

## Real Estate Solutions Product Guide



With more than 40 years of experience and commitment to the real estate industry, Chartis delivers extensive expertise, substantial capacity, and flexible underwriting to the most complex real estate risks. From property damage and terrorism to corporate governance, environmental exposures, and commercial umbrella liability, Chartis Real Estate Solutions provides seamless access to the industry's foremost insurance products and services.

Chartis' risk management and claims services are unparalleled in the industry. Policyholders benefit from specialized resources, such as RiskTool, our complimentary loss control and risk management solution that provides insureds with an easy-to-use customizable platform to identify, analyze, and manage their operational exposures. Policyholders also benefit from an extensive claims network and in-house expertise that provide prompt and responsive claims services. With over 5,800 claims professionals, Chartis U.S. provides dedicated units for a variety of risks, including the real estate industry.

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# Property – Lexington

Product	Description	Capacity and Minimums
General Property	<ul style="list-style-type: none"> <li>Available on a primary, excess, or difference in conditions basis</li> <li>All risk cover, including boiler and machinery or named perils, available on broker manuscript, company, or ISO forms</li> <li>Lease enhancement coverage</li> <li>Unique coverage enhancements, including Upgrade to Green®, Historic Rehabilitation Tax Credit, Zoning Restriction Protector®, and Evacuation Response Coverage</li> <li>Optional deductible buybacks</li> <li>Experienced engineering services either on a bundled or unbundled basis (Frame apartments with less than \$250 million TIV (total insured value) and low retention excluded)</li> </ul>	<ul style="list-style-type: none"> <li>Non-catastrophe limits up to \$1.5 billion</li> <li>Critical CAT earthquake and wind limits up to \$50 million</li> <li>Minimum premium \$50,000</li> <li>Minimum deductible \$10,000</li> </ul>
Property Terrorism	<ul style="list-style-type: none"> <li>Available on a primary and excess basis</li> <li>Responds to acts of terrorism committed domestically and acts perpetrated by either U.S. or non-U.S. citizens</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$1.5 million</li> </ul>
Historic Rehabilitation Tax Credit Insurance	<ul style="list-style-type: none"> <li>Protects policyholders who own, develop, or invest in federal rehabilitation tax credit properties against the potential loss or recapture of the tax credit</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$40 million</li> <li>Minimum premium \$25,000</li> </ul>
Zoning Restriction Protector®	<ul style="list-style-type: none"> <li>Two separate policies designed for commercial and residential real estate owners or lenders</li> <li>Provides coverage protection against losses incurred when an insured building must be rebuilt due to zoning ordinances in effect the date of the property damage</li> </ul>	

## Specialty Products and Enhancements

BioChem Shield®	Coverage for property damage losses arising from terrorist attacks using biological or chemical weapons.
Ecosurance®	The latest addition to a suite of green insurance products developed to promote environmentally friendly practices and to respond to changing market needs.
Evacuation Response	Enables institutions to insure evacuation expenses when a mandatory evacuation order from a local civil authority is given.
LexCybersecure®	A specialized insurance solution to protect a company's digital assets.
netAdvantage	A broad suite of network security, privacy, and cyber coverages designed to give companies the right amount of protection depending on their unique needs.
OpShield®	Responds to business interruption losses and extra expenses a business incurs when a civil or military order imposed following a terrorist act impedes its operations.
Upgrade to Green® Commercial	Allows policyholders to rebuild and replace personal property with a focus on energy and water efficiency, indoor air quality, and sustainability.

