

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

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FORM NO.	Businessowners - Required Forms
CG 5001	Absolute Pollution Exclusion
CE-1	Biological, Bio-Chemical and Nuclear Exclusion
BP 0003	Businessowners Coverage Form
FM-BP-A	Businessowners Provision Amendment
BP 0501	Calculation of Premium
BP 0523	Cap on Losses from Certified Acts of Terrorism
BP 0564	Conditional Exclusion of Terrorism (Relating to Disposition of Federal Terrorism Risk Insurance Act)
* BP 1560	Cyber Incident Exclusion
* BP 0515	Disclosure Pursuant to Terrorism Risk Insurance Act
BP 2020	Equipment Breakdown Coverage
* FM BP 1505	Exclusion – Access or Disclosure of Confidential of Personal Information and Data-Related Liability – Limited Bodily Injury Exception Not Included
BP 0542	Exclusion of Punitive Damages Related to a Certified Act of Terrorism
BP 1007	Exclusion – Year 2000 Computer-Related & Other Electronic Problems - with Exception for Bodily Injury on Your Premises
BP 3001	Fungus, Wet Rot, Dry Rot and Bacteria Limitation (BP 1009)
BP 3002	Fungus, Wet Rot, Dry Rot and Bacteria Limitation (BP 0003)
FM BP 36	Michigan Changes

FORM NO.	Businessowners – Optional Forms
BP 0439	Abuse or Molestation Exclusion
BP 0406	Additional Insured - Controlling Interest
BP 0411	Additional Insured - Co-Owner of Insured Premises
BP 0448	Additional Insured - Designed Person or Organization
BP 0413	Additional Insured - Engineers, Architects, or Surveyors
BP 0416	Additional Insured - Lessor of Leased Equipment
BP 1405	Additional Insured – Grantor of Franchise
BP 0402	Additional Insured - Managers or Lessors of Premises
BP 0409	Additional Insured - Mortgagee, Assignee, or Receiver
BP 0450	Additional Insured - Owners, Lessees or Contractors
BP 0410	Additional Insured - Owners or Other Interests from whom Land has been Leased
BP 0452	Additional Insured - State or Political Subdivisions - Permits
BP 0407	Additional Insured - State or Political Subdivisions - Permits Relating to Premises
BP 0408	Additional Insured - Townhouse Associations
BP 0447	Additional Insured – Vendors
BP 0419	Amendment – Liquor Liability Exclusion – Exception for Scheduled Activities
FM 7080	Antique Valuation Endorsement
BP 0801	Barbers and Beauticians Professional Liability
FM 7074	Bed and Breakfast Coverage for Temporary Innkeeper
FM 7070	Bed and Breakfast Enhancement Endorsement
FM 7072-IF	Bed and Breakfast Identity Fraud Expense Coverage
FM 7081	Bed and Breakfast Named Insured Form
FM 7071	Bed and Breakfast Personal Liability Form
FM 7072	Bed and Breakfast Personal Property Coverage Form
FM 7075	Boats
FM 7076	BOP Property Enhancement Endorsement
FM 7078	BOP Property II Enhancement Endorsement
IM-BC	Business Computer Form
IM-BC-1	Business Computer Mechanical Breakdown
IM-BC-2	Business Computer Electrical Power Supply Damage
BP 0441	Business Income Changes - Increased Period of Restoration (No Waiting Period)
BP 0703	Business Liability Coverage - Property Damage Liability Deductible (Per Claim Basis)

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FORM NO.	Businessowners – Optional Forms (continued)
BP 0455	Business Liability Coverage - Tenants Liability
FM 7079	Businessowners Liability Enhancement Endorsement
FM 7069	Change Endorsement
BP 0401	Comprehensive Business Liability Exclusion
BP 0401A	Comprehensive Business Liability Exclusion - Tanning Beds
BP 1701	Condominium Association Coverage
BP 1702	Condominium Commercial Unit-Owners Coverage
BP 1703	Condominium Commercial Unit-Owners Optional Coverages
BP 2005	Condominium Directors and Officers Liability Endorsement
* FM 7030	Cyber Liability Endorsement (\$50,000 Limit)
* FM 7031	Cyber Liability Endorsement (\$100,000 Limit)
FM 7020	Domesticated Pet Services Enhancement Endorsement
FM 7010	Domesticated Pet Services Professional Liability Form
BP 1003	Earthquake
FM 7085	Ecommerce Property and Liability Endorsement
FM 7091	Employee Benefits Liability
FM 7090	Employment Practices Liability Insurance Coverage Endorsement
BP 0417	Employment-Related Practices Exclusion
BP 5003	Exclusion – Fungus and Disease
BP 5002	Exclusion - Fungi, or Bacteria
BP 2011	Exclusion - Lead Contamination
BP 0437	Exclusion - Personal and Advertising Injury
BP 0471	Exclusion - Volunteer Workers
IL FM01	Extended Reporting Period Elected
BP 0431	Food Contamination
BP 0415	Food Spoilage
BP 0484	Functional Building Valuation
BP 0485	Functional Business Personal Property Valuation
BP 0802	Funeral Directors Professional Liability
BP 0404	Hired Auto and Non-owned Auto Liability
BP 2011	Lead Contamination Exclusion
BP 0412	Limitation of Coverage to Designated Premises or Project
FM 7095	Liquor Liability Coverage Form
BP 1203	Loss Payable Provisions
BP 0438	Medical Expenses - Exclusion
FM 7073	Mini-Storage Enhancement Endorsement
BP 0710	Motels
BP 0711	Motel - Liability for Guests' Property in Safe Deposit Boxes
BP 1009	Named Perils
BP 0454	Newly Acquired Organizations
BP 0803	Optical and Hearing Aid Establishments
BP 0804	Printers Errors and Omissions Liability
BP 0430	Protective Safeguards
BP 0415	Spoilage Coverage
FM 7050	Stopgap Employers Liability – Limited Form
FM 7077	Taxidermist's Enhancement Endorsement
BP 0805	Veterinarians Professional Liability Endorsement
BP 0497	Waiver of Transfer of Rights of Recovery Against Others to Us
BP 0453	Water Back-Up and Sump Overflow

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INTRODUCTION

This section explains the rules and rates for our Businessowners Program for small to medium sized businesses. It is organized into five programs:

Bed & Breakfast/Condominium/Motel
Mercantile
Office
Service
Wholesaler

The policy provides many standard coverages. Many optional coverages may be added as needed for your clients.

