



# Businessowner's Policy

Just like businesses come in all shapes and sizes, so do their insurance needs. But selecting the right coverages can be a daunting task, even for seasoned entrepreneurs. That's why we've designed a **Businessowner's Policy** that makes the buying process easier. By bundling traditional property and liability protection into one form with optional "Add-Ons" and endorsements pre-designed for specific industry groups, we can create an insurance solution that is both simple and tailored to fit our customers' needs.



*Designed to meet the insurance needs of a wide range of businesses.*

## COVERAGE HIGHLIGHTS

- Typical property limits up to \$20 million; up to \$50 million for certain industries
- Liability limits up to \$1 million per occurrence / \$2 million general aggregate
- Built-in business income, inland marine, and crime coverages
- Optional Add-Ons including equipment breakdown, data compromise, and cyber suite coverages offered in conjunction with market leader *The Hartford Steam Boiler Inspection and Insurance Company*
- Industry-specific enhancement endorsements
- A wide range of premium discounts based upon unique business characteristics
- Low deductibles, flexible payment options, expert loss control and claims handling

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# Businessowner's Policy

## BASE COVERAGES

Businessowner's Coverage Form	
Building and Business Personal Property (BPP)	Typical limits up to \$20 million; up to \$50 million for select habitational (N/A in FL), hotel, lessor's risk offices and retail
Business Personal Property (BPP)	
Tenants Improvements and Betterments	Scheduled limits; option to utilize building base rate

Property / Inland Marine	INCLUDED WITH BASE POLICY	OPTIONAL EXTENDED COVERAGE
Accounts Receivable	\$25,000 per occurrence on/off premises	Up to \$250,000 on premises
Appurtenant Structures	\$50,000 per occurrence	N/A
Awnings	\$2,500 per occurrence	Up to \$100,000
Building - Automatic Increase	2%-16% (8% maximum in CT)	N/A
Collapse	Included in building limit	N/A
Debris Removal	25% of actual loss up to property limit plus \$10,000	N/A
Electronic Data	\$10,000 per policy year	N/A
Fire Department Service Charge (N/A in AZ)	\$25,000	N/A
Fire Extinguishing Systems Recharge Expense	\$5,000 per occurrence	N/A
"Fungi," Wet Rot or Dry Rot - Limited Coverage (N/A in NY)	\$15,000 per 12-mth period	Up to \$50,000 (NJ only)
Glass Expenses	Actual loss	N/A
Increased Cost of Construction	\$10,000 per building	Up to \$1 million
Newly Acquired or Constructed Property	25% of building limit up to \$500,000; up to \$250,000 for BPP per premises; 30 days	N/A
Outdoor Property	\$10,000; \$1,000 for any one tree, shrub, or plant	Higher limits available when BPP is for the same building
Outdoor Signs	\$5,000 per occurrence	Higher limits available
Personal Effects	\$5,000 per premise	N/A
Personal Property Off-Premises	\$10,000	Up to \$100,000
Pollutant Cleanup and Removal	\$10,000 per premises	N/A
Preservation of Property	Within 30 days	N/A
Valuable Papers and Records	\$25,000 per occurrence on/off premises	Up to \$250,000 on premises
Water, Other Liquids, Powder/Molten Material Damage	Included in building limit	N/A

**Valuation:** Property coverage is typically valued on a replacement cost basis; however, functional valuation and actual cash-value options are available.

Business Income		
Business Income	12-mths actual loss sustained; 72-hour waiting period; 60 day ordinary payroll expense	Up to 360 days ordinary payroll; scheduled limits available
Business Income from Dependent Properties	\$5,000; 72-hour waiting period	Up to \$25,000
Civil Authority: Business Income & Extra Expense	4 weeks, actual loss (3 weeks in FL/VA); 72-hour waiting period	N/A
Extended Business Income	30 days	Up to 360 days
Extra Expense	12 mths actual loss sustained	N/A
Interruption of Computer Operations	\$10,000 per policy year	N/A

Crime		
Employee Dishonesty	\$10,000 per occurrence	\$25,000 / \$50,000 / \$100,000
Forgery or Alteration	\$10,000 per occurrence	Up to \$100,000
Money Orders and Counterfeit Money	\$1,000	N/A