## Primary Casualty

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Product	Description	Capacity and Minimums
Combined Lines Casualty	<ul style="list-style-type: none"> <li>General liability, workers' compensation, and employers' liability and/or auto liability and physical damage – on a combined or mono-line basis</li> <li>Self-insured retentions (SIRs), deductible programs, incurred and paid loss retro's, captives, rent-a-captives, and fronts available</li> <li>Broad coverage endorsements specific to real estate industry</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$5 million</li> <li>Uncapped per locations aggregates</li> <li>Minimum premium \$250,000</li> <li>Minimum retention \$25,000</li> </ul>
Guaranteed Cost Casualty	<ul style="list-style-type: none"> <li>General liability, workers' compensation, and employers' liability and/or auto liability and physical damage – on a combined or mono-line basis</li> <li>SIRs, deductible programs, incurred and paid loss retros, captives, rent-a-captives, and fronts available</li> <li>Broad coverage endorsements specific to real estate industry</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$5 million</li> <li>Minimum premium \$250,000</li> <li>No minimum deductible</li> </ul>
Lexington Primary Casualty	<ul style="list-style-type: none"> <li>Standalone general liability available from Lexington Insurance</li> <li>Flexible underwriting in rate, coverage, and exposures considered</li> <li>Ability to consider accounts with construction exposure as well as property management, building maintenance, and janitorial exposures</li> <li>Per location aggregates with no caps are considered</li> <li>Liquor liability available</li> </ul>	<ul style="list-style-type: none"> <li>Minimum retention \$100,000 for habitational risks and \$25,000 for all other</li> <li>Limits up to \$5 million available on primary</li> </ul>
Lexington Guaranteed Cost Primary Casualty	<ul style="list-style-type: none"> <li>Available for commercial exposures only</li> <li>Designed for REITs, lessor's risk, office buildings</li> <li>Real estate managers included as insureds</li> </ul>	<ul style="list-style-type: none"> <li>Minimum premium \$500,000</li> <li>No minimum retention</li> </ul>

# Primary Casualty (cont.)

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Specialty Products and Enhancements	
Lexington Accidental Death and Dismemberment	Up to \$50,000 per covered person with an aggregate per occurrence limit of \$5 million with no retention. AD&D limits do not erode policy limits. This coverage is available in most states.
Lex Idle Asset Liability Protector®	Provides general and excess liability coverage to those entities that buy idle assets from residential homebuilders impaired by the residential construction market in today's economy.
Lexington Owner's Interest Liability	Provides general liability insurance (excess of the general contractor's policy and subcontractors' policies) for vicarious liability the landowner or developer can face during construction; protection drops down to pay covered losses that are uncollectible under the general contractor's policy; provides first dollar defense (subject to a retention) in the event the owner is brought into a claim. Policy also extended to provide completed operations coverage aligned with the statute of repose in the applicable jurisdiction for up to 10 years.
Named Insured Wording	Comprehensive broad form named insured wording provides insured status to address the needs of property and asset managers, investment trusts, and other diverse real estate ownership structures.
Green Reputation Coverage	Provides additional coverage for crisis management and defense costs when green buildings face media attention and public scrutiny; and coverage for defense costs arising out of covered adverse green claims.
Green Indoor Environment Coverage	Covers specialized equipment and products used to improve air and water quality in green building.
Hospitality Segment Endorsements and Services	<ul style="list-style-type: none"> <li>• Hospitality Service Coverage Endorsement</li> <li>• Hotel Safe Deposit Box</li> <li>• Innkeepers Liability</li> <li>• Garagekeepers Liability</li> <li>• Liquor Liability</li> <li>• Specialized Loss Control Services</li> </ul>

