

Risk Purchasing Group for Umbrella Liability Products (for Community Associations & Timeshare Associations)

We offer a risk purchasing group for umbrella liability policies underwritten through Zurich North America and Chubb Insurance Group. Currently, we have four umbrella policies available in limits of \$5,000,000; \$10 Million \$15 Million and \$25 Million, and \$25 Million excess of \$25 Million, excess of GL, Auto and Directors and Officers policies. We have developed a risk purchasing group for umbrella liability policies underwritten through Zurich North America.

- The financial security of Zurich North America; Zurich has ratings of A+ 15, and AAA from A.M. Best and Standard & Poors, respectively.
- The financial security of Chubb Insurance Group has ratings of A++ 15, and AAA from A.M. Best and Standard & Poors, respectively.
- Coverage A of the form is an absolute following form umbrella. This means the umbrella policy will follow the underlying package exactly. It will rely on the definitions used in the underlying; if coverage exists there it will be covered under this policy as well.
- Developer Sponsored Boards are eligible!
- High Rise Associations to twenty-five (25) stories are eligible.
- Excess of Directors & Officers, General Liability, Automobile, Employee Benefits, Employers Liability, **including Employment Practices Liability* (*if covered under the D&O).**
- For Timeshare's, excess Liquor Liability, if applicable

Minimum Underlying Insurance Requirements:

Best's Rating A-VII or better

General Liability:	\$1,000,000 Per Occurrence; \$1,000,000 Personal & Advertising Injury; \$1,000,000 Products/Completed; Operations Aggregate; \$2,000,000 General Aggregate Per Location
Automobile:	\$1,000,000 Auto Liability BI/PD Combined; Single Limit for all autos
Employers Liability:	All States; \$500,000 Each Accident; \$500,000 Each Disease/Employee; \$500,000 Each Disease/Policy Limit
D&O Liability:	\$1,000,000 Per Occurrence and Aggregate
Liquor Liability:	\$1,000,000 Per Occurrence and Aggregate
Employee Benefit Liability:	\$1,000,000 Per Occurrence and Aggregate

Program Highlights:

- Following Form Named Insured
- Following Form Directors & Officers Liability
- Following Form Liquor Liability
- Following Form Employers Liability
- Following Form Employee Benefits Liability
- Following Form Aggregate Per Location
- \$10,000 Coverage B Self Insured Retention
- Disclosure of Terrorism
- Following Form General Liability
- Following Form Provisions
- Following Form Automobile
- Absolute Pollution Exclusion
- Following Form Personal Injury
- NJ State Amendatory
- Certified Act of Terrorism Retained Amount Provisions - Coverage B

Our Exclusions:

- Absolute Lead Exclusion (Coverage A&B)
- Earthquake Exclusion
- Care, Custody or Control Exclusion
- Error's & Omission Exclusion (Real Estate Agent, Prop. Mgr.)
- Designated Operation or Work Performed Exclusion (Contractor's)
- Fungus Liability Exclusion
- Flood Exclusion
- Absolute Pollution with Hostile Fire Exception Exclusion
- Medical Payment Exclusion

Members:

Our members range from small start up associations to large multi-thousand unit complexes. New construction, associations currently under development, builder/developer controlled associations, established associations, Homeowners Associations, Planned Unit Developments and Timeshare Associations are all eligible for coverage under the program.