoing or planned at any location during our policy period
- Risks that do not have functioning and operating smoke detectors and/or heat detectors in all units and occupancies
- Risks that are Rooming or Boarding Houses
- Risks that are being converted from apartments to condominium units
- A minimum of an initial 6 month written lease is not required for all new tenants
- Occupancy is less then 70% at each location (not applicable if the location has been purchased or made available to tenants less than 12 months)
- Risks located in Alabama, Alaska, Louisiana, Mississippi and West Virginia
- Risks where there are tenants that have been evicted from the premise in the past 6 months or where tenants are in the process of being evicted
- Cancellation or non-renewal of insurance in the past 3 years that has not been approved by home office (Not applicable in MO)
- Risks that are assisted living or group home facilities (mono-line property may be considered for these classifications outside this product)
- Location with an age restrictive covenant

GENERAL LIABILITY

- Any building over 3 stories that is not equipped with a fully enclosed fire protected stairwell or a functioning fire escape
- Any building over 7 stories that is not 100% sprinklered
- More than 20% exposure to student residents at any location (Not applicable in DC)
- More than 20% exposure of subsidized residents at any location (Not applicable in CA, CT, DC, ME, NJ, OR, UT, VT, WI)
- Risks that have exterior common doors, including exterior storage areas, unlocked and unsecured from unauthorized entry
- Risks that do not have parking lots and common areas lit at night
- Risks that do not or will not re-key all locks prior to leasing to new tenants (Not applicable in CA, CT, DC, ME, NJ, OR, UT, VT, WI)
- Risks with more than two General Liability losses (excluding closed without payment) in the last three years
- More than 100 units at any one location or more than 500 total units for all locations
- Armed security guards

PROPERTY

- Apartment Building located in protection class 9-10
- Exposure to student residents at any location (Not applicable in DC)
- Exposure to subsidized residents at any location
- Risks with more than two Property losses (excluding closed without payment) in the last three years
- Functioning and operational fire extinguishers are not in all units
- Property coverage in CA, CT, DC, FL, MA, ME, Detroit MI, NJ, OR, UT, VT, WI

Available Limits

- Maximum property value of $3,000,000 in Protection class 1-8 (Except as noted below)
- Maximum property value of $1,000,000 in Protection class 1-8 (Frame)
- Coastal Zones up to $500,000 per location (wind exclusion applies)
- Liability limits up to $1,000,000 Occurrence / $2,000,000 Aggregate
- Up to $3,000,000 additional capacity available for Excess General Liability or Umbrella Coverage