



LENDER PLACED COMMERCIAL HAZARD INSURANCE



Place critical additional coverages for commercial loans immediately



Underwritten by highly rated Tokio Marine Highland insuring partners



Secure and proprietary iClient® portal to place or cancel coverage 24/7



Dedicated account services representative for service requests



Strong data security and tested business continuity and pandemic response plans

Because commercial loans mean additional exposures, you need a way to obtain the additional coverages you need immediately. This is the premise and promise of Tokio Marine Highland's lender-placed commercial hazard program. Tokio Marine Highland is a Tokio Marine Kiln company, one of the largest carriers in the Lloyd's of London insurance market and rated A (Excellent) by AM Best.

Did You Know?

- Incurred losses for commercial insurance in the U.S. averaged \$129.2 billion per year from 2014-2018, with highest recorded losses in 2018 of \$148.8 billion

Main Benefits

- **Wide availability** – eligible properties include hotels, motels, commercial condos, apartment and office buildings
- **Commercial-only** coverage endorsements
- Request coverage by mail, fax, email, or online
- Available borrower notifications to let borrowers know about your requirements
- Expert claim handling by Tokio Marine Highland claims management company

Building Coverage Summary

- Replacement Cost on Building
- Actual Cash Value on Other Structures
- No co-insurance requirement
- \$5,000,000+ in building coverage available
- Various deductible options

For questions or more information

For questions or information on other Tokio Marine Highland solutions, please call your TMH representative or visit us at www.tokiomarinehighland.com

Commercial Coverage Endorsements

Loss of Rents

- Actual amount of lost rental income up to 12 consecutive months if insured location cannot be occupied
- Payments start 72 hours after a covered loss
- Up to 20% of the building value with a maximum of \$500,000 during restoration

Ordinance or Law

- Increased costs to comply with an ordinance or law when repairing, rebuilding, or replacing damaged portions of insured building
- Loss in value of the undamaged portion of the building
- Cost to demolish the undamaged portion of the building
- Coverage limit is 25% of the value of the building up to \$500,000

Boiler and Machinery

- Up to \$100,000 of losses caused by accidents to boiler and machinery or other insured equipment that is in use or connected and ready for use
- Up to \$25,000 of expenses to make temporary repairs, expedite permanent repairs, or replace the covered machinery or equipment