COVERAGE FEATURES

Features automatically included in the Businessowners forms are:

1. Accounts Receivable - \$10,000 on premises and \$5,000 off premises for amounts due from customers which are uncollectible and for other reasonable expenses incurred to re-establish accounts receivable records damaged by a covered loss.
2. Business Income - actual loss sustained for up to one year after a covered loss with no deductible.
3. Business Income from Dependent Properties - \$5,000.
4. Debris removal up to 25% of the amount we pay for a direct physical loss, plus \$10,000 per location.
5. Exterior building glass for direct physical loss for all floors in the building, if building owner or owned by others and in insured's care, custody or control.
6. Extra Expense - necessary extra expense incurred for up to one year after a covered loss with no deductible.
7. Fences, radio and TV antennas, trees, shrubs and plants - \$2,500 (\$500 per tree, shrub or plant) for fire, lightning, explosion, riot and aircraft losses.
8. Fire Department Service - \$1,000 with no deductible.
9. Fire Extinguisher Systems Recharge Expense - \$5,000.
10. Forgery and Alteration - \$2,500.
11. Increased Cost of Construction - \$10,000, if building insured on a replacement cost basis.
12. Money and Securities - \$5,000 on premises and \$2,000 off premises when the Special Form or Burglary and Robbery option with the Named Perils Form is purchased.
13. Money Orders and Counterfeit Paper Currency - \$1,000.
14. Outdoor signs - \$2,500.
15. Peak Season - Business Personal Property will automatically increase 25% for seasonal variations. This increase applies if insurance on Business Personal Property is 100% of the average monthly values during the 12 months before the loss.
16. Personal Effects of the named insured, officers, clergy or employees - \$2,500.
17. Personal Property at Newly Acquired Premises - \$100,000 for 30 days.
18. Personal Property Off Premises - \$5,000 while in transit or temporarily at a premises not owned, leased or operated by insured.
19. Pollution clean up and removal - \$10,000.
20. Valuable Papers and Records - \$10,000 for on premises valuable papers and records owned or in care, custody or control of insured, including cost to research lost information. \$5,000 limit for off premises.
21. Businessowners Liability Coverage - provides coverage for:
 - A. Bodily Injury and Property Damage with an annual aggregate of 2 times the occurrence limit for losses other than Products and Completed Operations (which have an annual aggregate of two times the occurrence limit) - \$300,000.

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- B. Medical expenses - \$5,000 per person
 - C. Personal injury.
 - D. Advertising injury.
 - E. Host Liquor.
 - F. Employees as insureds.
 - G. Fire Legal Liability - \$100,000.
 - H. Contractual Liability.
22. Condominium Associations- Form BP 1701 Condominium Association Coverage is attached to provide coverage for condominium associations and BP 1702 Condominium Commercial Unit-Owners Coverage is attached to provide coverage for commercial condominium unit-owners.
- * 23. Equipment Breakdown. This form provides mechanical breakdown, artificially generated electric current and boiler coverage if the loss is caused by or results from an "accident" to "covered equipment". Form BP 2020 is attached. The rate is 12.204% times the total Businessowners policy premium and is not subject to modification. This is a required coverage form.

NAMED PERILS COVERAGE OR SPECIAL COVERAGE

- A. Two property coverage options are available:

1. Named Perils provides coverage for the following perils:

Fire	Riot or Civil Commotion
Lightning	Vandalism
Explosion	Sprinkler Leakage
Windstorm or Hail	Sinkhole Collapse
Smoke	Volcanic Action
Aircraft or Vehicles	Transportation

Use Form BP 1009, Named Perils, with
BP 0003, Businessowners Coverage Form

2. Special Property Coverage provides coverage for risks of loss, unless excluded.

Use Form BP 0003 Businessowners Coverage Form

- B. One or the other must apply to all buildings and/or personal property insured in the policy.

BINDING AUTHORITY

The maximum limits which may be bound are:

Buildings and Contents combined per location: \$500,000

Liability: \$1,000,000

Check the eligibility rules and underwriting guidelines before binding to be sure the risk is eligible. Also, consult the rules for Optional Coverages as some may require underwriting approval from the company. Please refer to Underwriting for higher limits.

APPLICATIONS

Coverage and applications should be applied for using the Fremont Complete Platform.

The policy cannot be issued without a fully completed application.

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PREMIUM PAYMENT PLANS

For agency bill policies, annual payment is the only option available. For direct bill policies, the policy may be paid annually, semi-annually, quarterly, or monthly. 25% of the annual premium (20% of the annual premium for monthly) must accompany the application unless the application is a rewrite within your agency. A minimum payment of \$200 per billing is required except for E.F.T.

For direct bill insured paid annually a 5% discount will apply.

POLICY TERM

Policies are written for 1 year. Eligible policies are renewed for an additional 1-year term at our latest premiums, forms and endorsements.

* PHOTOGRAPHS

Photographs must be provided when requested by underwriter. We may complete an independent inspection as well. We highly recommend agents to complete an on-site inspection prior to submission.

MINIMUM PREMIUM

The minimum annual policy premium is \$300 after the application of all credits. For policies with a liability limit of \$1,000,000 the minimum annual policy premium is \$500 after the application of all credits. For policies with a liability limit of \$500,000 the minimum annual policy premium is \$400 after the application of all credits.

BLANKET COVERAGE

Blanket coverage is not available in our Businessowners program. Separate limits of insurance must be written for each building or personal property at each location. Consult your underwriter.

CONSTRUCTION DEFINITIONS

Classify the building using the following definitions:

1. **Frame:** Buildings where the exterior walls are wood or other combustible materials, including construction where the combustible materials are combined with other materials such as brick veneer, stone veneer and stucco on wood.
2. **Joisted Masonry:** Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials and where the floors and roof are combustible (disregarding floors resting directly on the ground).
3. **Non-combustible:** Buildings where the exterior walls and the floors and roof are constructed of, and supported by metal, asbestos, gypsum or other non-combustible materials.
4. **Masonry Non-Combustible:** Buildings where the exterior walls are constructed of masonry materials as described in 3 above, with the floors and roof of metal or other non-combustible materials.
5. **Modified Fire Resistive or Fire Resistive:** Buildings where the exterior walls and the floors are constructed of masonry or fire resistive materials having a fire resistance rating of at least one hour. Modified fire resistive is rated as fire resistive.

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6. **Mixed Construction:** When a building is of mixed construction, determine the type as follows:
- A. If 2/3 or more of the total floor and roof area is of one of the above types, rate the entire building with that construction type.
 - B. If more than 1/3 of the total floor and roof area is of one of the above types, rate the entire building with that construction type.
 - C. If neither of the above describes the building, contact an underwriter for the type, giving construction details.

