



Commercial Scheduled Rental Dwelling

Our 10+ scheduled rental dwelling program consolidates commercial insurance into one policy, eliminating coverage duplication and simplifying management. This program is designed for real estate investors insuring schedules of well-maintained rental dwellings.

Features

Eligibility

Highlights

- Minimum of ten rental properties – no maximum
- All properties scheduled on one policy
- 1- to 6-family dwellings accepted
- Small numbers of condos or manufactured homes
- Mixed use (retail on ground, rental above)
- Seasonal

Vacant dwellings accepted

Dwelling must be vacant for less than 24 months, and be in above average condition.

Loss settlement

Actual cash value or replacement cost

Property coverage

Building structure, business personal property, business income/rental value including extra expenses, scheduled equipment, crime, inland marine, earthquake.

Premises liability

- up to \$1 million
- Excess liability up to \$5 million can be added via an excess program

Options

- Co-insurance from 80 to 100 percent
- Basic Form, Broad Form or Special Form
- Deductibles range from \$500 to \$10,000
- Separate wind/hail deductible
- Vacant land liability
- Personal liability (invasion of privacy)
- Advertising liability (libel and slander)
- Equipment breakdown
- Buried utility lines
- Identity recovery

Please note, this commercial program cannot be quoted through modernLINK®.

Coverages, options or discounts may not be available on all policies or in all states.

**For more information or to get a quote, contact
our commercial department:**

1.800.628.3762
select 'Commercial' from the menu

The Colonial Group
P.O. Box 4907
Greensboro, NC 27404-4907

www.thecolonialgroup.com



What is a quality submission?

Not every rental property will qualify for our Scheduled Rental program. To give you some insight into how our underwriters make decisions, we've assembled a list of criteria for you to consider. Not every point needs to be met in order for us to accept an application, but this list will give you a sense of the type of property, and landlord, appropriate for this program.

The more documentation you can provide about a property, the more likely it is to be approved and to receive a better rate.

Fully completed application

- Summary or description of the risk
- Photos, front and rear

Homes in average to above average condition

- No evidence of unrepaired damage
- Yard and landscaping show pride of ownership
- Homes are newer or have recent updates

Owner committed to effective property management

- Standard lease agreement
- Tenants required to carry insurance
- Full time maintenance employees
- Regular property inspections
- Below average tenant turnover

Homes located in thriving neighborhood

- Local crime and vandalism is minimal, well below national averages
- Adjacent properties are well maintained
- Neighborhood watch

Property values reflect adequate insurance

- Limits are substantiated utilizing MSB or other reliable source for proper valuation
- Limits requested, when compared with purchase price, do not suggest risk of moral hazard

Favorable prior loss experience

- Currently valued prior carrier loss runs
- No evidence of frequency
- Evidence of risk management in response to losses

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