



# HERITAGE

RISK ADVISORS

[www.heritageriskadvisors.com](http://www.heritageriskadvisors.com)

ようこそ Bem-Vindos שְׁלוֹם Welkom  
WILLKOMMEN *Bienvenido* Baie Welkom  
*Benvenuto* **WELCOME** 歡迎  
Wemukelekile *Bienvenue* Nazmukelekile  
KARIBU 환영합니다. Mwalandiridwa Welkam

Your Perfect Policy  
“Need to Knows” for  
Investors & Lenders



TDP1 vs TDP3

&

COMMERCIAL PACKAGES

# Your **Perfect** Policy!.....Hmmmm.....

\*Builders Risk \* Builders Risk w/ Existing Structure \* Vacant Dwelling \* Landlord Dwelling \* Property & Casualty \* Workers Compensation \* General Liability \* Directors & Officers Liability, Errors & Omissions \* Environmental \* Exclusive Programs \* Hard-to-Place Risks \* Excess & Surplus Lines \* Bonding & Surety \* Real Estate \* Construction \* Energy \* Catastrophe Modeling \* Products  
\*Business Interruption \* Recall \* Lloyds \* Risk Retention Group \* Captives \* Self-Insurance \* Personal Umbrella \* VIP & Family Office \* Home \* Auto \* Toys \* Farm & Ranch \* Stock & Mortality \* Rental Properties \* Whole & Term Life \* Health & Disability \* Long Term Care \*

Warning : Don't be Overwhelmed!!!!

# HOW DO I KNOW WHAT IS COVERED?

- Find your Form Type
- Read the standard form type for your state
- Read the Endorsements
- Read the Exclusions
- Ask for a sample policy
- Go to <http://www.opic.texas.gov/>
- Or get with a educated Broker.....



Endorsement

a contract change to the standard policy language that adds or takes away coverage – often this list of endorsement determines if coverage is good or not

Exclusion -- a type of Endorsement

- Animal Exclusion- all or partial, TREC contract mitigates
- Cosmetic Roof Exclusion
- Assault and Battery (OR more specific Firearms Excl)
- Abuse & Molestation
- Pre Existing Damage
- Theft - Copper, Sinks, Light Fixtures, Ceiling Fans etc, taken from premises
- Vandalism & Malicious Mischief - Damage created at property
- Flood- not just coastal or rivers, any surface water, runoff
- Earthquake or sinkhole
- Water Seepage and Leakage
- Sewer overflow and Backup
- Terrorism Exclusion
- Equipment Breakdown Endorsement
- Aluminum Wiring Exclusion
- Work of GCs & Subs Exclusion
- 15 year roof ACV Exclusion
- Mold



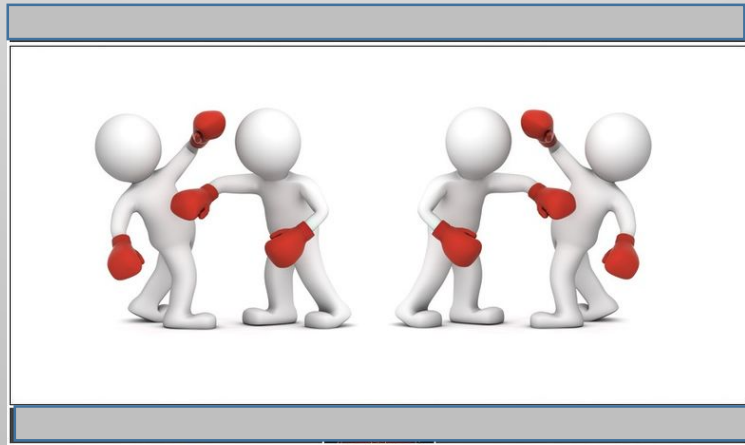
Endorsements (Exclusions...)

# TDP1

VS

# TDP3

- Building covered, but no Wind Driven Rain
- Vehicular damage to Buildings Contents Other structures only covered if not by owner or tenet
- No Landscaping Vehicular crash coverage
  - Vandalism Glass not Covered
- No Backup of Sewer and Drain Water Damage
  - No Leaking No Seepage Water Damage
  - No Freezing or Heating Water Damage
    - No Falling Objects unless Aircraft
      - No Ice and Snow Collapse
        - No animals covered
          - No Theft
          - No Loss of use
          - ACV POLICY
          - BASIC PERILS



- Covers Buildings with Wind Driven Rain too!
- Covers Vehicular damages to both of these from resident
  - Covers landscaping except by resident
    - Covers Vandalism Glass
  - Covers Water Damages except Flood (in limited capacities)
    - Falling objects covered
      - Collapse covered
  - Animals covered (limited)
    - Theft Covered
  - Loss of Use Covered
  - Landscaping replacement
    - RCV
    - SPECIAL PERILS

What FORM are you on?

## Covered Perils

### Basic

Only covers what is specifically listed on form, very basic, fire & lightening

### Broad

Covers more than Basic, but still only what is named on the form, maybe adding some water and theft

### Special

Covers EVERYTHING, except what is specifically named...

### See the Difference?

These refer to the Inherent Covered Perils on the Policy  
Must take in consideration Endorsement List....



## **CORPORATE RISK MANAGEMENT**

Property & Casualty, Workers Comp  
GL, D&O, E&O, Environmental  
Exclusive Programs  
Hard-to-Place Risks  
Excess & Surplus Lines  
A-Rated Carriers & Admitted Markets  
Bonding & Surety  
Real Estate, Construction, Energy  
CAT Modeling, Loss Analysis, Risk Control  
Products, Business Interruption, Recall  
Lloyds, RRG's, Captives, Self-Insurance



**HERITAGE**  
INSURANCE. MIRACLES.



Lets Connect!

## **PERSONAL RISK MANAGEMENT**

Personal Umbrella  
VIP & Family Office  
Home, Auto, & Toys  
Farm & Ranch  
Stock & Mortality  
Rental Properties  
Whole & Term Life  
Health & Disability  
Long Term Care  
Coverage Analysis  
Creative Solutions

*Investor Friendly*

*Investor Knowledgeable*



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