



TEXAS COMMERCIAL E&S PROGRAM

LLOYDS OF LONDON

Eligible Classes

- LRO
- Mercantile
- Habitational
- Offices
- Schools and Daycare
- Healthcare
- Hotels and Motels
- Bars and Restaurants
- Social and Civic Clubs
- Beauty, Funeral and Other Services
- Warehouses and Wholesaling

Available Limits

TIV - Up to \$3.8 million. More than \$3.8 million not eligible.

Wind/Hail Coverage Options

- Wind/hail only
- Wind/hail included
- Wind/hail excluded

Deductibles

Type	Min	Max
AOP	\$1,000	Options up to \$25k
Wind/Hail*	2%	10%
Earthquake	5%	10%
Loss Assessment	\$1,000	\$25,000

*Minimum Wind/Hail deductible for risks less than 1 mile DTC in TX is 5%.

Optional Endorsements

- Earthquake
- Ordinance or Law
- Outdoor Signs
- Loss Assessment
- Equipment Breakdown
- Peak Season
- Commercial Property
- Extension Premier Commercial Property Extension
- Water Damage (All Habitational risks - \$10k sublimit)

Note: Upon quoting, optional endorsements may vary for each risk, pending the class and eligibility

Policy Fees

Annual Premium	Policy Fee
Up to \$5,000	\$200
Up to \$ 15,000	\$300
Up to \$25,000	\$400
Up to \$50,000	\$750
Up to \$100,000	\$1,500
Up to \$200,000	\$2,250
> \$200,001	\$3,750

Roof Coverage

Roof Type	RCV	ACV	Exclusion
Asphalt Shingles	< 10 years	10 - 25 years	> 25 years
Hurricane Rated Shingles	< 15 years	15 - 25 years	> 25 years
Wood Shingles	< 15 years	15 - 25 years	> 25 years
Metal	< 25 years	25 - 40 years	> 40 years
Clay/Concrete Tiles	< 25 years	25 - 40 years	> 40 years
Built Up / Flat	< 15 years	15 - 25 years	> 25 years

Loss History

3 years hard copy loss history within 30 days of binding

- Any policies with more than 3 claims in the last 3 years, an individual non-cat claim greater than \$50,000 or an individual cat claim greater than \$500,000 is ineligible.

Minimum Earned Premium

All policies are subject to a 25% minimum earned premium.

Forms

Basic - Basic Form can be used for all property types and ages

Special - Special Form is suitable for all property types, with the following exceptions:

- Risk that is over 25 years, without updates marked as complete, to all of the following in the last 25 years:
- Roof, Electrics, Plumbing, Heating

Loss Settlement

RCV and ACV Options Available:

Building, Business Personal Property, Roof Surfacing

Co-Insurance

Available options: 80%, 90%, 100%



QUOTES ARE VALID FOR **30 DAYS**
FROM THE DATE THEY ARE CREATED



Know when to pass. These risks are not eligible for coverage with Swyfft/Lloyd's.

OCCUPANCY

- Agriculture (including barns, poultry farms etc)
- Mining, Quarrying, and Other Extractive Industries
- Utilities
- Construction
- Manufacturing
- Arts, Entertainment and Recreation (including museums, theatres, bowling alleys, cinemas, fitness centres)
- Transportation
- Waste Management
- Religious Organizations (including churches)
- Governmental Organizations
- Automotive Repair, Maintenance and Sales
- Vacant
- Cannabis related businesses (Lloyds)
- Builder's Risk
- Risks scheduled for demolition

PLUMBING / HVAC

- Galvanized steel, iron or polybutylene plumbing (risks with external cast iron plumbing are permitted)

ELECTRICAL

Risk containing any of the following in their electrical system:

- Electrical system protected by any sort of fuses
- Aluminum wiring
- Knob and tube wiring
- Pig-tailed wiring
- Federal Pacific Electric / Stab-Lok Circuit Breaker panels
- Zinsco panels or Split Bus electrical panels
- Challenger panels
- Pushmatic panels
- Square D electrical panels, if from following years: 1998, 2004, 2006, 2022

Risk is heated by any of the following sources:

- Wood burning stoves
- Pellet stoves
- Space heaters
- Supplemental devices

STRUCTURE

- Properties built prior to 1930
- Properties built prior to 1950 that have not been subject to full Gut Rehab within last 25 years
- Mobile, manufactured or modular homes (including those used as contractor's offices)
- Nonstandard construction types, for example, log homes, dome homes etc.
- Risks with pre-existing damage
- Risks listed on "Historical Registry"
- Built using Exterior Insulating and Finishing System (EIFS) before 2000
- ISO Protection Class 9 and 10
- Any risk that's in breach of State or Federal fire or building codes; or which has been in violation of fire / building codes in the last 5 years

INDIVIDUALS

- Risks in which the insured has been found legally liable regarding any complaint of wrongful eviction, discriminatory rental practices, or invasion of privacy.
- Risks involved in bankruptcy proceedings
- Risks in which the insured are not domiciled in the US
- Prior carrier non-renewed or cancelled the policy due to misrepresentation or fraudulent behaviour
- Risks in which the insured has been found legally liable regarding any complaint of wrongful eviction, discriminatory rental practices, or invasion of privacy.
- Risks with a lapse in coverage over 180 days
- Schedules with more than 20 locations

CLAIMS

- Any policies with more than 3 claims in the last 3 years, an individual non-cat claim greater than \$50,000 or an individual cat claim greater than \$500,000

Inspections. For added reassurance, we inspect every property we insure

FREQUENCY

- **New Business** - all risks if it meets the criteria
- **Renewal** - once in 3 years if it meets the criteria
- **Mid-term** - if TIV exceeds \$250k after the endorsement

TYPE

- Interior, and
- Exterior

CRITERIA

- All risks with TIV > \$250k
- All restaurants, hotels/motels, gas stations, and convenience stores, regardless of TIV



Contact a Team Member

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