DEDUCTIBLES

Businessowners property coverages contemplate a \$250 deductible. The deductible applies to all property coverages, whether mandatory or optional, except Business Income, Civil Authority, Extra Expense, Fire Department Service and Fire Extinguisher Systems Recharge Expense..

Optional deductibles of \$500, \$1,000, \$2,500 and \$5,000 are available.

Money and Securities, employee dishonesty, glass and outdoor signs have a deductible of \$500 for all of them combined in one occurrence. This deductible cannot be increased or decreased, but will be used to satisfy the deductible on Building and Business Personal Property losses.

Factors for optional deductibles are on the Optional Coverage Rates pages.

PROTECTION CLASSES

We use the ISO Public Protection Classification Manual to determine protection classes for Businessowners. Consult it for the applicable class.

SPRINKLERED BUILDINGS

Apply the "Sprinklered Risks" factor on the rate pages to the building and personal property premiums when the building is protected by an automatic sprinkler system. The system must be recognized in the Basic Group I Fire Rate published by ISO for the building.

AGE OF BUILDING CREDIT

A credit applies to buildings and to business personal property in those buildings up to 20 years old. The credit is as follows:

Age	New	1	2	3	4	5	6	7	8	9	10
Credit	30%	28%	26%	24%	22%	20%	18%	16%	14%	12%	10%
Factor	.70	.72	.74	.76	.78	.80	.82	.84	.86	.88	.90
Age	11	12	13	14	15	16	17	18	19	20 or older	
Credit	9%	8%	7%	6%	5%	4%	3%	2%	1%	0%	
Factor	.91	.92	.93	.94	.95	.96	.97	.98	.99	1.00	

* ANNUAL PAY DISCOUNT

A 5% discount applies to building and business personal property premiums for annual premium plans.

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* GROUP DISCOUNT

A credit applies to building and to business personal property premiums for members of the following groups:

Discount	Group
5%	Better Business Bureau
5%	Chamber of Commerce
5%	Michigan Equine Association
10%	Michigan Retailers Association
* 10%	Michigan Grape and Wine Growers Council
* 15%	FMIC Shareholder

There is no commission reduction for these groups. Only one discount can apply. The 10% Michigan Taxidermist Association and Lake-to Lake Association discounts will not apply if a group discount applies.

NON-SMOKER CREDIT

A credit of 5% applies to buildings and to business personal property in those buildings if smoking is not allowed anywhere in the building. If the insured is a tenant and the insured does not allow smoking in the portion of the building that they rent, a credit of 5% will apply to the insured's business personal property premium.

* HABITATIONAL SURCHARGE

Risks which are otherwise eligible under the rules, such as Mercantile risks, which also have apartments in them, may have up to four apartments and still be eligible. A surcharge of \$75 per apartment will apply to these risks.

MULTI-POLICY DISCOUNT

When any other commercial, principal's personal auto, homeowner, farmowner, or country estate policy are written with Fremont Insurance Company for the same business, the Businessowner policy is eligible for a 10% multi-policy credit. This discount applies to building and business personal property premiums.

* FINANCIAL SCORE DISCOUNT

To qualify, the owner(s), principal(s), or CEO must have an insurance score of 700 or more or the business must have an Experian score of 70 or more. A 30% discount will apply to both building and personal property premiums.

LENGTH IN BUSINESS DISCOUNT

For businesses that have been established in the current business name for 3 or more years, the following discounts will apply to both building and personal property premiums:

3 – 4 years	5%
5 – 9 years	8%
10 or more	10%

LIABILITY EXPOSURES

Businessowners premiums contemplate Business Liability and Medical Expense coverage for the premises listed in the policy declarations. If there are any other liability exposures not excluded, we will charge additional premium according to the rates and rules in the ISO Commercial Lines Manual General Liability. CG 5001 is added to all policies to exclude any asbestos exposures.

RATING INSTRUCTIONS

It is required to insure both Building and Personal Property in the same policy when under one ownership.

- A. Use the Classifications table in the Mercantile and Service sections to determine the Rate Group and Class. A Rate Group and Class is not needed for Bed & Breakfast/Condominium or Office risks. If more than one classification applies, use the rates for the classification with the highest sales or receipts at that location.
- B. Determine the territory number (page BO-9) applying to the risk being insured.
- C. Determine the construction of the building being insured or of the building in which the Personal Property is being insured. See "Construction Definitions" on pages BO-3-4 in this section.
- D. Determine the fire protection class from the ISO Public Protection Classification Manual.
- E. Now see the next paragraph headed "Calculation of Premium".

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CALCULATION OF PREMIUM

* The policy premium may be easily determined following these steps:

Building	
\$ _____	Rate from Rate Table (per \$1,000)
x _____	Replacement Cost 1.00 or ACV 1.05 (Round)
+ _____	Increased liability limits rate if Lessor's Risk or Condominium
- _____	Credit if form BP0001 applies
x _____	Amount of Insurance/1,000 (Round)
+ _____	Program Load if Lessors Risk or Condominium
x _____	Deductible factor (if deductible is not \$250) (Round)
x _____	Sprinklered Risks factor (if sprinklered) (Round)
x _____	Bed & Breakfast Assn/Taxidermist Assn Discount (Round)
x _____	Age of Building Credit factor (Round)
x _____	Non-Smoker Credit factor (Round)
x _____	Functional Building Valuation factor (Round)
x _____	Business Income Changes (No Waiting Period) factor (Round)
x _____	Financial Score Discount factor (Round)
x _____	Length in Business Discount factor (Round)
x _____	Annual Pay Discount factor (Round)
x _____	Group Discount factor (Round)
x _____	Multi-Policy Discount factor (Round)
x _____	IRPM factor (1-IRPM credit) Round)
x _____	Experience Rating factor (1 – credit or 1 + debit) (Round)
+ _____	Habitational Surcharge
\$ _____	Building premium (Round to nearest \$)

Personal Property	
\$ _____	Rate from Rate Table (per \$1,000)
+ _____	Increased liability limits rate
- _____	Credit if form BP0001 applies
x _____	Amount of insurance/1,000 (Round)
+ _____	Program load
x _____	Deductible factor (if deductible is not \$250) (Round)
x _____	Sprinklered Risks factor (if sprinklered) (Round)
x _____	Bed & Breakfast Assn/Taxidermist Assn Discount (Round)
x _____	Age of Building Credit factor (Round)
x _____	Non-Smoker Credit factor (Round)
x _____	Functional Business Personal Property Valuation factor (Round)
x _____	Business Income Changes (No Waiting Period) factor (Round)
x _____	Financial Score Discount factor (Round)
x _____	Length in Business Discount factor (Round)
x _____	Annual Pay Discount factor (Round)
x _____	Group Discount factor (Round)
x _____	Multi-Policy Discount factor (Round)
x _____	IRPM factor (1-IRPM credit) (Round)
x _____	Experience Rating factor (1 – credit or 1 + debit) (Round)
\$ _____	Business Personal Property Premium (Round to nearest \$)

+ _____ For other optional coverages, determine the premium separately for each, rounding each option to the nearest \$.

