

Commercial Insurance

Real Estate: Insurance Solutions

CHUBB®



No two properties are alike. From their facades to their landscapes to their internal environments, every property has its own unique risks and exposures.

No two insurance companies are alike, either.

- Chubb's **financial stability** is rated AA by Standard & Poor's and A++ by A.M. Best.
- **Industry-focused underwriting** – because we use highly trained, industry-focused specialists, we understand your exposures from the start and then partner with you to learn about your unique risks in depth. We translate that knowledge into tailored programs for your company across all lines of business.
- **Risk Engineering** – flexible industry-focused solutions, services and resources to help customers identify exposures and minimize the likelihood of losses.
- **Claims handling** – renowned Chubb claims service for certain lines of business, as well as the ability to offer services with select TPAs with dedicated claims staff handling.

Chubb Commercial Insurance (CI) offers a comprehensive solution for middle market commercial customers' insurance needs.

Chubb has the ability to write many types of real estate properties, including:

- Office buildings
- Retail properties
- Condominiums and apartment buildings
- Light industrial buildings
- Mixed occupancy properties
- Warehouses
- Vacant land exposures

Take a look at Chubb's product advantages for real estate companies.

CustomarqSM Property and Business Income Insurance

- Significant property capacity is available, both on a primary and excess basis.
- Broad replacement cost valuation provisions are designed to facilitate reproduction and restoration of the important features of a building at any site. For example, the cost to comply

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with an ordinance or law, such as the Historic Preservation Act or any ordinance establishing "green" building standards, is automatically included in the property limit. So, too, are the special architectural, engineering, consulting, decorating and supervisory fees that are important to replacing the unique features of any historic or green building.

- Broad replacement cost also includes rebuilding at the site of the destroyed building or any other location.
- Chubb's business insurance includes an unlimited period of indemnity. Once the property has been restored, and subject to available policy limits, business income protection extends for as long as it takes to restore the business and rents to the level that would have existed had no loss occurred.
- Chubb's broad all-risk perils approach includes such perils as surface water; water damage from plumbing, pipe burst, sewer or drain backup; and seepage through basement walls, doors or windows.
- Equipment breakdown insurance, automatically included in our property policy, helps protect against mechanical breakdown, electric arcing, and steam boiler explosion. This insurance helps protect most types of equipment, including refrigeration systems, electrical systems, and heating and air conditioning systems.
- Automatic limits are included for many property coverages, and additional limits may be purchased.
- Some of these coverages include:
 - Arson or theft reward
 - Debris removal
 - Fungus cleanup or removal
 - In transit
 - Loss of master key
 - Loss prevention expenses
 - Newly acquired premises
 - Pollutant cleanup or removal
 - Preparation of loss fees
 - Processing water
 - Any other location
- In addition to the specific limits purchased, an automatic blanket limit of \$500,000 applies to 12 property coverages that allow insurance dollars to be used where they are needed most following a loss. Subject to underwriting, the blanket limit can be increased to \$1 million or \$2 million. Some of the coverages automatically included in the blanket limit include:
 - Leasehold interest—bonus payment, prepaid rents, sublease profit, tenant's lease interest
 - Leasehold interest—undamaged tenant's improvements and betterments
 - Outdoor trees, shrubs, plants or lawns
 - Personal property of employees
 - Public safety service charges
- Helps restore your green building property to its original condition after a loss by insuring your property on a replacement cost basis, including:
 - Air-monitoring systems
 - Custom lightshelves
 - ENERGY STAR® equipment
 - Geothermal systems
 - Grey water storage tanks
 - Groundwater collection system
 - Low-emitting materials
 - Photosensors
 - Rainwater storage tanks
 - Solar panels
 - Translucent shades
 - Wind turbines
 - Vegetative roofs
 - Any other item certified as green

Builders' Risk

- Policy can be written on a monoline basis or in conjunction with a commercial property or package policy.
- Limits for soft costs are available.

