

Corporate Office

Bala Cynwyd, PA
800.873.4552
610.617.7940 Fax

Central Region

Leawood, KS
877.439.7459
866.823.1864 Fax

Florida Region

Altamonte Springs, FL
877.672.7945
877.846.4830 Fax

Metro Region

Ewing, NJ
866.586.6122
609.512.3141 Fax

Melville, NY

516.542.1200
516.542.8767 Fax

Mid-Atlantic Region

Harrisburg, PA
877.562.2342
717.558.7541 Fax

North Central Region

Naperville, IL
800.547.9967
630.428.9639 Fax

Northeast Region

West Bridgewater, MA
888.292.3881
877.748.1162 Fax

East Hartford, CT

860.528.5913
860.610.0471 Fax

Northwest Region

Tualatin, OR
800.669.9497
800.364.6809 Fax

Ohio Valley Region

Dublin, OH
877.521.8234
866.890.2509 Fax

Rocky Mountain Region

Highlands Ranch, CO
866.608.5898
303.200.5341 Fax

Southeast Region

Kennesaw, GA
800.303.1728
770.799.3099 Fax

Southwest Region

Addison, TX
866.246.5254
972.488.8530 Fax

Sunbelt Region

Mission Viejo, CA
800.994.4121
949.582.1425 Fax

Western Region

Roseville, CA
800.846.9484
866.458.7695 Fax



CONDOMINIUM ASSOCIATIONS



PHILADELPHIA
INSURANCE COMPANIES

A Member of the Tokio Marine Group

A.M. Best A++ Rating
Ward's Top 50
97% Claims Satisfaction
100+ Niche Industries

800.873.4552 | **PHLY.com**

CONDOMINIUM ASSOCIATIONS

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.

Key Benefits

General Liability

- Comprehensive General Liability - limits to \$1M each 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

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

Automobile

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

Documents Required for Proposal

- Completed, signed, and dated PHLY Residential Application
- Color photograph(s) of representative buildings and auxiliary buildings
- Currently valued insurance company loss runs for the current policy period plus three (3) prior years for accounts with premium \$100,000 or less
- Currently valued insurance company loss runs for the current policy period plus four (4) prior years for accounts with premium over \$100,000
- Plot plan
- Latest financial statement or budget
- Association governing documents if All In (unit owner installed improvements & betterments) coverage is desired
- Statement of values
- Website information

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

10 REASONS WHY™

1. General Liability and Umbrella with the same carrier
2. Property manager included as an additional insured
3. Capacity for large property values
4. Earthquake and Flood coverage available
5. Ordinance or Law, Demolition, and Increased Cost of Construction coverage included
6. Over 10,000 condominium associations insured nationwide
7. Directors and Officers coverage available
8. High Umbrella/Excess Limits available
9. Various replacement costs available (Guaranteed Replacement Cost/Extended Replacement Cost/Agreed Value/Functional Replacement Cost)
10. Boiler Machinery/Equipment Breakdown Coverage available

CONTACT US 800.873.4552 | **PHLY.com**

13 REGIONAL OFFICES: For the office nearest to you, please see the listing on the front page.

RISK MANAGEMENT SERVICES: 800.873.4552

CLAIMS REPORTING: 800.765.9749

800.685.9238 Fax | E-mail: claimsreport@phly.com
Gather facts, mitigate loss, inventory damage

PAYMENT OPTIONS: 877.438.7459

E-mail: service@phly.com | Direct billed |
MasterCard, Visa, Discover, American Express,
electronic checks

ABOUT US

Company Profile

Philadelphia Insurance Companies (PHLY) headquartered in Bala Cynwyd, PA, designs, markets, and underwrites commercial Property/Casualty and Professional Liability insurance products, incorporating value-added coverages and services for select industries. By maintaining a disciplined approach to business, we provide greater security for our policyholders and superior value for our shareholder. PHLY has field offices strategically located across the United States to provide superior service. Rated "A++" (Superior) by A.M. Best Company. Rated "A+" by Standard & Poor's. PHLY is a member of the Tokio Marine Group, Japan's oldest and leading Property/Casualty insurer.

PHLY has three underwriting divisions:

Commercial Lines
Management & Professional Liability
Personal Lines

A.M. Best Rating

The Company's two insurance subsidiaries are pooled for risk assumption and accumulated surplus. A.M. Best Company has assigned the insurance subsidiaries an "A++" (Superior) rating.

Standard & Poor's

Assigned "A+" for counterpart credit and financial strength.

Ward's 50®

Nationally recognized as a member of Ward's 50 Benchmark Group of Property/Casualty insurance companies for outstanding achievement in the areas of financial strength, claims performance, and consistently favorable underwriting results.

MISSION STATEMENT

PHLY is a team of motivated, high achievers committed to delivering innovative products and unsurpassed service to niche insurance markets. By maintaining a disciplined approach to business, we provide greater security for our policyholders and superior value for our shareholder. We believe that integrity and mutual respect are the foundation of long-term and fulfilling relationships with our employees, customers, and business partners.

ThinkPHLY

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.



TOKIO MARINE GROUP
To Be a Good Company