\$ _____ Total Businessowners Premium

Round each step to the nearest cent unless stated otherwise above.

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INDIVIDUAL RISK PREMIUM MODIFICATION PLAN (IRPM)

Policies may be eligible for an IRPM credit or debit. The modification will be based on management, location, building features, premises and equipment, employees and protection. Consult your underwriter for application of this plan. No IRPM credit is available for risks with insurance scores less than 650 or Experian scores less than 60.

* BUSINESSOWNERS EXPERIENCE RATING PROGRAM

A. ELIGIBILITY

A policy may be eligible for experience rating if it has a total premium that exceeds the Policywriting Minimum Premium. Application of this plan shall not reduce the premium below the Policywriting Minimum Premium.

B. EXPERIENCE PERIOD

The experience period shall be more than three years when such experience is available. The experience available shall be used, but such experience shall never be less than three years.

C. EXPERIENCE PREMIUM TO BE USED

Use the actual premium earned for comparable coverage to be written to the extent it is available.

Adjust such premium to eliminate the effect of any experience modification.

If such premium is not available because the risk was previously uninsured or insured with another carrier, estimate the premium using present coverages, rates and premiums.

If the experience used includes a part of a policy period, the earned premium shall be calculated pro-rata.

Adjust the premium to reflect known changes in the risk's hazards.

D. LOSS EXPERIENCE TO BE USED

Use the actual losses incurred during the period corresponding to the earned premium determined above. Outstanding losses shall be included at their most recent reserve value.

If the losses are not available because the risk was previously uninsured or insured with another carrier, the loss experience shown on the application from the insured can be used. Such experience shall be given credit in accordance with its apparent credibility.

Adjust the losses to recognize known changes in the risk's hazards.

E. EXPERIENCE RATING TABLES

Consult your commercial underwriter for the tables necessary to calculate the experience modification factor for your client.

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TERRITORIES

TERRITORY LOCATION	Territory Number
Entire Counties of..... Genesee (excluding Flint) Muskegon (excluding Muskegon Heights) Saginaw (excluding City of Saginaw)	04
That part of Macomb, Oakland and Wayne Counties which is bounded as follows: Beginning at the intersection of Lake St. Clair and Ten Mile Road, then west along Ten Mile Road to its intersection with Inkster Road, then south on Inkster Road to its intersection with Van Horn Road and then east on Van Horn Road to the Detroit River, including the island of Grosse Ile and to the following cities in their entirety..... Allen Park Hazel Park Trenton Benton Harbor Highland Park Wyandotte Dearborn Inkster Dearborn Heights Lincoln Park Detroit Melvindale East Pointe Oak Park Ecorse Redford Ferndale River Rouge Flint Riverview Hamtramck Southgate Harper Woods Taylor	02
Balance of Macomb, Oakland and Wayne Counties and cities of..... Muskegon Heights Saginaw	03
Entire cities of..... Battle Creek Grand Rapids Jackson Kalamazoo Lansing Port Huron	06
Remainder of State	05

RATE, RULE AND FORM REVISIONS

Usually, the premium charged at the effective date will not change. However, if the exposures or business change during the year, we may require an additional premium using the rates and rules in effect at the last effective date.

A policy endorsed to take advantage of a reduced rate or liberalized form or rule may also be endorsed to all other current rates, rules and forms.

Policies will be changed at the annual renewal to the premiums in effect on that renewal date.

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ENDORSEMENTS

All additional and return premiums are calculated pro rata. Use the rates and rules in effect on the effective date of the policy.

* CANCELLATION

If the policy is canceled or coverage is reduced, the return premium is calculated pro rata of the premium. The minimum earned premium after cancellation is \$100.

OPTIONAL COVERAGES

The following optional coverages are available for an additional premium. The premiums are shown in the Optional Coverage Rates pages.

A. Building

1. Actual Cash Value - Building only
This is activated by a note on the declarations page.
2. Outdoor Signs
Coverage is provided for all outdoor signs which are owned by the insured or are the property of others in the care, custody or control of the insured. The limit is \$2,500. The increase is shown as a revised limit on the declarations page.
3. Functional Building Valuation (BP 0484)
This form provides coverage for specifically scheduled buildings that can be replaced with similar property that performs the same function as currently used, but that is less costly. Coverage is provided on a functional replacement cost basis when repair or replacement is contracted for within 180 days of the loss or damage, or a market value basis if repair or replacement is not contracted for within 180 days of the loss or damage.
4. Protective Safeguards (BP 0430)
Protective devices or services may be required. The policy must be endorsed to require that the Company be notified if the devices are discontinued or out of service. The symbols are:
 - P-1 Automatic Sprinkler System clause
 - P-2 Automatic Fire Alarm clause
 - P-3 Security Service clause
 - P-4 Service Contract clause
 - P-9 The protective system listed in the Schedule in the form
5. Automatic Increase in Insurance
The limit of insurance on the building is automatically increased by 1/365th each day of the annual percentage shown in the declarations. This percentage is 6% and cannot be changed.
- * 6. Water Back-Up and Sump Overflow (BP 0453)
This form covers loss or damage to Covered Property caused by water which backs up through sewers or drains or water which overflows from a sump even if the overflow results from mechanical breakdown of the sump pump. Limits of \$5,000 and \$10,000 are available.
7. Earthquake (Form BP 1003)
This form provides earthquake coverage under the Named Perils or Special Coverage forms. The deductible for this peril is 5% of the amount of insurance on buildings and personal property. Multiply the rate per \$1,000 by the total amount of insurance on buildings and Business Personal Property.