Liability		
Business Liability/Medical Expenses	\$300,000 per occurrence; 2x aggregate	Up to \$1 million; 2x aggregate
Damage to Premises Rented to You	\$50,000	Up to \$1 million
Medical Expense Per Person	\$5,000	Up to \$10,000 (N/A in FL and VA)

## DEDUCTIBLES

Our Businessowner's Policy features a wide range of deductibles to offset premium costs:

- \$250 - \$75,000 property deductibles as well as 1%, 2%, 5%, and large flat dollar wind/hail deductibles
- \$250 - \$2,500 liability deductibles for property damage and/or bodily injury

## OPTIONAL ADD-ONS

<b>Cyber Suite</b> (N/A in NY)	Aggregate limits of \$50,000 (N/A in MT, ND) / \$100,000 / \$250,000
<b>Data Compromise</b>	Aggregate limits of \$50,000 (N/A in MT, ND, and NY) / \$100,000 / \$250,000
<b>Earthquake &amp; Sprinkler Leakage</b> (N/A in CA or HI)	Available for TIV up to \$3.5 million; deductibles from 5% - 40%
<b>Employee Benefits Liability</b>	\$300,000 - \$1 million per employee; 2x aggregate
<b>Employment-Related Practices Liability</b>	Aggregate limits of \$10,000 - \$500,000 (\$100,000 - \$500,000 in NY)
<b>Equipment Breakdown</b>	Total insured value; \$25,000 for certain sub-coverages
<b>Food Contamination</b>	\$10,000; \$3,000 additional advertising expense
<b>Hired and Non-Owned Auto Liability</b>	Included in liability limits; under/uninsured coverage provided
<b>Liquor Liability</b>	\$300,000 - \$1 million per common cause; 2x aggregate (Some state exceptions apply)
<b>Liquor Liability Exclusion-Exception for Scheduled Activities</b>	\$300,000 - \$1 million per occurrence; 2x aggregate
<b>Loss or Damage to Customers' Autos</b>	\$6,000 - \$1 million
<b>Miscellaneous Professional Liability</b> (1) Select businesses only	\$100,000 - \$500,000
<b>Money and Securities</b>	\$1,000,000
<b>Ordinance or Law</b>	Includes coverage for loss to the undamaged portion of a building, demolition cost up to \$2 million, and increased cost of construction up to \$2 million
<b>Professional Liability</b> (2) Select businesses only	Included in liability limit or optional limits of \$300,000 - \$1 million per occurrence; 2x aggregate (Limits vary in IL)
<b>Spoilage</b>	Up to \$100,000 (May vary in coastal zones)
<b>Utility Services - Direct Damage</b>	Up to \$100,000
<b>Utility Services - Time Element</b>	Up to \$100,000 (May vary in coastal zones)
<b>Water Back-Up and Sump Overflow</b>	Up to \$100,000

### (1) Miscellaneous Professional Liability

Answering Services, Bookbinding, Claims/Insurance Adjusters, Consultants, Copy Shops, Equipment Appraisers, Film Editing, Florists, Graphic Designers, Landscape Architects, Musical Instrument Repair/Tuning, Notaries, Personal or Business Property Appraisers, Photographers - Commercial & Portrait, Property Managers, Public Relations, Relocation Agents, Resume Services, Structured Settlement Consultants, Tailors, Translators, Travel Agents (no touring), Typing Services, Videographers

### (2) Professional Liability (ISO Form)

Barber Shops, Beauty Salons, Funeral Directors, Optical/Hearing Aid Establishments, Printers, Veterinarians

## INDUSTRY SPECIFIC ENHANCEMENTS

For more details about specific enhancement endorsements, please refer to our *Businessowner's Policy Product Guides*. Agents seeking our class underwriting guidelines should refer to the **Agent Guide** supplement.

Artisan Contractors	
<b>Contractors' Installation, Tools &amp; Equipment*</b>	Additional bundled coverage for property in transit or at a temporary storage location, owned and non-owned tools and equipment, and employees' tools
<b>Contractors Errors &amp; Omissions</b> (N/A in AR, LA, MT, NY, SD, VT, WA)	Includes coverage for property damage to insured's work or product or impaired property arising out of defect, deficiency, inadequacy, or dangerous condition in insured's work or product caused by insured's "wrongful act"
<b>Snow-Plow Products - Completed Ops Hazard</b>	Option to include in liability limit
<b>Cleaning Services</b>	Additional bundled coverage for employee dishonesty, key and lock replacement, reward payment (N/A in NY), AND "Your Work Coverage" (available only for residential and commercial cleaning services)

Also available: **Additional Insured - Completed Operations** (NA in NY), **Additional Insured - Required in Construction Contract, Blanket Waiver of Subrogation** (N/A in NY) and **Primary/Non-Contributory Endorsement** for Additional Insureds.

