



# PRODUCT HIGHLIGHTS

## CONDO/HOA DIRECTORS & OFFICERS LIABILITY PROGRAM D&O PROTECTION FLEXI PLUS (PI-DF-1 9/95)

### Benefits of this Program

Philadelphia Insurance Companies' (PHLY) Community Association Directors & Officers Liability insurance is uniquely designed to meet the needs of condominium & homeowner associations with less than 250 units or 1,000 lots. The policy is enhanced by the Community Association Pro-Pak endorsement (PI-DO-100).

### Coverage Features

- Broad definition of Individual Insured includes – director, officer, trustee, volunteer, and committee member
- Defense Costs for non-monetary relief claims
- Defense Costs for breach of contract
- Defense Costs for failure to seek legal action against developer
- Optional duty to defend provision, affords insured's participation in selection of counsel
- Defense Costs for failure to collect or assess dues
- Defense Costs for American with Disabilities Act (ADA) claims
- Modified Insured vs. Insured exclusion for unit owners
- Ability to add outside property manager
- Available deductibles of \$1,000 and up
- Bell Endorsement – proprietary endorsement that provides coverage for Identity Theft Expense, Terrorism Travel Reimbursement, Emergency Real Estate Consulting Fee, Temporary Meeting Space Reimbursement, Workplace Violence Counseling, Kidnap Expense, Key Individual Replacement Expense, Image Restoration and Counseling, Donation Assurance, Business Travel, Crisis Management Expenses

### Underwriting Criteria

- Available in all states except CA and FL
- Condominium/Homeowner Association D&O Liability application or current version of competitor application
- Supplemental claim form, if applicable
- Purchase of PHLY's Condo/HOA Package Policy
- Average unit value of \$500,000 or less
- No builder or developer on the Board
- 100% residential occupancy
- No employees

### Risk Management Services

- Product specific web-based Risk Management Services solutions through PHLY.com/RMS
- Free online interactive Defensive Driver Training course and examination
- Regular e-flyer communications on current Risk Management Services issues and Large Loss Lessons Learned
- Strategic partnership with best-in-class vendor for discounted background & motor vehicle record (MVR) checks

### Service

- Clients are serviced by both our Home Office staff as well as our Regional Offices located throughout the country

### Carrier

- These coverages are underwritten by Philadelphia Insurance Companies, rated A++ (Superior) by A.M. Best; Nationally recognized as a member of Ward's Top 50; Forbes Magazine has recognized PHLY as one of the 400 Best Big Companies in America

### Payment Terms

- Installment plans available for accounts which generate at least \$2,000 in premium

*For more information about our products and services, please visit us at [PHLY.com](http://PHLY.com)*

Think**PHLY** | 800.873.4552 | **PHLY.com**

Philadelphia Insurance Companies is the marketing name for the insurance company subsidiaries of the Philadelphia Consolidated Holding Corp., a Member of the Tokio Marine Group. Coverage(s) described may not be available in all states and are subject to Underwriting and certain coverage(s) may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds. | © 2017 Philadelphia Consolidating Holding Corp., All Rights Reserved.





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## CONDOMINIUM ASSOCIATIONS

### Benefits of this Program

Philadelphia Insurance Companies (PHLY) specializes in the Condominium Association industry. We understand how to provide a flexible and comprehensive insurance program for risks all across the United States. For all your Condominium Association needs, visit our website at [PHLY.com](http://PHLY.com).

### Key Benefits

#### Property

- Special Causes of Loss coverage on buildings, contents, loss of income, and extra expense
- Blanket limits with large in-house capacity
- Ordinance or Law, Demolition, and Increased Cost of Construction coverage included - \$300,000 (higher limits available)
- Definition of building to include swimming pools, pool houses, tennis courts
- Business Income coverage - Actual Loss Sustained
- Back-up of sewers and drains
- Multiple valuation options available (Guaranteed Replacement Cost, Extended Replacement Cost, Agreed Amount)
- Unit owner improvements if required by the association documents
- Pollutant clean-up and removal - \$35,000
- Boiler and Machinery coverage available
- Flood and Earthquake coverage available

#### Crime and Fidelity

- Employee Dishonesty
- Forgery or Alteration limits available up to \$1M
- Theft, Disappearance, and Destruction
- Real Estate Manager coverage available
- Computer Fraud

#### General Liability

- Comprehensive General Liability - limits to \$1M per occurrence/\$3M aggregate
- Condominium unit owners as additional insureds
- Liability for common areas including swimming pools, tennis courts, lakes, playgrounds, etc.
- Real estate property managers included as additional insureds
- Employee Benefits Liability available
- Special Events coverage available for large community events

#### Automobile

- Owned/non-owned/hired auto
- Garagekeepers Legal Liability available

#### Bell Endorsement

- Includes \$50,000 limits each for Business Travel Accident Benefit, Donation Assurance, Emergency Real Estate Consulting Fee, Identity Theft Expense, Image Restoration and Counseling, Key Individual Replacement Expenses, Kidnap Expense, Terrorism Travel Reimbursement, and Workplace Violence Counseling. \$25,000 limits for each Conference Cancellation, Fundraising Event Blackout, Political Unrest (\$5,000 per employee), Temporary Meeting Space Reimbursement, and \$1,500 Travel Delay Reimbursement

#### Crisis Management Enhancement Endorsement

- 25,000 limit for crisis management emergency response expenses incurred because of an incident giving rise to a "crisis"

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