



# LOUISIANA COMMERCIAL E&S PROGRAM

## Condos and Apartments by 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 eligible Parishes (see map)** - Up to \$7.5 million per location. Over \$7.5 million not eligible.
- **Risks located on barrier islands - Not Eligible**

### Coverage Areas

- All eligible Louisiana Parishes 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

**Note: Ex-Wind is available!**

\*All Other Wind Deductible accompanies the Named Windstorm Deductible.

### 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

➤ QUOTES ARE VALID FOR **60 DAYS** FROM THE DATE THEY ARE CREATED

### 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:

### 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 permanently and 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.
- Contractors and Subcontractors hired by any building owner, association, association member, unit owner and/or tenant to provide a certificate of insurance with a minimum of \$5m GL limits 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
- Lead, Cast Iron, Galvanized Steel or Polybutylene Piping plumbing systems
- Existing damage that has not been full repaired by professional contractors or that are part of an open claim circumstance.
- 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 any rental lease for less than 12 months) - no daily, monthly or seasonal rentals, no hotels and no time shares, whether these are direct by owner of 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
- Mobile or Manufactured Homes/Buildings, Mobile Home Parks or Associations

## Contact a Team Member

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