



CALIFORNIA Habitational Program | Non-Admitted

*No Age Restrictions, No Construction Class Restrictions (except EIFS)
Competitive pricing, Comprehensive product, Boutique-level service*
All coverage written with an A- VIII, AM Best rated carrier

Eligible Classes

- Apartment Buildings with or without retail
- Condominium Associations with or without retail

Limits

- Limits up to **\$20M per location**
- Package or Property Only

Territory

- California



Coverages Available

Building/Real Property

Personal Property

Business Interruption, including Extra Expense & Rents
Extended period of Indemnity: Up to 180 days

Ordinance or Law: Up to 10% of Building Limit

Equipment Breakdown

Limits for Backup of Sewers

General Liability: \$1,000,000 per occurrence/\$2,000,000 annual aggregate

Hired/Non-Owned Auto

Employee Benefits

Terrorism

Property Broad Form A - [View Form](#)

Property Broad Form B - [View Form](#)

ACCOUNT SUBMISSION PROCESS

1 ACORD Form or Electronic Application

- Core Programs Supplemental
- Application 4 Years of Hard Copy
- Loss History Statement of Value
- (SOV)
- Photos (optional) | Plot Plan (optional)
- Proof of Purchase when new purchase

2 Submit the Account

Go to www.core-programs.com to complete electronic application or send all required and optional items to apps@core-programs.com

Contact Your Appointed Underwriter

Leslie Acevedo
Commercial Underwriter
lacevedo@core-programs.com

Suzanne Slavin
Commercial Underwriter
sslavin@core-programs.com

Kirsten Blanford
Commercial Underwriter
kblanford@core-programs.com





Before binding, you will need to confirm the following:

Quotes are valid for 30 days from the date they are created

RISK DOES CONTAIN:

- Meets all local zoning codes
- Fire extinguishers per local ordinances
- Two means of egress for all living units (or units that discharge directly outside). Every exit clearly visible or the route to the exit conspicuously indicated. Exit access and exits themselves marked and lighted, as required by local code. All means of egress free and unobstructed. Exit doors arranged to open readily when the building is occupied.
- Powered doors designed and installed to be functional even in the event of power failures.
- Smoke detectors in every living unit, all common areas. If battery operated a formal battery replacement program must exist.
- Emergency lighting for all units in buildings over 4 stories. Lighting units should be placed in corridors, passageways, stairwells and remote areas.
- Exit signs that are properly located and illuminated. Both emergency lighting and exit lighting should be on a regular maintenance program.
- Operating fire alarm system, along with posted evacuation procedures.
- If a sprinkler system is present, the sprinkler system(s) must be inspected annually by a licensed sprinkler contractor and all appropriate testing of the system be performed including flow tests and pressure testing.
- Any pools are fully fenced (4' or more) with a self-latching gate, no diving boards or slides, no direct public access, rules and hours prominently posted, life-saving equipment is present and depth markers are clearly visible
- HVAC, plumbing, electrical and roofing systems are current and adequate.
- If bars on windows are present, they are equipped with quick release mechanisms.
- Subcontractors to provide a certificate of insurance prior to commencing work on the property.
- Risks with commercial cooking in compliance with NFPA 96
- Risks greater than 10 stories and up to 25 stories must be of fire resistive construction, fully sprinklered and have a central station alarm system.
- Buildings over 4 stories and 50 units equipped with manual and pull stations in appropriate locations in corridors and hallways, that alarm locally and to a 24-hour monitoring service

RISK DOES NOT CONTAIN:

- Fuses for over-current protection
- Federal Pacific Stab-lok, Zinsco, Challenger or similar circuit breakers and/or panels
- Aluminum wiring, even if pig-tailed/retrofitted with copalum connectors
- Charcoal grilling on balconies or within 10 feet of any structure
- Wood shake roof
- EIFS cladding
- Barbed wire on fences or barriers in use.
- Docks, marinas or boat slips- this applies if you are writing Package/GL (already excluded on Property)
- Railings with greater than 6-inch openings and no horizontal railings on risks above 2 stories
- Medical, food or transportation services provided BY THE INSURED; senior living or independent care, assisted living or nursing home operations or tenants.
- Armed security
- Occupancy rate below 80%; newly built must be at/exceed 80% occupancy within 120 days.
- Student or senior housing
- Tenants in Common (TIC) Planned Unit Development (PUD)
- Any facility on the premises that involves the care or custody of children- this applies to all Swyfft classes and all lessors as respects locations with these types of tenants/lessees
- Short Term Rental occupancy- no daily, monthly or seasonal rentals, no hotels and no time shares, whether these are direct by owner or through rental programs such as Airbnb, VRBO, HomeAway or other similar rental websites
- Historical Landmark Designation
- Builders' Risk or significant Renovation/ Rehab Exposures
- Commercial Condominium Association, except if building is zoned and licensed for OFFICES ONLY.
- Industrial, Manufacturing, Fabrication, Warehouse/Distribution or Self Storage occupancies
- Airport Hangars
- Buildings over 25 stories in height
- Single Room Occupancies, Boarding or Rooming Houses
- Developer Owned units if Condominiums
- Apartment or Condo Risks with owner/association owned/operated commercial or mercantile "tenants"
- Sponsor Owned units if Co-op