- There is no exclusion for loss or damage caused by or resulting from abrupt and accidental breakdown of mechanical or electrical system or apparatus.
- The policy responds to green exposures automatically. Completed values include green products and materials.

CustomarqSM General Liability

- Personal injury protection includes discrimination, harassment, and segregation (other than employment-related).
- Separation of insured is automatically included.
- Existing subsidiaries, including unscheduled partnerships, joint ventures, professional corporations, and limited liability companies automatically are included as insureds.
- New subsidiaries, including unscheduled partnerships, joint ventures, professional corporations, and limited liability companies automatically are included as insureds.
- Employees, including leased workers and volunteer workers, are automatically insureds, and bodily injury is protected.
- Directors, managers, members, officers, partners and supervisors are automatically insureds, and bodily injury to employees is protected.
- The policy includes written contractual liability for bodily injury, property damage, advertising injury and personal injury.
- Also included is oral contractual liability for bodily injury and property damage.
- The reporting period for medical expenses protection is three years from date of accident.
- Medical expenses, including injury to insured's tenants and persons working on insured's behalf, are protected.
- Indemnatee's defense expenses are payable in addition to limits.

No two properties are alike.

Be sure to insure your property with an insurance company as unique as your business. Contact your Chubb-appointed agent or broker today.

- The policy features broad knowledge/notice of loss and unintentional failure to report loss.
- It also includes intentional acts coverage for bodily injury and property damage for use of reasonable force to protect persons and property.
- An option for global extension is available.
- Transfer or waiver of rights of recovery against others is automatically included.

Environmental Liability

- Premises Pollution Liability Portfolio Insurance Policy offers broad-based pollution coverage. Capacity available up to \$50M per occurrence/aggregate limits, inclusive of legal defense costs.
- Chubb Incident ALERT - our award-winning complimentary program developed to assist clients find and dispatch qualified incident response contractors, monitor cleanup costs and mitigate potential liabilities associated with environmental releases.

Umbrella & Excess

- Substantial limits are available for Umbrella and Excess insurance, enabling real estate firms to construct a liability program with fewer carriers and promote consistency in their insurance program.
- Chubb has the financial strength to back up our limits, providing you with peace of mind that future liability claims will be met by the insurance you purchase today.
- Excess Coverage Other Aggregate Limit (Coverage A) provides limits of insurance that apply in the same manner as scheduled primary insurance and will follow-form per location aggregate limits.
- Additional Umbrella Coverages Aggregate Limit (Coverage B) applies

on a first-dollar basis to certain losses not insured by primary insurance. Coverage B limits do not erode Coverage A limits.

- The separate aggregate limit applies to advertising/personal injury losses.
- Personal Injury under Coverage B includes even broader discrimination, harassment and segregation protection than afforded by standard general liability policies.
- Alienated premises are not excluded under Coverage B.
- Blended Pollution Insurance (Coverage C) may be added to your Umbrella to further protect your real estate schedule from third-party pollution claims.
- Chubb Crisis Assistance For Excess And Umbrella, an automatic endorsement to our Commercial Umbrella Insurance policy, provides peace of mind and flexibility as a crisis unfolds.

More Options

Round out your insurance program with additional products and services:

- Continuum from ChubbSM provides liability protection for buyers or sellers involved in mergers and acquisitions.
- Chubb's commercial automobile includes nonowned and hired cars.
- Financial lines insurance solutions include directors & officers liability, crime, employment practices liability, fiduciary liability, and miscellaneous professional liability.
- Workers Compensation includes a full complement of dedicated claims, managed care and fraud specialists to service real estate firms.

Chubb. Insured.SM

Chubb is the marketing name used to refer to subsidiaries of Chubb Limited, providing insurance and related services. For a list of these subsidiaries, please visit our website, chubb.com. Insurance is provided by Federal Insurance Company and its U.S. based Chubb underwriting company affiliates. All products may not be available in all states. This communication contains product summaries only. Coverage is subject to the language of the policies as actually issued. Surplus lines insurance is sold only through licensed surplus lines producers.

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