

This brochure is for marketing and summary purposes only and does not provide a complete description of coverage terms, conditions and limits, nor does it purport to restate, explain, or interpret any insurance policy. Only the applicable policy contains a complete description of all the provisions of the coverage.

The policy described may not be available in all states.

### **We're Easy To Do Business With**

At Distinguished Programs, we believe in making life as easy as possible for our clients. That's why, whenever you work with a Distinguished Programs professional, we respond to you with your sense of urgency and a determination to deliver what you need, when you need it.

### **Claims Service That Helps Keep Costs From Escalating**

With this program, you get much more than an insurance policy – you get the support of highly experienced claims professionals from Distinguished Programs. And that's especially important when it comes to liability claims made against your clients.

### **Underwritten By Insurance Companies You Can Count On**

Distinguished Programs products are written by leading insurance companies\* who know and understand the real estate business. Most of our programs are written by leading "A" rated or better admitted insurers.

\*Some programs are underwritten by multiple insurance companies. For full information on the carriers behind this insurance program, please visit [www.distinguished.com](http://www.distinguished.com).

### **The Distinguished Programs Group**

Distinguished Programs is a leading national real estate insurance program manager, specializing in select segments of the habitational and commercial real estate market. Most of our programs are underwritten by leading A.M. Best "A" rated or better admitted insurers and distributed through retail agents and brokers.



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**Insurance Program for  
Affordable Housing**





### Rely On The Real Estate Insurance Specialists

At Distinguished Programs, we specialize in providing insurance products and services for the real estate industry. In fact, we built our business on it.

In 1987 we pioneered the country's first Real Estate Umbrella Liability Purchasing Group, which enables real estate entities to get exceptional pricing and high coverage limits on umbrella liability insurance. Today we work with hundreds of independent agents and brokers around the country to provide a wide range of competitive products for the real estate industry.

When we launched one of the industry's first programs designed specifically for "Affordable Housing," we tailored a program to meet the special needs of "Affordable Housing" property owners. For example, the Business Income portion of our **policy covers both rents and subsidies**. Most policies only provide coverage for loss of rents. This program is geared for:

- Low-to-moderate income housing
- Multi-family units
- Well-maintained properties
- Tax credit properties
- Private, not city- or government-owned
- More than 20% of rental income is government-subsidized

We've invested hundreds of hours understanding this important segment of the market. We work with brokers on "Affordable Housing" accounts on a daily basis. We know the risks they face, and we excel in developing creative, cost-effective solutions that help overcome them.

### Property Highlights

Highlights of our Property Policy are:

- "All Risk" policy form
- Blanket coverage per location up to \$50,000,000 for Real Property (includes Boiler & Machinery), Personal Property (owned or leased by the insured), Business Income and Improvements and Betterments combined
- No coinsurance clause
- Replacement Cost on Real and Personal Property
- Interest in Improvements and Betterments to buildings or structures
- Building Ordinance or Law
- Loss to Undamaged Portion of Building
- Demolition costs
- Debris Removal
- Increased Cost of Construction
- Building Machinery, Miscellaneous Electrical Apparatus
- Heating/Cooling systems (including Back-up of Sewers & Drains)
- Accounts Receivable
- Flood
- Earthquake (except California)
- Outdoor Trees, Plants and Shrubs
- Loss sustained on Business Income – Including Rental Income/Subsidies and Extra Expense

### Commercial General Liability Highlights

Comprehensive General Liability coverage includes:

- \$1,000,000 per occurrence/\$2,000,000 aggregate on Bodily Injury, Property Damage and Personal and Advertising Injury
- Products/Completed Operations – \$1,000,000 aggregate
- Hired and Non-Owned Auto Liability – \$1,000,000
- Fire Damage Legal Liability – \$50,000
- Medical Payments – \$5,000
- Employee Benefits Liability \$1,000,000 per occurrence/\$2,000,000 aggregate
- First Dollar Coverage – No Deductible/SIR
- Employers Liability and Stop Gap Medical (Monopolistic States) – \$500,000

### Umbrella Liability Highlights

Coverage limits of \$5,000,000 and more are available through Distinguished Programs Real Estate Umbrella Liability Purchasing Group.

- There is no Self-Insured Retention
- Every insured has their own full limit
- The umbrella provides Follow Form Coverage Excess:
  - General Liability
  - Automobile Liability
  - Employers Liability

To learn more about this and other Distinguished Programs products, please call Jim Tesoriero at 1.888.355.4626 or visit us online at [www.distinguished.com](http://www.distinguished.com).