



Greenwich Insurance an XL Group Company

Kevin Davis Insurance Services offers **Umbrella Liability** coverage underwritten by Greenwich Insurance Company, an XL Group Company and Chubb Insurance Group for the excess layer. Currently we have four umbrella limits available \$5 Million, \$10 Million, \$15 Million, and \$25 Million.

Up to \$50 Million in total limits are available—the first \$25 million provided by Greenwich Insurance and an additional \$25 Million by Chubb. Maximum limit available for Apartments is \$25 Million.



Key Product Attributes:

- Financial security of XL Group – XL Group is currently rated A (XV) by A.M. Best and A+ by Standard and Poors (ratings accurate as of 10/1/15).
- Financial security of Chubb Insurance Group with ratings of A++ (XV) by A.M. Best and A+ by Standard and Poors (ratings accurate as of 10/1/15).
- Coverage A of the form is a following form umbrella. The Umbrella form will rely on the definitions used in the underlying policy: if coverage exists in the underlying policy it will be covered under this form as well; **unless specifically excluded.**
- Developer Sponsored Boards are eligible.
- High Rise Associations or Apartments to thirty-five (35) stories are eligible. Higher buildings are eligible by referral.
- Excess of Directors & Officers, General Liability, Automobile, Employee Benefits, Employers Liability, **Including Employment Practices Liability*** (*if covered under the D&O). The Chubb policy (25 excess of 25) contains an EPLI exclusion.
- Timeshares are ineligible for the XL Group Policies.

Minimum Underlying Insurance Requirements:

Underlying Carriers: 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 (no "CAP")

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

Minimum Underlying Insurance Requirements (cont):

Directors and Officers: \$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 General Liability
- Directors & Officers Liability Following Form Provisions
- Following Form EPLI to the extent that insurance is provided pursuant to underlying D&O
- Following Form Liquor Liability
- Following Form Automobile (Coverage A)
- Following Form Employers Liability (Coverage A)
- Following Form Employee Benefits Liability (Coverage A)
- Following Form Personal Injury
- Disaster Response Coverage Endorsement \$50,000
- Claims Made Endorsement (where an underlying policy is Claims Made)
- Following Form Aggregate Per Location (multi-location risks must have "*per location aggregate*" on primary general liability policy)
- \$10,000 Coverage B Self Insured Retention (NY Only)
- Certified Act of Terrorism Retained Amount Provisions - Coverage B
- Disclosure of Terrorism
- **Per Location Limit and per location aggregate. No shared limits;** each association has their own limits on a per location basis. **No "hidden program aggregates".**
- **Coverage available in all 50 states.**

Our Exclusions:

- Lead Liability Exclusion (Coverage A&B)
- Mold, Rot or Other Fungi Exclusion
- Earth Movement or Subsidence Exclusion
- Care, Custody or Control Exclusion
- Pollution Exclusion with Named Peril Exception
- Error's and Omission Exclusion (Real Estate Agent)
- Construction Defect Exclusion
- Foreign Liability Exclusion
- Contaminated Drywall Exclusion
- "No Fault", "Uninsured Motorist" or "Underinsured Motorists" Laws exclusion
- War Liability Exclusion