## Commercial Umbrella and Excess Casualty

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Product	Description	Capacity and Minimums
Umbrella Prime®	<ul style="list-style-type: none"> <li>• A commercial umbrella policy designed to track closely with ISO's most recent general liability form, helping to eliminate gaps and inconsistencies between layers of coverage</li> <li>• Provides top-rated, world-wide coverage with industry-leading capacity</li> <li>• Broad definition of named insured works to address complex ownership structures such as LLC, JV, LLP, and Partnerships</li> <li>• Terrorism coverage</li> <li>• Admitted and non-admitted forms available</li> <li>• Competitive geographic-based pricing</li> </ul>	<ul style="list-style-type: none"> <li>• Limits up to \$50 million</li> <li>• Per location limits up to \$25 million</li> <li>• No minimum premium</li> <li>• Minimum attachments: <ul style="list-style-type: none"> <li>– General liability: \$1 million</li> <li>– Auto liability: \$1 million</li> <li>– Per occurrence: \$2 million</li> <li>– General aggregate: \$1 million</li> <li>– PCOH aggregate: \$1 million</li> <li>– Personal and advertising injury: \$1 million</li> <li>– Employers liability: \$500,000</li> </ul> </li> </ul>
Lexington Umbrella	<ul style="list-style-type: none"> <li>• Flexible underwriting in rate, coverages, and exposures</li> <li>• Ability to consider accounts with construction exposures as well as property management, building maintenance, and janitorial services</li> <li>• Various attachment points available</li> </ul>	<ul style="list-style-type: none"> <li>• Limits up to \$50 million</li> <li>• Premiums starting at \$5,000 per million dollars of coverage for lead \$5 million of limits and \$3,000 per million dollars of coverage for limits exceeding \$5 million</li> <li>• Policy minimum premium \$25,000</li> </ul>
Cat Excess Liability Traditional Forms	<ul style="list-style-type: none"> <li>• Catastrophic coverage for excess general liability, auto liability, and products liability</li> <li>• Follow-form occurrence, claims-made, and dual trigger; or occurrence reported forms available</li> <li>• Diverse entry points</li> </ul>	<ul style="list-style-type: none"> <li>• Limits up to \$150 million</li> <li>• Minimum attachment \$50 million</li> </ul>

Specialty Products and Enhancements	
CrisisResponse®	A crisis management enhancement built-in to commercial umbrella policies providing policyholders with immediate claims support and first-dollar coverage outside of policy limits to help manage a crisis situation. Up to \$250,000 in additional limits for crisis management expenses and up to \$50,000 for public relations expenses are available.
XSEnhanced <sup>SM</sup> : Real Estate	A collection of endorsements for real estate and hospitality businesses providing coverage for third party discrimination and professional liability for on-site services, as well as a stand-alone pollution endorsement that includes additional named perils and an extended time element provision. XSEnhanced coverage applies whether or not scheduled underlying insurance provides such coverage, subject to an SIR.

Product	Description	Capacity and Minimums
PLL Real Estate	<p>PLL Real Estate is a pollution legal liability policy specifically designed for owners and managers of commercial real estate.</p> <p>Policy Highlights</p> <ul style="list-style-type: none"> <li>Coverage is available for clean-up costs, bodily injury, and property damage resulting from pollution conditions at an insured property</li> <li>Defense costs included within policy limits</li> <li>Coverage available for pre-existing and new pollution conditions</li> <li>Includes asbestos and lead-based paint coverage for bodily injury, property damage, and clean-up costs in the soil and groundwater</li> <li>Includes coverage for aboveground storage tanks and scheduled underground storage tanks</li> </ul> <p>PLL REAL Protect<sup>SM</sup> Endorsement</p> <ul style="list-style-type: none"> <li>Optional endorsement provides coverage for business interruption, CrisisResponse<sup>®</sup>, emergency response costs, non-owned disposal sites, microbial matter, Legionella pneumophila, and methamphetamine laboratories</li> <li>Additional policy amendments include broad named insured and future purchasers as named insured provisions</li> <li>CrisisResponse coverage provided with a limit of \$250,000 outside of policy limits</li> </ul>	<ul style="list-style-type: none"> <li>Limits available up to \$50 million</li> <li>Minimum deductible \$10,000 (each incident)</li> <li>Minimum premium \$10,000</li> <li>Multiple policy term limits available</li> </ul>
Environmental Infrastructure Solutions	<p>First-of-its-kind environmental policy to help meet the demand for project owners and contractors engaged in the construction and operation of infrastructure projects</p> <ul style="list-style-type: none"> <li>The form provides coverage for contractors' pollution liability, fixed-site pollution liability, including operations and maintenance covered operations, and emergency response costs</li> <li>Coverage extends to all entities involved in the construction and operation of a specific project including owners, developers, and contractors</li> </ul>	<ul style="list-style-type: none"> <li>Limits available up to \$50 million</li> <li>Minimum deductible \$25,000 (each incident)</li> <li>Minimum premium \$25,000</li> <li>Policy terms structured around the length of the project</li> </ul>
TankGuard <sup>®</sup>	<p>Storage tank liability insurance that provides coverage for cleanup costs or corrective action and third-party claims for bodily injury and property damage resulting from pollution conditions from scheduled underground or aboveground storage tanks</p> <ul style="list-style-type: none"> <li>Helps companies to fulfill federal and state storage tank financial responsibility requirements while conserving working capital</li> <li>Defense costs included within policy limits</li> </ul>	<ul style="list-style-type: none"> <li>Limits available up to \$10 million</li> <li>Minimum premium \$500</li> <li>Annual policy term</li> </ul>

