

Republic Condo & Tenant Insurance – Texas

Whether your client owns a condo or rents, you want comprehensive insurance coverage tailored to their individual needs. Our policies provide quality coverage with a wide array of optional coverages to customize any policy.

Condo & Tenant coverage is available for qualified risks whose contents value \$20,000 or more for Tenant; \$40,000 or more for Condos.



Features:

- Preferred pricing for qualified clients.
- Policies are offered on the HO-4 form for Tenant and the HO-6 form for Condo.
- **Companion policy credits** extend to both Auto and Home policies.

Condo/Tenant example:

- 15% Companion Auto (Condo)
- 10% Companion Auto (Tenant)
- 5% Companion Umbrella

Republic Auto example:

- 15% Companion Tenant or Condo (owner occupied)
- 2% Companion Umbrella

- **Mature Homeowner Credit** - 2% to 5%, varies by age 55 and older
- **Gated Community Credit** - 5%
- **Protective Device Credits** - 3% to 10%, varies by type of device

Optional endorsements for Condo and Tenant:

- **Scheduled & Blanket Personal Property**
 - Agreed Value Loss Settlement for scheduled items.
 - Scheduled classes available include Collectibles and Miscellaneous/Guns.
 - Unscheduled Blanket coverage is available for these classes: Jewelry, Furs, Cameras, Musical Instruments, Silverware, Golfer's Equipment, Fine Arts and Collectibles.
 - Breakage coverage offered for Fine Arts and Collectibles Classes.

- **Limited Water Back Up & Sump Discharge or Overflow**

- \$ 5,000 limit with \$500 deductible
- \$10,000 and \$25,000 limits with \$1,000 deductible

- **Personal Injury Aggregate Limit**

- Extends liability coverage for personal injury arising out of specified offenses, such as false arrest, malicious prosecution, wrongful eviction, slander or libel.
- Limit for coverage is provided on an annual aggregate limit basis.
- Required when obtaining a Personal Umbrella policy.

- **Special Personal Property**

- This endorsement changes the Perils Insured Against for Coverage C, Personal Property, to Open Peril with specified exclusions, and is subject to the All Other Perils Deductible on the policy.

- **Personal Property Located in a Self-Storage Facility**

- Increased coverage for personal property
- Premium is \$3 per \$1,000

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Republic Group
An AmTrust Financial Company

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Optional endorsements for Condo:

- **Dwelling Replacement Cost Protector**
 - Additional 25% coverage on Dwelling Coverage A
- **Dwelling Special Coverage**
 - This endorsement changes the Perils Insured Against for Coverage A, Dwelling, to Open Peril with specified exclusions.
 - Subject to the All Other Perils policy deductible.
- **Equipment Breakdown Coverage**
 - \$100,000 coverage limit, with \$500 deductible.
 - Green Enhancements to replace a covered item with a similar unit that has an Energy Star or similar “Green” rating, up to 150% of the replacement cost.
- **Trust Endorsement**
 - Facilitates estate planning and allows the policy to be written in the insured’s name while the home is held in trust.
 - Applicable when a Personal Trust or Estate is used as an Additional Insured.
- **Water Damage Coverage**
 - \$50,000 limits

Underwriting guidelines:

- HO-4 Coverage C limits \$20,000 and above
- HO-6 Coverage A and C limits \$40,000 and above
- Personal Liability limits \$100,000, \$200,000, \$300,000 and \$500,000
- Favorable Insurance Score
- Minimum deductible of \$500
- Protection Class 1-8
- Scheduled and Blanket Personal Property
 - Appraisals are required for the following:
 - Jewelry items valued \geq \$15,000
 - Fine Art items valued \geq \$25,000
 - Items in other Classes valued \geq \$10,000
 - Appraisals should be current or updated every five years
- **Canine and Animal Exclusions**
 - Provides an option for account consideration.
 - Insured signature is required.

www.RepublicGroup.com
Agency Business Center
800.344.2275

This is an overview of product features. For policy forms and Underwriting Guidelines, please visit our website, log in to the Agency Business Center, and select the Resource Center. For comprehensive policy credit calculations, please complete a Republic quote.

