Affiliated

proVision® 4100 Real Estate Endorsement

FM Affiliated's Real Estate Endorsement enhances the proVision® 4100 policy with key coverages for unforeseen circumstances.

Customized Coverage For Real Estate Clients

The Real Estate Endorsement extends the following valuable coverages to the proVision 4100 in the event of a covered loss:

- **Contingent Real Property:** Protects property owner's interest in real property when the lessee is required by contract to provide primary insurance.
- **Emergency Evacuation Expense:** Covers costs to evacuate tenants at management's discretion or when a civil authority orders evacuation.
- **Inn Keeper's Liability:** Extends the personal property coverage in the policy to include hotel guests' personal property while on-site.
- **Tenant Relocation Expense:** Covers tenant relocation expenses when rented space is made uninhabitable.

proVision 4100 Coverages

In addition to the coverage extended via the Real Estate Endorsement, the proVision 4100 policy offers numerous coverage advantages for real estate owners, including:

- **Demolition and Increased Cost of Construction (DICC):** Covers the full policy amount for tearing down and rebuilding parts of a building, whether damaged or not, including legal compliance and business disruptions. Downzoning coverage is also included in case laws prevent rebuilding to the original size or use.
- **Fungus, Mold and Mildew:** Following a water damage loss, subsequent fungus, mold or mildew can increase the size of the loss considerably. The proVision 4100 provides policy limit protection for cleanup and remediation.
- **Leasehold Interest:** Covers continuation of rents required when the property is wholly untenantable or unusable or if the lease is cancelled due to a covered cause of loss. Also provides coverage for the excess rent paid for the same or similar replacement property.
- **Protection and Preservation of Property:** Coverage for the necessary costs to temporarily protect and preserve property when a loss is immediately impending. This includes temporary on-site security to prevent physical loss or damage, as well as business interruption.
- **Rental Income:** Covers the lost rental income if property is untenantable due to a covered property loss.
- **Unplanned Capital Expenditure:** Following a loss, repairing or replacing damaged property with like kind and quality may not be financially feasible. Clients can elect to use their loss settlement for an unplanned capital expenditure of their choice.
- **Debris Removal:** This policy covers the reasonable and necessary costs incurred to remove debris from a location that remains as the direct result of insured physical loss or damage.

Contact

We're here to provide your real estate clients with the robust coverage they need. Speak with your FM Affiliated Representative to learn more.

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