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B. Business Personal Property

1. Burglary and Robbery (Named Perils Coverage only) Option.

Coverage is available for burglary and robbery losses to Business Personal Property up to 25% of the limit applying to it. The premium for this option includes Money and Securities coverage of \$5,000 on premises and \$2,000 off premises. Coverage is activated on the declarations page.

2. Money and Securities

Coverage of \$5,000 on premises and \$2,000 off premises is automatically included with Special Coverage. This limit is included with Named Perils Coverage by purchasing Burglary and Robbery Coverage as outlined in paragraph B.1. above. The limits are shown on the declarations page. Premiums to increase coverage to \$10,000 on/\$2,000 off and \$15,000 on/\$2,000 off are shown in the Optional Coverage Rates pages.

* 3. Valuable Papers and Records

\$10,000 coverage is included in the policy for losses on the described premises. This limit may be increased. The off premises limit is \$5,000 and may not be increased. The limit on the described premises is shown on the declarations page.

4. Employee Dishonesty

This covers dishonest or fraudulent acts of the insured's employees. Limits of \$5,000, \$10,000 or \$25,000 are available. If purchased, the limit is shown on the declarations page.

* 5. Accounts Receivable

This coverage is for the insured's accounts receivable on an "all risk" basis. \$10,000 on premises coverage is included and may be increased. A \$5,000 maximum applies to property off premises.

6. Increased Personal Property off Premises

Both Named Perils and Special coverage provide \$5,000 while personal property is temporarily at premises not owned, leased or operated by an insured or while in transit. The revised limit is shown on the declarations page. This limit may be increased at a rate per \$1,000.

7. Food Spoilage (Form BP 0415)

The Named Perils and Special coverage may be extended to cover spoilage of perishable stock caused by breakdown, contamination and/or power outage. \$25,000 is the maximum limit available. A \$250 deductible applies.

Multiply the rate per \$1,000 for the option selected by the amount of insurance.

8. Functional Business Personal Property Valuation (BP 0485)

This form provides coverage for specifically scheduled item(s) of business personal property that can be replaced with similar property that performs the same function as currently used. Coverage is provided on a functional replacement cost basis when repair or replacement is contracted for within 180 days of the loss or damage, or on a market value basis if repair or replacement is not contracted for within 180 days of the loss or damage.

9. Business Computer Coverage

These forms provide risks of loss coverage for computers and related electronic data processing equipment and media. Media is the material on which data is recorded, such as disks and tapes, data stored on the media, and computer programs. Three coverages are available on a replacement cost basis with a 100% coinsurance clause:

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Coverage A - Equipment and Media
Coverage B - Extra Expense
Coverage C - Loss of Earnings

Use Forms IM-BC, Business Computer Form
IM-BC-1, Business Computer Mechanical Breakdown
IM-BC-2, Business Computer Electrical Power Supply Damage

10. Food Contamination (BP 0431)

This form provides coverage for certain expenses and Business Income losses as a result of the described premises being ordered closed by the Board of Health or any other governmental authority as a result of the discovery or suspicion of food contamination. The form provides \$10,000 for food contamination and loss of business income. Loss of business income begins 24 hours after receiving notice of closing from the Board of Health or other governmental authority. \$3,000 is included for additional advertising expenses.

11. Antique Valuation Endorsement (FM 7080)

The Businessowners Coverage Form insures antiques for actual cash value. This form allows the insured to cover the difference between their actual cash value and their "antique value". Limits of \$25,000, \$50,000, \$75,000 and \$100,000 are available to cover this difference.

C. Business Income

1. Business Income Changes – Increased Period of Restoration (No Waiting Period) (BP 0441)

This coverage provides that the 72 hour time deductible in the "period of restoration" definition and in the Civil Authority and Business Income from Dependent Properties Additional Coverage are replaced by zero hours.

D. Property

1. Businessowners Property Enhancement Endorsement

This form provides a package of numerous enhancements at a reduced premium:

*	Accounts Receivable	\$25,000
*	Additional Reward, Other than Arson	\$5,000
*	Appurtenant Structures	\$5,000
*	Arson Reward	\$5,000
	Business Income From Dependent Properties	Increase limit to \$10,000
	Business Personal Property at Exhibitions, Fairs and Trade Shows	\$5,000
	Business Personal Property Extension	Cover BPP within 1,000' of described premises
	Computer Coverage	\$25,000
	Employee Dishonesty	\$5,000
	Fire Department Service Charge	Increase limit to \$5,000
	Forgery or Alteration	Increase limit to \$5,000
	Lock Replacement	\$1,000
	Money and Securities	Outside Premises limit same as Inside Premises limit
	Off Premises Utility Service Failure	\$5,000
	Ordinance or Law Coverage	\$20,000
	Outdoor Property	Increase limit to \$10,000
	Outdoor Signs on Premises	Per sign \$10,000
	Personal Effects	Increase limit to \$15,000
	Personal Property Off Premises	Increase limit to \$10,000
	Salesperson's Samples	\$5,000
	Valuable Papers and Records	\$25,000

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Valuable Papers and Records	\$25,000
Water Back-up and Sump Overflow	\$100,000

Businessowners Property Enhancement Endorsement is not available if this endorsement is purchased.

The premium is \$280 for first location and \$140 for each additional location.

The premium is not subject to debits or credits.

Use Form FM 7078, Property II Enhancement Endorsement

* 4. Taxidermist's Enhancement Endorsement

Spoilage Coverage for customer's property in a freezer at described premises - \$250 deductible	\$2,500
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Valuation Endorsement – customer's property value not to exceed the completed taxidermy price of the primary animal mount, excluding habitat and incidental items in the mount, unless supplied by the customer

The premium is \$150 and is not subject to modification for Package Modification, IRPM's, etc.

Use Form FM 7077, Taxidermist's Enhancement Endorsement

E. Liability Coverage

1. Increased Limits of Liability and Medical Expenses

The base rates include \$300,000 Liability and \$5,000 Medical Expenses. Business Liability coverage may be increased to \$500,000 or \$1,000,000 per occurrence. The Medical Expense limit cannot be increased.

2. Hired and Non-Owned Auto Liability

This form provides either hired and/or non-owned auto coverage. Hired auto covers autos leased, hired or borrowed by the insured. Non-owned covers autos used in the business which are not owned, leased, borrowed or hired by the insured. If the insured owns or leases any automobiles, this coverage should be added to the auto policy. Pizzerias and delicatessens are not eligible for Hired and Non-Owned Auto Liability coverage.