## Specialty Products and Enhancements

PIER (Pollution Incident and Environmental Response)	<p>Pollution Incident and Environmental Response (PIER) provides our policyholders with access to pre-screened crisis management specialists who respond in a timely manner to environmental incidents at pre-negotiated rates regardless of whether the incident is covered under the policy. PIER's robust network of resources includes: emergency spill response contractors, environmental consultants, cause and origin investigators, regulatory specialists, waste disposal experts, air quality, and plume modeling experts, as well as community/media relations firms.</p>
Environmental Portal	<p>Portal is a secure, user-friendly, online portfolio management system accessible from any computer with an internet connection. The system enables communication between the risk manager, underwriting, and broker by providing real time information about the status of coverage requests as well as the ability to organize and centralize data storage by allowing users to load, store, retrieve, and search documents.</p>
SCAN <sup>SM</sup> (Specialty Claims Assistance Network)	<p>The Specialty Claims Assistance Network (SCAN) provides policyholders with access to specialists to swiftly address their indoor air quality issues, helping insureds mitigate water and mold damage.</p>
Sustain-a-Build <sup>®</sup> Program	<p>Designed to encourage environmentally-friendly construction and building operations by offering premium discounts for insured buildings that are LEED<sup>®</sup> certified.</p>

## Professional and Management Liability

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Product	Description	Capacity and Minimums
Management Liability	<ul style="list-style-type: none"> <li>A suite of products providing coverage for directors and officers, partnership and securities liability, crafted for the exposures of real estate entities of all types</li> <li>Public and private companies, corporate and partnership liability forms, including coverages designed for specialized REIT and partnership exposures</li> <li>Stand-alone directors and officers Side-A DIC coverage written on excess and primary basis</li> <li>Passport platform extending admitted coverage to US- and Canadian-owned subsidiaries abroad</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Employment Practices Liability	<ul style="list-style-type: none"> <li>Coverage for the first and third party employment practices exposures of real estate owners, managers, and developers</li> <li>Stand-alone, package, and modular forms</li> <li>Parent company, independent contractors, and punitive damages coverage by request</li> <li>Passport platform extending admitted coverage to U.S. and Canadian-owned subsidiaries abroad</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>

