

# Businessowners Policy

## Texas



### SURE Product Highlights\*

(SureChoice Underwriters Reciprocal Exchange)

Admitted, Rated A, Exceptional, by Demotech

### Comprehensive Coverage at a Competitive Price\*

Property and general liability must be written together.

Eligibility			
Property Coverage	Per Location**	Per Policy	<ul style="list-style-type: none"><li>Includes building &amp; business personal property insured.</li><li>When under the same ownership, these must be included under the same policy.</li><li>Direct physical loss is covered unless excluded or limited.</li></ul>
All buildings must be insured-to-value.	\$5 Million maximum	\$10 Million maximum	

\*\*Locations with TIV greater than \$3,000,000 require Underwriting approval.

### Coastal Capacity\*

Risks greater than 0.5 miles of the shoreline, or frame construction greater than 3.0 miles from the primary shoreline in a Tier 1 county are eligible.

Deductibles			
Coastal Texas Hazard Locations**	Hurricane (minimum)	Hurricane (with minimum construction code)	All Other Perils (AOP)*** (standard)
Extreme Hazard	Coverage n/a	Coverage n/a	Coverage n/a
Very High Hazard	5%	5%	\$1,000
High Hazard	3%	2% if construction of MNC or better	\$1,000
Moderate Hazard	2% if frame construction	1% if other than frame construction	\$1,000
Low Hazard	1%	1%	\$1,000

\*\*Consult with Underwriting for questions on hazard location specifications. Note: Very High Hazard locations require a Business Income and Extra Expense limit.

\*\*\*Standard All Other Peril (AOP) deductible is \$1,000. Other deductible options are available. Windstorm or Hail deductible must be greater than or equal to the AOP deductible.

### Broad Appetite For Risk\*

We accept businesses with up to \$10 million in total annual gross sales, and up to \$5 million at each location & less than 35,000 total sq ft.

Liability			
General Liability Limits - Per Occurrence	Aggregate	Damage to Premises Rented by Insured	Medical
\$300,000 \$500,000 \$1,000,000 \$2,000,000	Aggregate is 2x per occurrence limit. \$4,000,000 Maximum	\$50,000 included (Higher limits available)	\$5,000 per person included (alternate limit of \$10,000 available)

### Professional Liability (Errors and Omissions)

#### E&O available only for the following classifications:

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|--|--|---|
| <ul style="list-style-type: none"><li>Printers</li><li>Barbers and Beauticians</li></ul> | <ul style="list-style-type: none"><li>Funeral Directors</li><li>Optical &amp; Hearing Aid Establishments</li></ul> | <ul style="list-style-type: none"><li>Pharmacists</li><li>Veterinarians</li></ul> |
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### Optional Coverages Types

Cyber Liability available with limits up to \$250,000

Employment Practices Liability, including Third Party coverage, available with limits up to \$100,000

Equipment Breakdown coverage available up to total property limits insured on a per location basis

\*Consult the Underwriting Overview for detailed information, conditions, exclusions and restrictions for all coverages and risks.

## Considerations\*

The BOP Classification Table provides a listing of all eligible classifications along with rating information for eligible businesses.

### Factors\*\*

<b>Risk Classification</b>	<ul style="list-style-type: none"> <li>Risks will be classified based on primary operations and used to determine eligibility.</li> <li>Additional operations (25% or greater) will be separately classified and rated.</li> <li>For Lessor's Risks, all tenants must meet BOP eligibility.</li> </ul>
<b>Loss Control</b>	<ul style="list-style-type: none"> <li>Inspections will be conducted on all risks. Each survey will be reviewed by underwriter for risk acceptability.</li> <li>Adjustments may be made for discrepancies, changes in exposures or classifications, etc.</li> </ul>
<b>Loss Experience</b>	<ul style="list-style-type: none"> <li>Inspections will be conducted on all risks. Each survey will be reviewed by underwriter for risk acceptability.</li> <li>Adjustments may be made for discrepancies, changes in exposures or classifications, etc.</li> </ul>

\*\*Consult with Underwriting for additional considerations and details.

## Ineligible Risks\*

Risks in business less than 3 years require underwriting approval.

### General Conditions

Risks outside the state of Texas; Extreme Hazard locations; Non-profit organizations; Historic Buildings; Vacant Buildings; 24-hour operations; Any rental operations; Any locations in Public Protection Classes 9 or 10; Risks over 4 stories (over 2 stories for self-storage facilities); Any risk type not listed as eligible in the Businessowners Classification Table

### Occupancies and Other Ineligible Risks

<ul style="list-style-type: none"> <li>Bars, pubs, taverns, dancing or live entertainment</li> <li>Vehicle sales, repair, service or parking operations</li> <li>Household /Residential personal property</li> <li>One or two family dwellings or duplexes; Portable buildings</li> <li>Places of amusement; Seasonal operations (closed 30+ days/year)</li> <li>Vacation, timeshares, Airbnb or short-term rentals;</li> <li>Motels over three stories, or with hourly rentals, or with a bar or cocktail lounge</li> <li>Habitational buildings with aluminum wires</li> <li>Property Managers</li> <li>Crematory Services</li> <li>Software and application developers</li> <li>Houses of worship, including churches, temples, mosques</li> <li>Banks and other financial institutions</li> </ul>	<ul style="list-style-type: none"> <li>Buildings occupied in whole or in part by any manufacturing operations not listed in the Businessowners Class Table</li> <li>Governmental agency office or office buildings or LRO buildings occupied by a government agency</li> <li>The following restaurant types: Sushi or raw food, Hibachi or Teppanyaki, Buffets, Flaming drinks or meals, Tableside or at-table cooking, Outdoor cooking including grills and smokers</li> <li>Restaurants with playground equipment</li> <li>Beauty parlors, barbershops or hair salons that offer nail or spa services, tattoos, or permanent makeup, unless these re less than 10% of sales</li> <li>Wholesale Risks that import, repackage or relabel product, or with internet sales &lt;25%</li> <li>Buildings with area greater than 35,000 sq. ft. except: Office buildings, Lessor's Risk classifications, self-storage facilities, Habitational risks, and motels</li> </ul>
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## Easy, Flexible Payment Options\*

Installment Plans payable monthly, quarterly and semi-annually are available.

### Installment Plans

Plan Frequency	Minimum Premium	Down Payment Required	Monthly Installments
<b>Monthly**</b>	\$1,000	25%	9 installments of 8.3%
<b>Quarterly</b>	\$1,000	40%	2 installments of 30%
<b>Semi-annual</b>	\$1,000	50%	1 installment of 50%

Installment plans are not available on policies with premium less than \$1,000 or duration less than one year.

A per installment surcharge will apply, unless EasyPay is selected.

\*\*EasyPay is required if the Monthly Installment Plan is selected

**To view products or contact a sales manager, visit [SageSure.com/agents/products/texas](https://SageSure.com/agents/products/texas)**

\*Consult the Underwriting Overview for detailed information, conditions, exclusions and restrictions for all coverages and risks. This is a condensed overview of the product. It is not an insurance policy, nor does it provide complete eligibility information. Restrictions may apply. All risks are subject to underwriting approval and inspection. The policy, including all forms and endorsements, supersede this overview. The material contained in this document is for information purposes only. Information is subject to change without notice. SageSure and the SageSure Logo are trademarks of SageSure Insurance Managers. © 2023 SageSure Insurance Managers. Revised 04.05.2023