



Apartment Product Application – All States

YOU CAN OBTAIN A QUOTE BY PROVIDING THE INFORMATION IN SECTION I - INSTANT QUOTE BELOW, SUBJECT TO THE REMAINDER PROVIDED PRIOR TO BINDING.

I. INSTANT QUOTE INFORMATION

Instant Quote is only available for accounts with no losses in the past 3 years. If there is loss history, please complete the entire application.

Applicant's Name: _____

Form of Business: Individual Corporation Partnership LLC Other _____

Location Address: _____ Same as mailing address

City: _____ State: _____ Zip: _____

Description of Operations:

How many individual units are there at this location? _____

Is any portion dedicated for commercial occupancy? Yes No

If Yes, what is the area dedicated for commercial occupancy? _____ sq.ft.

Is this space: Occupied or Vacant

Is this space: Operated by Applicant or Leased to Others

Are there any student residents at any location? Yes No (Not Applicable in D.C.)

If Yes, the percentage of student residents at any location does not exceed 20% True False

Are there any subsidized residents at any location? Yes No (Not Applicable in CA, CT, DC, ME, MA, NJ, OR, UT, VT, WI)

If Yes, the percentage of subsidized residents at any location does not exceed 20% True False

Property Section

Construction: Frame Joisted Masonry Non-Combustible Masonry Non-Combustible
 Modified Fire-Resistive Fire-Resistive Other _____

Protection Class: _____

Requested Cause of Loss: Basic Special

Requested Valuation: Replacement Cost Actual Cash Value

Deductible: \$1,000 \$2,500 \$5,000

Coinsurance: 80% 90% 100%

Building Limit \$ _____

What year was the building constructed? _____

What is the square footage of the entire structure? _____ sq. ft.

Business Personal Property Limit \$ _____

Business Income with Extra Expense Limit \$ _____

Coinsurance per above OR Monthly Limit of Indemnity: 1/3 1/4 1/6

Liability Section

Occurrence Limit: \$100,000/\$200,000 \$300,000/\$600,000 \$500,000/\$1,000,000 \$1,000,000/\$2,000,000

Number of Swimming Pools _____ Number of Playgrounds _____ Number of Sports Courts _____

Is there a lake? Yes No If Yes, how many acres? _____

Is there a Full Time Maintenance Staff or Superintendent on premises? Yes No

Does the applicant utilize a Real Estate Property Manager? Yes No

Additional Interests (AI = Additional Insured, LP = Loss Payee, M = Mortgagee)

Name	Relationship/Interest	Address	City, State, Zip	AI	LP	M
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

II. LOSS INFORMATION FOR THE PAST 3 YEARS

Property Coverages

None, or provide detail below.

Year	Status	Incurred	Description
_____	Open/Closed	\$ _____	_____
_____	Open/Closed	\$ _____	_____
_____	Open/Closed	\$ _____	_____

Liability Coverages

None, or provide detail below.

Year	Status	Incurred	Description
_____	Open/Closed	\$ _____	_____
_____	Open/Closed	\$ _____	_____
_____	Open/Closed	\$ _____	_____

III. ADDITIONAL PROPERTY INFORMATION

If you own the building and it is older than 10 years old, please complete the following:

Age of roof _____yrs.

Roof Type: Flat Wood Shake Shingle Metal Tile Slate Other _____

Plumbing Type: PVC Copper Lead Galvanized Other _____

What type of burglar alarm is on the premises? Central Station Local None

IV. ELIGIBILITY CRITERIA

- No bankruptcies, tax or credit liens against the applicant in the past 5 years True False
- Applicant is the owner of all properties True False
- Coverage has not been cancelled or non-renewed in the last 3 years (not applicable in Missouri) True False
If False, advise reason _____
- All development and construction operations are complete, no part is still in course of construction and no structural renovations are ongoing or planned during our policy term True False
- No locations in which wood-burning stoves, space heaters or temporary heating devices are used or permitted for use True False
- No boarding or rooming houses True False
- Functioning and operational smoke detectors in all units and/or occupancies True False
- No location with an age restrictive covenant True False
- Occupancy is at least 70% occupied at each location (not applicable if location has been newly constructed or purchased by applicant – within the last 12 months) True False
- No Assisted Living or Group Home facilities True False
- No location is being converted into condominium units True False
- For any building built prior to 1978, 100% of the electric wiring is on functioning and operating circuit breakers N/A True False
- For any building built prior to 1978, there is no aluminum wiring or knob & tube wiring N/A True False
- A minimum of an initial 6 month lease is required for all new tenants True False