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Product	Description	Capacity and Minimums
Fiduciary Liability	<ul style="list-style-type: none"> <li>Coverage for statutory and common law employee benefit plan fiduciary and administrative liability</li> <li>Stand-alone, package, and modular forms</li> <li>Public, private C and S corporation ESOP fiduciary coverages provided</li> <li>Specialty multi-employer plan forms available</li> <li>Passport platform extending admitted coverage to U.S. and Canadian-owned subsidiaries abroad</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Investment/Asset Advisor Liability	<ul style="list-style-type: none"> <li>Specialized investment management, private equity, and fund liability forms, underwritten for real estate investment and fund managers, real estate funds</li> <li>Coverage available for investment advisor and fund professional and management liability exposures and cost of corrections</li> <li>Stand-alone fund independent director Side-A DIC coverage written on excess and primary bases</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Miscellaneous/Financial Institutions Professional Liability	<ul style="list-style-type: none"> <li>Coverage for property management, cyber security, employed lawyers, securities broker/dealer, lenders liability, and loan servicing errors and omissions exposures</li> <li>Specialized and manuscripted stand-alone, package, and modular forms offered with and without D&amp;O, EPL, PTL, Investment Advisor coverages</li> <li>Passport platform extending admitted coverage for MPL exposures to US- and Canadian-owned subsidiaries abroad</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Commercial Crime/Financial Institutions Fidelity Coverage	<ul style="list-style-type: none"> <li>Coverage for employee dishonesty, real property, and securities theft and fraud</li> <li>Specialized commercial company crime forms, Surety Association financial institutions 14, 15, Investment Company Blanket Bond forms</li> <li>Kidnap and ransom coverages available through WorldSource, a division of Chartis</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Transactional Insurance	<ul style="list-style-type: none"> <li>Template buyer and seller side representations and warranties liability cover tailored to transaction-specific exposures</li> <li>Template tax liability cover tailored to transaction-specific exposures</li> <li>Template contingent liability cover tailored to transaction-specific exposures</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$50 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Excess Financial Lines	<ul style="list-style-type: none"> <li>Broad, follow form coverage, providing management, employment practices, fiduciary investment advisement, financial institutions and/or miscellaneous professional liability insurance, or commercial crime and financial institutions fidelity insurance</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$25 million</li> <li>Coverage written for all exposure sizes, premium exposure commensurate</li> </ul>
Cat Excess Liability Omni Silver®	<ul style="list-style-type: none"> <li>Integrated multi-line program for excess directors and offices, A-side difference in conditions, professional liability, and employment practices liability</li> <li>Fiduciary and crime insurance available in conjunction with directors and officers</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$150 million</li> <li>Minimum attachment \$25 million</li> </ul>
Cat Excess Liability Omni Gold®	<ul style="list-style-type: none"> <li>Integrated multi-line program combining excess casualty and financial lines</li> </ul>	<ul style="list-style-type: none"> <li>Limits up to \$150 million</li> <li>Minimum attachments:                             <ul style="list-style-type: none"> <li>\$50 million: excess casualty</li> <li>\$25 million: excess financial lines</li> </ul> </li> </ul>

## Specialty Products and Enhancements

Executive Edge <sup>SM</sup> , PartnershipGold <sup>SM</sup> , D&O 2/2000 Executive and Organization Liability Insurance, and Partnership PrivateEdge <sup>SM</sup>	Specialized forms providing directors and officers liability coverages for public and private partnerships.
Investment Management Insurance <sup>SM</sup>	Specialized form providing integrated coverage for real estate investment company and managed fund directors and officers liabilities and third and first party investment management and securities distributor errors and omissions liabilities.
Specialty Risk Protector®	Modular policy that makes it easy for companies to secure multi-faceted E&O protection. Providing a simplified, customizable solution to respond to evolving customer needs, all readily attainable in one policy form. Addresses the broad spectrum of exposures real estate professionals confront daily.
RealSelect <sup>SM</sup>	Package policy, written with Lexington Professional Liability, providing integrated partnership directors and officers, entity securities, employment practices, property management, and pollution management errors and omissions liability coverages.

**For more information on multinational coverage, please contact**

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Chartis is a world leading property-casualty and general insurance organization serving more than 40 million clients in over 160 countries and jurisdictions. With a 90-year history, one of the industry's most extensive ranges of products and services, deep claims expertise and excellent financial strength, Chartis enables its commercial and personal insurance clients alike to manage virtually any risk with confidence.

Chartis is the marketing name for the worldwide property-casualty and general insurance operations of Chartis Inc. For additional information, please visit our website at <http://www.chartisinsurance.com>. All products are written by insurance company subsidiaries or affiliates of Chartis Inc. Coverage may not be available in all jurisdictions and is subject to actual policy language. Non-insurance products and services may be provided by independent third parties. Certain coverage may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds.

REHS001 XXX 12/10