Use Form BP 0404, Hired Auto and Non-Owned Auto Liability

3. Additional Insureds

The following interests may be covered as Additional Insureds:

- Controlling Interest - BP 0406
- Co-Owner of Insured Premises - BP 0411
- Designated Person or Organization - BP0448
- Engineers, Architects or Surveyors - BP 0413
- * Grantor of Franchise – BP 1405
- Lessor of Leased Equipment - BP 0416
- Managers or Lessors of Premises Leased to Insured - BP 0402
- Mortgagee, Assignee or Receiver - BP 0409
- Owners, Lessees or Contractors BP 0450
- Owners or Other Interests from Whom Land Has Been Leased - BP 0410
- State or Political subdivisions – permits – BP 0452
- State or Political Subdivisions - Permits Relating to Premises - BP 0407
- Townhouse Associations - BP 0408
- Vendors - BP0447

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4. Businessowners Liability Enhancement Endorsement

This endorsement provides a package of numerous enhancements at a reduced premium.

	Limit of Insurance
Additional Insured by Contract, Agreement or Permit	Included
Additional Insured – Broad Form Vendors	Included
Alienated Premises	Included
Bodily Injury Redefined	Included
Broad Form Property Damage – Borrowed Equipment, Customers Goods and Use of Elevators	Included
Incidental Malpractice	Included
Personal and Advertising Injury – Broad Form	Included
Product Recall Expense	\$25,000 occurrence \$50,000 aggregate
Unintentional Failure to Disclose Hazards	Included
Unintentional Failure to Notify	Included

The premium is \$175 per policy, regardless of the number of locations.
The premium is not subject to modification for IRPM's, etc.

Use Form FM 7079, Businessowners Liability Enhancement Endorsement

5. Ecommerce Property and Liability Endorsement

This form covers loss or damage to money and securities resulting from computer fraud, charges incurred due to theft of telecommunication services, loss or damage to covered property due to the creation, alteration or destruction of electronic data or due to a computer virus, and property damage to electronic data or to content of a web-site owned by others. See the form for specific coverage. The limit is \$50,000.

Use Form FM 7085, Ecommerce Property and Liability Endorsement

6. Fire Legal Liability

Form BP 0003 includes coverage for property damage to premises rented to an insured arising out of a fire or explosion. Limits above the \$100,000 included in the policy are available for an additional premium.

7. Tenants Liability

Tenant's Fire Legal Liability coverage may be extended to cover risks of direct physical loss or damage to premises rented to or temporarily occupied by the insured with permission of the owner. This coverage is only available if Form BP0003 is selected. Condominiums and Lessor's Risk buildings are not eligible for this form. The minimum limit is \$50,000.

Use Form BP0455, Business Liability Coverage - Tenants Liability

8. Designated Premises or Operations Exclusion

It is permissible to exclude a specific premises or specific operations provided they can be separated and defined. There is no credit for this form.

Use Form BP 0401, Comprehensive Business Liability Exclusion

9. Employment - Related Practices Exclusion (Form BP 0417)

This form amends the Liability Coverage by excluding bodily injury and personal injury arising out of employment - related practices. Refer to Company for rating.

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10. Newly Acquired Organizations (Form BP 0454)
This form amends the Liability Coverage to provide limited coverage for newly acquired or formed organizations.
11. Limitation of Coverage to Designated Premises or Project (Form BP 0412)
This form limits Liability Coverage to only those premises, operations and projects listed in the declarations. There is no credit for the form.
12. Abuse or Molestation Exclusion (Form BP 0439)
This form excludes liability for abuse or molestation by anyone of any person while in the care, custody or control of any insured.
13. Exclusion - Personal and Advertising Injury (Form BP 0437)
This form excludes all coverage for personal and advertising injury liability. It is mandatory for labor union offices, lawyer's offices and political campaign headquarters or offices. There is no credit for this form.
14. Artificial Suntanning Device Exclusion (Form BP 0401A)
This form amends the liability coverage by excluding Bodily Injury, Property Damage or medical expenses arising out of the use or operation of any artificial suntanning device. There is no credit for this form.
15. Lead Contamination Exclusion (Form BP 2011)
This form amends the liability coverage by excluding Bodily Injury, Property Damage or medical expenses arising out of the presence of, or exposure to, lead. This form is required for apartments and condominiums.
16. Liquor Liability Exclusion - Exception for Scheduled Activities (Form BP 0419)
This form amends the Liquor Liability exclusion so the exclusion applies when a charge is made for serving or furnishing alcoholic beverages and when served or furnished without charge, if a license is required. It allows coverage for scheduled functions. Refer to Company for rating.
17. Exclusion – Fungi, or Bacteria (Form BP 5002)
This form excludes liability arising out of fungi. Fungi is defined as any type or form of fungus, or bacteria including mold or mildew and any mycotoxins, microbial volatile organic compounds, spores, scents or byproducts produced or released by fungi. This does not include any fungi intended for consumption. It will be added to condominiums, and any Lessor's Risk occupancies. It may be added for certain other risks which present a high risk of suit arising out of their work or occupancy.
18. Business Liability Coverage – Property Damage Liability Deductible (Per Claim Basis) (BP 0703)
This form provides a deductible for property damage losses on a per claim basis. There is no credit for this form.
19. Exclusion – Volunteer Workers (BP 0471)
This form excludes volunteer workers as insureds under the policy. There is no credit for this form.
20. Medical Expenses Exclusion (BP 0438)
This form excludes Medical Expenses coverage at location(s) listed in the form. There is no credit for this form.
- * 21. Stopgap Employers Liability – Limited Form (FM 7050)
Stopgap Employers Liability may be added to a Businessowners policy. Limits of \$300/\$300/\$300, \$500/\$500/\$500 and \$1,000/\$1,000/\$1,000 are available.

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22. Waiver of Transfer of Rights of Recovery Against Others to Us (BP 0497)
This form provides that our right to subrogate against persons or organizations listed in the schedule is waived under certain circumstances prior to a loss. There is no charge for this form.

23. Exclusion – Fungus and Disease (Form BP 5003)
This form excludes liability and professional liability due to fungus or disease infection by the insured; insured's employees; any operator renting or leasing booth space or chairs or any portion of the insured premises; or the insured premises and arising out of fingernail or toenail services. It will be added when these services are provided.

* 24. Employee Benefits Liability Coverage (FM 7091)
The Employee Benefits Liability Coverage form provides liability coverage for sums that the insured becomes legally obligated to pay as damages because of any act, error or omission, of the insured, or of any other person for whose acts the insured is legally liable if negligently committed in the "administration" of the insured's "employee benefit program". Examples include:

1. Failure to advise employees of available benefits.
2. Failure to enroll an employee.
3. An error in handling records.
4. Incorrect interpretation of coverage in a benefit program.

