

Specialty Underwriting | Community Association Insurance Program



TARGET CLASSES

- Condos
- Townhomes
- Single-family homes
- PUDS
- Co-ops
- Office-commercial condos
- Brownstones

EXCLUDED CLASSES

- Apartments
- Hotels
- Airbnb
- Any community exceeding 25% rentals
- Loss ratios greater than 50% over a five-year period
- Any short-term rentals

COVERAGES AND LIMITS

- Carrier financial strength: A.M. Best A- (Excellent) rated carrier with a Financial Size Category rating of VII
- Enhancement of liability and property coverage
- Full limit of coverage for Ordinance and Law Coverage A
- Full replacement coverage if ITV equal to or greater than MSB Factor
- Review property replacement valuation using Marshall Swift
- Deductible options starting at \$1,000
- Equipment breakdown included
- Liability limits \$1M / \$2M
- Composition Roofs > 15 years-ACV
- Broad Crime Coverage: EE Dishonesty, Forgery and Alteration, Computer Fraud, Funds Transfer Fraud, Theft Inside and Out
- Program authority up to:
 - \$2.5M per building frame
 - \$5M MNC construction
 - Higher limits referred

PROGRAM COVERAGES

- Property
- Hired and Non-Owned Liability
- Equipment Breakdown
- General Liability
- Cyber/Network Security
- Directors & Officers
- Crime
- Employee Benefits Liability
- Excess Liability

PROGRAM HIGHLIGHTS

- CAI National Members
- Each community inspected every 3 years
- Credits available for property managers and companies with CAI-recognized professional designations

OPTIONAL COVERAGES

- Property Managers E&O/WC
- Workers' Compensation
- Higher Limit-Umbrella/Excess Liability

SUBMISSION REQUIREMENTS

- Completed TCAP supplemental application
- 3 years loss history + current year (minimum requirement)
- Schedule of values (SOV) for buildings and all other insured property
- Plot plan/community map
- Quotation due date
- Associations Federal ID Number needed prior to binding
- ACORD forms
- Photos, if available
- Annual budget
- Commercial tenant list (office and/or mixed-use)
- Target premium, if available

TCAP is a division of U.S. Risk, LLC.

Custom solutions.

U.S. Risk offers a specialty underwriting program known as the Tailored Community Association Plan (TCAP), which provides custom insurance coverage designed for condominium, townhome and single-family community associations.

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