

COVERAGE ENHANCEMENTS – REAL ESTATE OWNERS

Quick Reference Guide



American Business Coverage Real Estate Owners Extension Endorsement

ABC Real Estate Owners Extension Endorsement, Form AB 9275, (AK, TX and UT use Form AB 9277) is an optional coverage for Lessor's Risk Property Owners, Apartments and Condominiums. This endorsement is designed to broaden existing coverage and add new enhancements to your policy. It includes all coverages currently contained in the Property Owners Extension Endorsement and provides additional coverages to meet your needs.

There are 18 coverages subject to a \$500,000 Blanket Limit of Insurance and five additional coverages with specified Limits of Insurance, not subject to the Blanket Limit of Insurance.

A few coverages that you told us are important are highlighted below:

- **Extended Period of Indemnity** – Business Income coverage time period extended from 12 months to 24 months from the date of direct physical loss or damage.
- **Foundations** – Building coverage is extended to include below ground building foundations damaged due to a covered cause of loss.
- **Lost Lease** – Covers lost rents when a tenant must move to a new location following damage to the building due to a covered cause of loss.
- **Newly Acquired Business Real Property** – Extends BRP coverage to property at newly acquired premises damaged due to a covered cause of loss.
- **Off-Premises Time Element** – Provides Business Income coverage caused by interruption of service (i.e., water, power, communication) to covered premises due to damage caused by a covered cause of loss to the utilities' property.

Schedule of coverages subject to the \$500,000 Blanket Limit of Insurance, applying to all locations listed in the policy:

Accounts Receivable	
Business Personal Property – Off-Premises	
Computer Equipment, Media, Data and Programs*	
Contract Penalty	
Cost of Expediting	
Cost of Inventory, Appraisal or Adjustment	
Employee Dishonesty	\$25,000 (sub-limit)
Event Cancellation	
Fire Department Service Charge	
Fire Protection Devices	
Income Support Properties	
Lost Lease	
Newly Acquired Buildings	
Off-Premises Time Element	
Outdoor Property: Trees, Shrubs, Plants and Lawns	
Property of Others	
Tenant Move Back	
Valuable Papers and Records	

*Refer to form AB9280 for coverage details.

Schedule of coverages not subject to the \$500,000 Blanket Limit of Insurance:

Extended Period of Indemnity	
Foundations	
Depositors Forgery	\$25,000
Lost Key	\$5,000
Money and Securities	\$25,000
Money Orders and Counterfeit Money	\$25,000
Personal Effects	\$5,000

The insurance policy, not this brochure, forms the contract between the insured and the insurance company. The policy may contain limits, exclusions and limitations that are not detailed in this brochure. Coverages may vary by state.

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