



Chautauqua Patrons Insurance Company



Firmly Rooted Since 1877

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Businessowner Policy

Business Owners Policy (BOP)

- ▶ A business owner policy (**BOP**) combines protection for all major property and liability risks in one package. This type of policy assembles the basic coverages required by a business owner in one bundle. It is usually sold at a premium that is less than the total cost of the individual coverages.
- ▶ Property coverage on a Replacement Cost-or-Actual Cash Value basis
- ▶ Program includes General Liability (LS-1, LS-5, or LS-6)
- ▶ Loss of Income coverage included
- ▶ Liability is not rated on sq. footage or receipts
- ▶ Wide range of endorsements available for both property and liability coverages to tailor the policy to the specific needs of each insured.

Note: The company reserves the right to evaluate the risk and if limits do not develop sufficient premium to cover the liability exposure, coverage may be declined under the BOP program and written under the SMP Program.

Basic Coverage (SF-1)

Provides Coverage for direct physical loss to covered Building and /or Business Property caused by the following types of loss:

- ▶ Fire or Lightning
- ▶ Removal
- ▶ Explosion
- ▶ Windstorm or Hail
- ▶ Riot or Civil Commotion
- ▶ Aircraft
- ▶ Vehicles
- ▶ Smoke
- ▶ Vandalism
- ▶ Sinkhole Collapse
- ▶ Volcanic Action

Broad Coverage (SF-2)

Includes all Basic Coverages (SF-1) Plus:

- ▶ Falling Objects
- ▶ Weight of Ice, Snow or Sleet
- ▶ Collapse of a Building or any part of a Building
- ▶ Water Damage
- ▶ Breakage of Glass (\$100/ Plate \$500 / Occurrence)

Special Coverage—SF-3)

Your building is covered against damage, EXCEPT from those perils specifically excluded.

Special Coverage—Business Property (SF-4)

Your Business Property is covered against damage, EXCEPT from those perils specifically excluded.

Special Coverage—Business Property (SF-4A)

Provides the same coverage as the SF-4 above, EXCEPT, the peril of theft is excluded

Liability Coverages

Covers you against claims for Bodily Injury or Property Damage to Property of Others. Limits available up to \$2M / occurrence \$4M Aggregate. Liability options include:

- ▶ Premises and Operations Liability (LS-1)
- ▶ Business General Liability (LS-5)
 - Includes:
 - Medical Payments
 - Products and Completed Operations
- ▶ Business General Liability (LS-6)
 - Includes:
 - Medical Payments
 - Products and Completed Operations
 - Fire Legal Liability
 - Personal and Advertising Injury

Common Business Classes

Apartments / Apartment Complexes
Bed and Breakfasts
Can and Bottle Redemption Center
Homeowners Association
Mixed Occupancy Buildings
Office
Retail
Self Storage Facilities
Student Housing

Additional Coverages

- ▶ Equipment Breakdown
- ▶ Hired and Non- Owned Automobile
- ▶ Demolition and Debris Removal
- ▶ Deluxe Extender Endorsement
- ▶ Earthquake
- ▶ Business Income—Actual Loss
- ▶ Liquor Liability