



TEXAS COMMERCIAL E&S PROGRAM

Condos and Apartments on the Coast!

All coverage written through Topa Insurance Company

Eligible Classes

- Apartment Buildings & Complexes, with/without retail
- Condominium Associations & Complexes, with/without retail
Single Locations Only; Multiple Buildings at one location OK. Small to Mid-size Risks Most Desirable

Available Limits (no layered risks allowed)

- **Locations in Tiers 2 & 3 and locations N of I-10 in Harris** - Up to \$20 million per location. Over \$20m not eligible.
- **Locations in Tier 1 and south of I-10 Harris County** - Up to \$12,500,000 per location. Over 12.5 million not eligible.
- **Risks located on barrier islands** - Up to \$5,000,000 OK, Over \$5 million not eligible.

Coverage Areas

- All Texas 1st through 3rd tier counties as outlined on our [map](#).
- All risks eligible subject to capacity restrictions above.

Deductibles

AOP	\$5,000, \$10,000, \$25,000
All Other Wind*	1% with no options
Named Windstorm*	2%, 5%, 10% options

*All Other Wind Deductible accompanies the Named Windstorm Deductible. **Note: Ex-Wind is available!**

Fee Schedule (Note: Agency Bill Only)

Inspection Fee - \$125

Policy Fee - per policy

Texas Premium Tax - per policy

Texas Stamping Fee - per policy

Minimum Earned Premium

All policies are subject to a 25% minimum earned premium, which is increased to 50% if the policy is in force anytime during hurricane season.

Loss History

3 years hard copy loss history at binding or prior to binding

Available Coverages

Building/Real Property

Personal Property

Business Interruption, including Extra Expense & Rents

General Liability - \$1,000,000 per occurrence/
\$2,000,000 annual aggregate

Equipment Breakdown

Crime – Limits of \$10,000, \$25,000, \$50,000. Fixed deductible of \$5,000. Provides coverage for Employee Theft; Forgery or Alteration; Inside the Premises – Theft of Money and Securities; Inside the Premises – Robbery of Safe Burglary of Other Property; Outside the Premises; Computer and Funds Transfer Fraud; Money Orders and Counterfeit Money.

Employee Benefits – Provides E&O Coverage (\$1M fixed limit) for misadministration of company benefits.

Hired/Non-Owned Auto – Adds coverage for bodily injury and property damage caused by a vehicle you hire (including rented or borrowed vehicles) or caused by non-owned vehicles (owned by others/employees).

Terrorism

Ordinance or Law – Provides coverage for:

- Coverage A – loss to undamaged part of building
- Coverage B – demolition costs
- Coverage C – increased cost of construction

Limit for B&C is combined, available at 10%, 25% and 50% of Building limit, with this combined limit being an additional limit of insurance.

Property Broad Form A – [click for form](#)

Property Broad Form B – [click for form](#)

NOTE: Monoline Property policies are acceptable.





Before binding, you will need to confirm the following:

Currently, quotes are valid for 60 days from the date they are created

RISK DOES CONTAIN:

- Meets all local zoning codes
- Fire extinguishers per local ordinances
- Two means of egress for all living units (or units that discharge directly outside). Every exit clearly visible or the route to the exit conspicuously indicated. Exit access and exits themselves marked and lighted, as required by local code. All means of egress free and unobstructed. Exit doors arranged to open readily when the building is occupied.
- Powered doors designed and installed to be functional even in the event of power failures.
- Smoke detectors in every living unit, all common areas. If battery operated a formal battery replacement program must exist.
- Emergency lighting for all units in buildings over 4 stories. Lighting units should be placed in corridors, passageways, stairwells and remote areas.
- Exit signs that are properly located and illuminated. Both emergency lighting and exit lighting should be on a regular maintenance program.
- Operating fire alarm system, along with posted evacuation procedures.
- If a sprinkler system is present, the sprinkler system(s) must be inspected annually by a licensed sprinkler contractor and all appropriate testing of the system be performed including flow tests and pressure testing.
- Any pools are fully fenced (4' or more) with a self-latching gate, no diving boards or slides, no direct public access, rules and hours prominently posted, life-saving equipment is present and depth markers are clearly visible
- HVAC, plumbing, electrical and roofing systems are current and adequate.
- If bars on windows are present, they are equipped with quick release mechanisms.
- Subcontractors to provide a certificate of insurance prior to commencing work on the property.
- Risks with commercial cooking in compliance with NFPA 96
- Risks greater than 10 stories and up to 25 stories must be of fire resistive construction, fully sprinklered and have a central station alarm system.
- Buildings over 4 stories and 50 units equipped with manual and pull stations in appropriate locations in corridors and hallways, that alarm locally and to a 24-hour monitoring service

RISK DOES NOT CONTAIN:

- Fuses for over-current protection
- Federal Pacific Stab-lok, Zinsco, Challenger or similar circuit breakers and/or panels
- Aluminum wiring, even if pig-tailed/retrofitted with copalum connectors
- Charcoal grilling on balconies or within 10 feet of any structure
- Wood shake roof
- EIFS cladding
- Barbed wire on fences or barriers in use.
- Docks, marinas or boat slips- this applies if you are writing Package/GL (already excluded on Property)
- Railings with greater than 6-inch openings and no horizontal railings on risks above 2 stories
- Medical, food or transportation services provided BY THE INSURED; senior living or independent care, assisted living or nursing home operations or tenants.
- Armed security
- More than 30% subsidized, student or senior housing. NOTE: subsidized means any subsidy program, including USDA Rural Housing (515) properties
- Occupancy rate below 80%; newly built must be at/exceed 80% occupancy within 120 days.
- Any facility on the premises that involves the care or custody of children - this applies to all Swyfft classes and all lessors as respects locations with these types of tenants/lessees
- Short Term Rental occupancy (defined as less than 12 months) - no daily, monthly or seasonal rentals, no hotels and no time shares, whether these are direct by owner or through rental programs such as Airbnb, VRBO, HomeAway or other similar rental websites
- Historical Landmark Designation
- Builders' Risk or significant Renovation/Rehab Exposures
- Commercial Condominium Association, except if building is zoned and licensed for OFFICES ONLY.
- Industrial, Manufacturing, Fabrication, Warehouse/Distribution or Self Storage occupancies
- Airport Hangars
- Buildings over 25 stories in height
- Single Room Occupancies, Boarding or Rooming Houses
- Developer Owned Units if Condominiums
- Apartment or Condo Risks with owner/association owned/operated commercial or mercantile "tenants"
- Sponsor Owned units if Co-op
- Mobile or Manufactured Homes/Buildings, Mobile Home Parks or Associations

Contact a Team Member

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