



ELIGIBILITY Guidelines

Sertis offers A- rated multifamily insurance in 34 states with planned expansion nationwide by 2026. We encourage you to contact us with specific multifamily property insurance needs. We look forward to working with you.

State Availability	AZ, CO, CT, DC, DE, GA, ID, IL, IN, KY, MD, ME, MI, MN, MT, NC, ND, NH, NJ, NM, NV, OH, OR, PA, RI, SC, SD, TN, UT, VA, VT, WA, WI, WV, WY
Types of Coverage	<ul style="list-style-type: none">▪ Package, Monoline Property▪ Monoline General Liability▪ Equipment Breakdown (included in property upon request)▪ Wind and Hail (Deductible buy downs available)▪ Ordinance or Law (included automatically in Coverage A and offer B and C and B/C combined)▪ Backup of Sewer▪ HNOA for smaller location count schedules▪ A&B and Firearms buybacks available▪ Employee Benefits available
Coverage Limits	<ul style="list-style-type: none">▪ Property - \$10M per building, \$45M per location, no unit cap or TIV cap per schedule▪ General Liability - \$1M/\$2M/\$2M and 2/4/4 available
Current Appetite	<ul style="list-style-type: none">▪ Garden-style apartments▪ Must have property management and maintenance▪ Minimum premium of \$20K (\$10K minimum per line of business)▪ No story restrictions▪ Will consider mecantile space in apartment buildings/mixed use, if mercantile space is 25% or less of the entire building▪ Will consider 35% subsidized housing, or tax credit of any kind, no exceptions▪ Will consider student housing, but nothing on campus or in “Greek Row” areas, no single-room occupancy, no dorm-style living▪ 35% allowance if in direct association with a university



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Current Appetite

- 100% active senior with very limited capacity
- No year built restriction, updates need to be within 20-30 years or as required by law for plumbing, HVAC, electrical
- Roofs updated within 20 years
- Clear space for building distance must be 50 ft between buildings for frame, 25 ft for all construction
- Sprinklered or non-sprinklered buildings are acceptable

Ineligible

- No hotels or motels
- No hotel or motel conversions into apartments
- No short-term rentals or AirBnB operations allowed
- Locations in Tier 1 Wind Zones
- No buildings on historical register
- No aluminum wiring
- No Zinsco breakers, Federal Pacific, fuses, glass fuses, or Stab Lok breakers
- No ownership associations, condos, co-ops, homeowners associations
- Commercial Occupants - if bar, they must serve food and close by 11 pm
- Dwellings less than 4 units
- No fireplaces unless decommissioned

Submission Checklist

- ACORD form (will also accept confirmation of named insured and mailing address)
- 5-year loss runs (preferably currently valued within 90 days)
- Complete SOV in any Excel format with the building breakout, including carports and garages in addition to summary of location because we are a building-specific facility.
- Supplemental, pool supplemental, HNOA supplemental (we will take other carrier's or agency's supplemental for quoting)
- Outline of coverages needed for both GL and Property
- The property management company name and property manager contact information (name, phone, and email address)
- Target premium or premium to win the account on GL and Property with desired deductibles
- Send all info to submissions@sertisins.com



sertisins.com

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Below are sample garden-style apartment properties that typically qualify for our underwriting program.

