



AmTrust Property Appetite

The Property Market is heating up! Let AmTrust help you write Property driven business!

You can submit risks as early as 110 days prior to inception. For large schedules, please give us plenty of time (60 – 90 days).

Generally, we need the following information on all submissions:

- Are they professionally managed? Or managed by the owner?
- Update history for critical building systems
- Statement of Values
- Rent Roll
- Acords
- Loss Runs

Apartments and Condominiums

- Max amount subject \$100M per location
 - 40M Max for Frame or Joisted Masonry Sprinklered single building
 - 10M for Framed non Sprinklered)
- For Frame non-sprinklered, we can consider up to 24,000 square feet and up to 3 stories
- Update requirements:
 - Electrical Panels - must updated if older than 50 years (CA); all other 40 years.
 - HVAC - must updated if older than 50 years (CA); all other 40 years.
 - Roof - built up and asphalt up to 20 years; metal up to 40 years; clay tile up to 50 years; shake is ineligible.
 - Plumbing – up to 60 years old.
- We specialize in large schedules of apartment/condo locations around the country for both ‘owned’ and/or ‘managed’ locations.
- Mixed-Use Habitational should be fully sprinklered.
- Horizontal railings are generally ineligible.
- No Armed guards
- No buildings on the National Historic Registry

HOA’s

- 80% owner occupied is preferred.
- No time-shares or seasonal housing.

LRO’s

- Tenant rent rolls required
- We look for at least 70% occupancy
- We focus on retail and office exposures
- Ineligible exposures include:
 - Manufacturing operations
 - Farming/cannabis operations

- Dealerships selling vehicles, farming equipment, boats, etc.
- Warehousing tenants
- Schools are generally ineligible, including pre-schools.
- No coverage for vacant buildings

Hotels

- Current Occupancy must be at least 70%.
- Focus on franchised business class and boutique hotels
- Controls in place: fully sprinklered, smoke detectors, fire extinguishers, evacuation routes posted, manager on site, hardwired smoke detectors and CO2 detectors.
- We can consider Hotels with the following services:
 - Classes for Yoga, Exercise, etc.
 - Independent or hotel owned restaurants onsite
- We do not consider resort style hotels that of activities outside of typical hotel exposure
- Motels available in CA only

Grocery Stores

- Controls in place: contracts for maintenance and repair of all refrigeration and freezer units
- Procedures for: spill clean-up, slip and falls, power outages, etc.
- Regular, posted sweep schedules
No 24-hour operations
- Do not offer pharmacist liability

Submission Process

Risks under \$25K in premium

- Assigned to your CORE Underwriter
- Rated in EzPac in CA, OR, and MT.
 - Self-Rated, and quoted.
 - Submit to Underwriter if system indicates or you need more competitive pricing

Risks \$25K and over in premium

- Assigned to your Middle Market Underwriter
- Must be submitted so that we can rate up, so please give us plenty of time
 - Submit new risk
 - Fill out the first screen with the insured's name and address (so we can clear the risk to you) as well as the contact at your agency.
 - Select "All Other" as the product type
 - Select SEQCPP
 - Attach Acord, SOV, Loss Runs, tenant list, etc.
 - Submit to AmTrust