Coverage is on an occurrence basis.

Coverage is not provided for:

1. Employment related practices.
2. Liability imposed on a fiduciary by ERISA.
3. Insufficiency of funds to meet obligations.

Underwriting requirements:

1. The Limit of Liability must be the same as the occurrence limit.
2. Prior loss history must be favorable.
3. Excellent management practices apply to the administration of the Employees Benefits Program, including:
 - a. A plan administrator who is knowledgeable about federal regulations and stays current with any changes.
 - b. A record keeping system with safeguards ensuring employees and qualified beneficiaries are informed of their benefit rights and are enrolled in programs they elect.
 - c. A signed waiver of coverage is obtained whenever benefits are rejected.
4. The applicant must be in sound financial condition.

Ineligible risks:

1. Any applicant who has had Employee Benefits Liability Coverage cancelled or non-renewed.
2. Any applicant who has a claim pending against their Employee Benefits Liability Coverage.

The premium is not subject to modification for IRPM's, Experience Modification, etc.

25. Liquor Liability (Form FM 7095)

Underwriting Rules

1. Applicant must hold a valid liquor license.
2. Applicant must have no prior liquor law violations or suspensions.
3. Applicant must have no liquor liability claims in the past 5 years.
4. Applicant must have owned the business for 3 or more years.

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5. Owner must be active in management of the business.
6. Applicant must have less than 25% of total sales in beer, wine and liquor sales.
7. All servers handling alcohol must hold a valid certificate showing successful completion of an industry approved or sponsored alcohol management course.
8. A completed Fremont Liquor Liability Application CLLA-1, signed by the applicant, must be submitted before coverage can be underwritten or bound.

Ineligible Risks

1. Risks with “bring your own” exposures.
2. Risks with “happy hour”, live entertainment or dancing.
3. Risks with amusement devices, such as bucking bronco horse, ski simulator or dunk tank.
4. Risks with more than 2 amusement devices, such as pinball machines or pool tables.
5. Risks with off premises catering.
6. Risks with “tap” or “party” vehicles.
7. Risks if sales commissions are paid to server(s).
8. Short term events.

26. Employment Practices Liability (FM 7090)

Coverage is provided on a claims-made basis. Businesses except those listed below are eligible if there are 100 or fewer employees. If over 100 employees, refer to your underwriter.

Ineligible classes are:

- Attorney/law offices
- Educational services
- Employee leasing firms
- Legal services
- Temporary help firms

Available limits are:	Limit	Deductible
	\$ 50,000	\$ 5,000
	\$ 75,000	\$ 5,000
	\$ 100,000	\$ 5,000
	\$ 250,000	\$ 5,000
	\$ 500,000	\$ 5,000
	\$1,000,000	\$ 5,000

A \$50 minimum premium applies.

Add IL FM 01, Extended Reporting Period Elected if an extended reporting period is elected.

* 27. Cyber Liability

This coverage provides first part and third party protection for the Insured against Cyber related losses.

Limits available through Fremont Insurance Company

\$50,000 Claims-Made Coverage on Form FM 70 30 Cyber Liability Endorsement

\$100,000 Claims-Made Coverage on Form FM 70 31 Cyber Liability Endorsement

Higher limits are available directly through NAS. Phone (818) 382-2030 or register at <https://producer.wn.nasinsurance.com/registration?code=FRECYBER>

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Coverages Included:

Multimedia Liability	\$50,000 or \$100,000
Security and Privacy Liability	\$50,000 or \$100,000
Privacy Regulatory Defense and Penalties	\$50,000 or \$100,000
Privacy Breach Response Costs, Customer Notification Expenses, and Customer Support and Credit Monitoring Expenses	\$50,000 or \$100,000
Network Asset Protection	\$50,000 or \$100,000
Cyber Extortion	\$50,000 or \$100,000
Cyber Terrorism	\$50,000 or \$100,000
BrandGuard™	\$50,000 or \$100,000
PCI DSS Assessment	\$50,000 or \$100,000
Maximum Aggregate Limit of Liability	\$50,000 or \$100,000

Limits purchased via the above NAS website are excess of the limits purchased under the Fremont Insurance Company policy.

Use Form FM 70 30, Cyber Liability Endorsement, or
Use Form FM 70 31, Cyber Liability Endorsement

F. Condominiums

1. Condominium Association Coverage

This form amends the Businessowners forms to provide coverage tailored for condominium associations, including Insured coverage for individual unit-owners for liability arising out of the ownership, maintenance or repair of the premises which is not exclusively used or occupied by the unit-owner. The form must be attached when condominium associations are insured. There is no charge for this form.

Use Form BP 1701, Condominium Association Coverage

2. Condominium Commercial Unit-Owners Coverage

This form amends the Businessowners forms to provide coverage for commercial condominium unit-owners. It must be attached when unit-owners are insured. There is no charge for the form.

Use Form BP 1702, Condominium Commercial Unit-Owners Coverage

3. Condominium Commercial Unit-Owners Optional Coverages

This form provides one or both of the following coverages:

a. Loss Assessments

This coverage protects against assessments to unit-owners by the association resulting from direct physical loss of or damage to property in which the unit-owner has an undivided interest. If the assessment is due to a deductible in the association's insurance, we will pay up to \$1,000. A \$250 deductible applies to each unit insured.

b. Miscellaneous Real Property

This covers condominium property not insured under Business Personal Property which pertains to the insured unit or which the insured must cover according to the Condominium Association agreement. Coverage is excess.

Use Form BP 1703, Condominium Commercial Unit-Owners Optional Coverages

4. Condominium Directors and Officers Liability

This provides liability coverage for a condominium association Board of Directors. The coverage is available for residential condominium associations. The premium charge is multiplied times the number of units and is subject to a minimum premium.

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Use Form BP 2005, Condominium Directors and Officers Liability Endorsement

G. Professional Liability

These forms provide professional liability for the business.

Underwriting Guidelines

All professional liability is subject to these general guidelines:

1. Insured must have at least three years experience as a professional.
2. Coverage may not be bound if any claims have occurred in the last three years. Refer to the company with details on the claims.

