

General Liability Real Estate



As your business invests time and money in growing a commercial real estate portfolio, the requirement for insurance to protect property is well understood. Just as threatening to the physical damage real estate faces, is the threat of litigation and liability hazards, which could equally cause financial damage to your interests.

Ethos Specialty provides a tailor made insurance policy to protect against these liability risks. Our expert underwriting means we only work with the best capital providers, ensuring that policy holders have effective insurance coverage which will suitably respond to pertinent risks related to your real estate business.

In addition, Ethos has a special partnership with claims adjuster Sedgwick Claims Management Services, Inc., who have deep knowledge and expertise handling habitational claims allowing insureds to get faster claims resolution handled by those who understand losses in this sector.



All policies are provided on A.M. Best 'A' rated paper with coverage supplied by a range of leading Syndicates and Carrier partners.

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Highlights:

- All policies are written on **A.M. Best 'A' XV** rated paper
- Targeted classes of business are apartment buildings with or without LRO tenants, Commercial real estate with LRO/Merc occupancies, Condos, Coops and Warehouses (LRO only.)
- Silent on A&B (we can also provide sublimits)
- Silent on abuse and molestation
- First Dollar coverage. Most accounts won't have a deductible greater than \$5,000.
- Min premium - \$5,000
- Targeting smaller schedules < 1,000 units
- Pool exposures allowed providing no slides or diving boards
- \$5M Excess capacity on a supported basis

Limits:

- Occurrence Limit - **\$1,000,000**
- General Aggregate Limit - **\$2,000,000**
- Prod/Ops Agg Limit - **\$2,000,000**
- Personal Injury/Advertising Injury Limit - **\$1,000,000**
- Medical Expense Limit - **\$5,000**

- Damage to Premises Rented To You Limit - **\$100,000**
- \$5M Excess capacity on a supported basis

The following are not covered in the policy: Liquor Legal Liability, Stop Gap, Hired and Non-Owned Auto, Employee Benefits Liability.

Out of scope:

- Night Clubs, Social Clubs, Bars & Taverns as a LRO Tenant unless proof of insurance showing \$1,000,000 occurrence limits is obtained
- Insureds with direct involvement in construction, renovation, demolition or property development
- Student Housing & Dormitories that are affiliated with any School or University (except for apartments that are student housing and not affiliated with any School or University)
- Vacant buildings, Theaters, Hotels and Motels (excluding)

Approved Territories

All States except for New York, California.



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Ethos Specialty is a leading Managing General Underwriter (MGU) that develops industry-specific insurance programs and provides specialized underwriting services on behalf of high-quality carrier and syndicate partners. Ethos benefits from the deep financial capabilities and underwriting expertise of its parent company, Ascot Group, and is able to match risk to multiple sources of capital as well providing the highest quality, independent underwriting service to its industry partners and capital providers.

CPP Investments

Ascot Group is owned by CPP Investments, the largest pension plan in Canada with over C\$425 billion in invested assets, representing the retirement contributions of over 20 million Canadians.

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