\*Mandatory for artisan contractors.

Auto Services	
<b>Auto Services</b>	Additional bundled coverage for personal effects, reward payments (N/A in NY), lock replacement, credit card slips, brand and labels, pairs or sets, damage to leased property, and extended coverage for employee dishonesty
<b>Auto Services Deluxe</b>	Includes coverage for defective products/faulty work
<b>Car Wash - Damage to Customers' Autos</b>	Includes coverage for faulty work arising out of car wash operations
<b>Garage Liability*</b>	Coverage for the operation of customer's auto in the course of garage operations
<b>Garagekeepers</b>	Up to \$300,000 - higher limits available; legal liability and direct primary options available
<b>Hired Auto Physical Damage</b>	Up to \$50,000
<b>Off-Site Tools and Equipment</b>	Offers coverage for equipment while in the course of transit or at a premise not owned, leased, or operated by the insured

Also available: **Additional Insured - Garage Operations Performed by Named Insured**

\*Mandatory for auto service operations.

## INDUSTRY SPECIFIC ENHANCEMENTS (continued)

Hotels/Motels	
<b>Hotel/Motel*</b>	Additional bundled coverage for guests' property, indoor swimming pools, lock replacement, credit card slips, etc.
<b>Hotel/Motel Deluxe</b>	Extended coverages and limits for fences and signs; radio and television antennas as well as satellite dishes; outdoor furniture and decorative structures; trees, shrubs, and lawn; personal effects; guests' property; and checked coats and bags
<b>Liability for Guests' Property in Safe Deposit Boxes</b>	\$25,000 - \$250,000
<b>Franchise Upgrade</b>	Up to 25% of physical loss or damage not exceeding \$100,000

\*Mandatory for hotels/motels.

Lessor's Risk	
<b>Lessor's Risk PLUS</b>	22 additional coverages, higher limits, and extended time frames
<b>Lessor's Risk PREMIER</b>	23 additional coverages, higher limits, extended time frames, and \$150,000 - \$200,000 blanket limit for eight coverages

Professional Offices	
<b>Professional Office</b>	Additional bundled coverage for business income for websites, credit card slips, employee dishonesty-customer's property, fine arts, lock replacement, and reward payments
<b>Professional Office PLUS</b>	24 additional coverages, higher limits, and extended time frames
<b>Professional Office PREMIER</b>	28 additional coverages, higher limits, extended time frames, and \$150,000 - \$200,000 blanket limit for eight coverages

Restaurants	
<b>Restaurant</b>	Additional bundled coverage for reward payments (N/A in NY), brands & labels, ordinance or law-equipment, lock replacement, spoilage, food contamination, fine arts, credit card slips, employee dishonesty, delivery E&O, and merchandise withdrawal
<b>Restaurant PLUS</b>	24 additional coverages, higher limits, and extended time frames
<b>Restaurant PREMIER</b>	26 additional coverages, higher limits, extended time frames, and \$150,000 - \$250,000 blanket limit for eight coverages
<b>Franchise Upgrade</b>	Up to 25% of physical loss or damage not exceeding \$100,000

Retail	
<b>Retail Stores</b>	Additional bundled coverage for reward payments (N/A in NY), brands & labels, ordinance or law-equipment, merchandise withdrawal, etc.
<b>Retail Stores Deluxe</b>	Extended coverages and limits for fences and signs; radio and television antennas as well as satellite dishes; outdoor furniture and decorative structures; trees, shrubs, and lawn; and personal effects

## PREMIUM DISCOUNTS

While variable by state, we feature the following opportunities for Businessowner's Policy savings:

- Unique **Safety Record Credit** based on the applicant's Workers' Compensation experience
- Discounts based on business characteristics such as age and condition of building(s), training and experience of employees, accessibility of location by emergency services, etc.
- Industry specific savings including discounted liquor liability rates for fine-dining restaurants, discounted rates for "preferred" hotels, franchises, and certified auto shop discounts
- Multi-policy credit

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**Questions? Contact a Berkshire Hathaway GUARD insurance agent.**