Property

- Functioning and operational fire extinguishers located in all units True False
- No tenants have been evicted within the last 60 days and none are in process of being evicted True False

General Liability

- No more than 500 total units for all locations True False
- No armed security guards True False
- Applicant re-keys or will re-key all locks prior to leasing to new tenants (not applicable if rented on seasonal/timeshare basis) N/A True False
- Any building over 3 stories is equipped with a fully enclosed, fire protected stairwell, or a fully functioning fire escape N/A True False
- Any security bars on windows are equipped with internal safety release mechanisms N/A True False
- Any building over 7 stories is 100% sprinklered N/A True False
- Swimming pools are completely surrounded by fence with a self closing gate, depths are clearly marked, signs clearly posted, life safety equipment is readily available, with no diving boards N/A True False

V. ADDITIONAL APPLICANT INFORMATION

What year did the applicant purchase the property? _____

Applicant's Mailing Address: _____ (if different than the location address above)

City: _____ State: _____ Zip: _____

Email Address of primary contact: _____ Phone: _____

Inspection Contact Name: _____ Telephone/Email Address: _____

Virginia Notice: Statements in the application shall be deemed the insured's representations. A statement made in the application or in any affidavit made before or after a loss under the policy will not be deemed material or invalidate coverage unless it is clearly proven that such statement was material to the risk when assumed and was untrue.

Minnesota Notice: The clause "and/or authorization or agreement to bind the insurance." is replaced with "Authorization or agreement to bind the insurance may be withdrawn or modified based on changes to the information contained in this application prior to the effective date of the insurance applied for that may render inaccurate, untrue or incomplete any statement made with a minimum of 10 days notice given to the insured prior to the effective date of cancellation when the contract has been in effect for less than 90 days or is being canceled for nonpayment of premium."

Colorado Fraud Statement: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

District of Columbia Fraud Statement: WARNING: It is a crime to provide false or misleading information to an insurer for the purpose of defrauding the insurer or any other person. Penalties include imprisonment and/or fines. In addition, an insurer may deny insurance benefits if false information materially related to a claim was provided by the applicant.

Florida Fraud Statement: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

Kentucky Fraud Statement: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime.

Maine and Washington Fraud Statement: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines or a denial of insurance benefits.

New Jersey Fraud Statement: Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

New York Fraud Statement: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and shall also be subject to a civil penalty not to exceed five thousand dollars and the stated value of the claim for each such violation.

Ohio Fraud Statement: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

Oklahoma Fraud Statement: WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.

Pennsylvania Fraud Statement: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Tennessee and Virginia Fraud Statement: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits.

Fraud Statement (All Other States): Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

Applicant's Signature: _____ Title: _____ Date: _____

If your state requires that we have information regarding your Authorized Retail Agent or Broker, please provide below.

Retail Agency Name: _____ License #: _____

Main Agency Phone Number: _____

Agency Mailing Address: _____

City: _____ State: _____ Zip Code: _____



TAPCO UNDERWRITERS, INC.
P.O. Box 2397
Manassas, VA 20108-0842
Phone: 703 392 7304 Fax: 703-392-3920

Apartment Product

This product is specifically designed to accommodate the coverage and pricing needs for a wide variety of apartment risks.

PRODUCT FEATURES:

- ▶ Coverage available as:
 - Monoline General Liability
 - Package
- ▶ Broad eligibility to include:
 - Small to large risks (up to 500 total units)
 - Single or multiple location risks
 - Swimming pools, fitness centers, clubhouses, lakes/ponds, playgrounds, sports courts
- ▶ No Assault & Battery Exclusion:
 - For all Package policies
 - For Monoline General Liability on risks with no subsidized occupancy
- ▶ New ventures and newly constructed properties are eligible

LIABILITY FEATURES:

- ▶ Limits available to \$1,000,000 occurrence/\$2,000,000 aggregate
- ▶ Expanded definition of Bodily Injury to include Sickness or Disease caused by Mental Anguish or Emotional Distress
- ▶ No Liability deductible
- ▶ No maximum building height (monoline General Liability policies only)
- ▶ Up to 20% student occupancy per location are eligible
- ▶ Up to 20% subsidized occupancy per location are eligible
- ▶ Pollution Exclusion has a Hostile Fire Exception
- ▶ Hired and Non-owned Auto Liability coverage available
- ▶ Commercial Excess General Liability, Umbrella, or Excess Umbrella available up to \$5,000,000

PROPERTY FEATURES

(AVAILABLE ON A PACKAGE POLICY ONLY):

- ▶ Broad property coverage using ISO's April '02 coverage form
- ▶ Equipment Breakdown – Includes free boiler inspection if required in your jurisdiction
- ▶ Special Causes of Loss and Replacement Cost coverage

- ▶ Older buildings are acceptable with a Functional Building Valuation Endorsement
- ▶ Property Limits (Protection Class 1 to 8)
 - Frame up to: \$1,000,000
 - All other construction up to: \$3,000,000

ADDITIONAL ADVANTAGES:

- ▶ A.M. Best rated A++ carrier
- ▶ Low minimum premiums
- ▶ Quick quote turnaround
- ▶ Quick binder confirmation



Apartments — Package

Apartment Buildings60010
Apartment Buildings - Garden60011
Apartments (Greater NY) - with elevator60021
Apartments (Greater NY) - without elevator60022



The HIT ZONE – *Our highest hit ratio*

- 📍 Up to 3 stories in height
- 📍 Five to fifteen units
- 📍 No swimming pools, lakes or ponds
- 📍 Buildings insured to proper value
- 📍 Property limits less than \$300,000
- 📍 No losses or claims (excluding closed without payment) incurred in the past five years (Liability), three years (Property)

ELIGIBLE RISKS – Includes all of the above characteristics except where amended below

- ▶ No cap on building height — Must be 100% sprinklered if greater than 7 stories
- ▶ No Minimum rental rate
- ▶ Pools without diving boards or slides and with proper life safety controls, per our Habitational Supplement
- ▶ No more than two losses or claims per coverage part (excluding closed without payment) incurred in the past five years (Liability), three years (Property)
- ▶ Property limits less than \$3,000,000
- ▶ Buildings with a historical significance or greater than 90 years old will be written with our functional building valuation endorsement

PRODUCT ADVANTAGES

- ▶ A.M. Best rated A++ carrier
- ▶ No General Liability deductible
- ▶ Offered only through the Professional Wholesaler
- ▶ Inspection costs paid by the United States Liability Insurance Group
- ▶ Expanded definition of bodily injury to include sickness or disease caused by mental anguish or emotional distress
- ▶ New ventures and newly constructed properties are eligible

Apartments — Package

INELIGIBLE RISKS

- ▶ Any building with aluminum wiring or knob-and-tube wiring
- ▶ Any building that does not have 100% of the wiring on circuit breakers
- ▶ Any building without smoke detectors in every unit and all common areas
- ▶ Risks with armed security guards
- ▶ Risks having swimming pools with slides or diving boards
- ▶ Risks with swimming beaches, marinas or resort activities
- ▶ Risks with less than a 70% occupancy rate (Not applicable if the location has been available to tenants less than 12 months)
- ▶ Risks offering Professional Services (Assisted Living, Nursing, Adult Daycare, etc.)
- ▶ Risks with wood burning stoves
- ▶ Risks with subsidized or student tenants
- ▶ Any building over 3 stories that does not have a fully enclosed, fire protected stairwell or a fully functioning fire escape
- ▶ Risks with tax liens or prior or pending bankruptcy
- ▶ Risks located in Alaska, Hawaii or Louisiana
- ▶ Rooming or Boarding Houses
- ▶ Any buildings for which construction is not fully complete
- ▶ Any structural renovations on any building ongoing or planned during policy term
- ▶ Any locations being transformed from apartments to condominiums
- ▶ Any security bars on windows without a self-releasing mechanism installed on the inside
- ▶ Any risk that does not “re-key” all locks prior to leasing to new tenants
- ▶ Any risk that provides waste management, water treatment, electricity generation, or any other utilities
- ▶ Any location with an age restrictive covenant

AVAILABLE LIMITS

- ▶ Frame property value (incl. Loss of Income) up to \$1,000,000 amount subject in protection class 1-8
- ▶ All other construction property value up to \$3,000,000 amount subject in protection class 1-8
- ▶ No protection class 9-10
- ▶ Coastal Zone up to \$500,000 (wind exclusion applies)
- ▶ Liability limits up to \$1,000,000/2,000,000

SUBMISSION REQUIREMENTS

- ▶ Within 21 days of the inception date of coverage, this account will be subject to the following:
 - Our completed & signed application that accompanies this quote; or
 - Completed & signed ACORD application as long as all underwriting information needed has been provided to us; or
 - Completed & signed application from another company as long as all underwriting information needed has been provided to us.
 - Representation of loss experience for the last 3 years or as long as applicant has been in business, if less than 3 years.