This coverage is available for an additional charge for the following classes:

1. Barbers and Beauticians. Coverage applies to barbers, beauticians and manicurists, all of whom must be licensed. The following are ineligible:
 - a. If any tanning devices are available;
 - b. Barber and beautician schools;
 - c. Body massage (other than facial or scalp massage);
 - d. Face lifting or plastic surgery;
 - e. Hair removal by any method other than hot wax;
 - f. Hair straightening, when other than cold wave solutions are used;
 - g. Hair transplant services;
 - h. Manufacturing, bottling or packaging of any product;
 - i. Removal of moles, warts or other growths;
 - j. Steam baths or saunas;
 - k. Use of any dye or coloring to eyelashes or eyebrows, other than "Brow Tint", "Roux Lash", "Spiros Coloura", Mascara or eyebrow pencils;
 - l. Weight reduction.

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The premium is determined by the number of full and part time barbers, cosmetologists and manicurists. Full time applies if an employee normally works 16 hours a week or more.

Use Form BP 0801, Barbers and Beauticians Professional Liability

* 2. Domesticated Pet Services Professional Liability Form

The form provides professional liability for a pet groomer, sitter, trainer or boarder of "domesticated animals, birds or fish". This includes dogs, cats, birds, fish and other animals fit for domestic life with humans. It does not include exotic animals.

Use Form FM 7010, Domesticated Pet Services Professional Liability Form

3. Hearing Aid Stores

The form provides Professional Liability coverage for hearing aid stores. The principal business must be the sale of hearing aids. Hearing tests and the installation and servicing of hearing aids are allowable when they are incidental to the sale of hearing aids.

The following are ineligible:

1. Risks with over \$500,000 gross receipts.
2. Risks that manufacture, package or attach their private labels to any product.
3. Stores whose gross receipts from servicing hearing aids exceeds 20% of gross receipts.

There is a flat charge for the coverage.

Use Form BP 0803, Optical and Hearing Aid Establishments

4. Opticians and Optometrists

Coverage applies to opticians and optometrists, all of whom must be licensed, for the prescription, preparation, fitting and demonstration of ophthalmic lenses.

The following are ineligible:

1. Risks which manufacture optical goods or lenses.
2. Risks if more than 25% of receipts are from sales or repair of optical goods (other than eyeglasses or contact lenses), grinding of lenses to prescription and assembly and sale of glasses.
3. Risks which prescribe drugs or do surgery.

The premium is determined by annual receipts for opticians and by the number of optometrists working in the business.

Use Form BP 0803, Optical and Hearing Aid Establishments

5. Veterinarians

Coverage applies to veterinarians, veterinary hospitals and clinics for domestic animals, boarding and pet cemeteries.

The following are ineligible:

1. Attack/protection/guard dog services
2. Humane Societies or shelters
3. Medical research labs
4. Patrol dog services
5. Pet Stores

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6. Risks which specialize in race or show animals
7. Stables
8. Zoos

Liability does not apply to any statement by an insured about an animal's behavioral characteristics.

The premium is determined by the number of veterinarians working in the business.

Use Form BP 0805, Veterinarians Professional Liability

6. Morticians Malpractice Liability

Coverage applies to funeral directors, morticians and embalmers for professional malpractice or error in the handling of deceased human bodies, personal effects thereof and caskets and urns.

The following are not eligible:

1. Insureds who are not licensed and certified as funeral directors or embalmers.
2. Risks which have been fined and/or convicted for violation of Federal Trade Commission (FTC) regulations.
3. Risks that are involved in eye enucleation or organ removal.

The number of bodies handled per year determines the premium.

Use Form BP 0802, Funeral Directors Professional Liability

H. Bed and Breakfasts

1. Bed and Breakfast Enhancement (FM 7070)

For Bed and Breakfasts eligible under the Bed & Breakfast/Condominium Program, this form will be added. It increases coverage for fences, radio and TV antennas swimming pools and hot tubs to \$7,500 and covers signs not attached to buildings for \$2,500, both for listed perils. The limit on signs attached to buildings is removed. \$1,000 coverage with a \$3,000 aggregate is provided for water damage from a sump pump. The building loss payment condition is changed to a repair cost basis. There is no charge.

2. Bed and Breakfast Personal Liability (FM 7071)

For Bed and Breakfasts eligible under the Bed and Breakfast/Condominium Program, this form is available. It provides \$300,000, \$500,000 or \$1,000,000 of personal liability for the resident owners of a Bed and Breakfast. The charge to add this form is determined by the limit chosen.

3. Bed and Breakfast Personal Property (FM 7072)

For Bed and Breakfasts eligible under the Bed and Breakfast/Condominium Program, this form will be added. It provides personal property coverage for the resident owners of a Bed and Breakfast. Personal property is covered for the listed perils on a replacement cost basis. The value of the personal property is added to the value of the business personal property and rated as one limit.

* 4. Bed and Breakfast Coverage for Temporary Innkeeper (FM 7074)

This form provides liability coverage for a replacement innkeeper managing the bed and breakfast operation during the innkeeper's temporary absence from the business. The premium is \$75 annually.

* 5. Bed and Breakfast Named Insured Form (FM 7081)

This form is used when the named insured for FM 7071 Bed and Breakfast Personal

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Liability Form and/or FM 7072 Bed and Breakfast Personal Property Coverage Form is different than the named insured on the policy. It can apply, for example, when the bed and breakfast is owned by a LLC and one its members lives in and operates the bed and breakfast. There is no charge for this form.

6. Bed and Breakfast Identity Fraud Expense Coverage (FM 7072-IF)

This form provides \$15,000, subject to a \$250 deductible, for "identity fraud expenses" incurred by an insured listed in the form's schedule, as a result of an identity fraud occurrence. This includes "identity fraud" resulting from internet usage. Loss of earnings is included up to \$250 per day with a \$2,000 maximum for time off from work to complete fraud-related documents and meet with listed agencies or legal counsel. The premium is \$35 annually.

I. Mini Storages

Mini Storage Enhancement Endorsement (Form FM 7073)

For Mini Storages eligible under the Mini Storage Program, this form is available. It provides coverage for the legal liability of the insured for property damage to customer goods stored at an insured location. The form offers limits of \$25,000, \$50,000, \$75,000 and \$100,000. Liability assumed under a contract or agreement is excluded. A deductible of \$250 applies to each loss except for losses involving the sale or disposal of customers' goods where a deductible of \$2500 applies. The form also broadens the definition of an insured building to included fences, mirrors, surveillance equipment, light poles and lighting equipment installed at the described premises. A flat charge applies based on the limit chosen.

J. Other

1. Printers Errors and Omissions Liability (Form BP 0804)

This form provides liability coverage for the insured's negligent acts, errors or omissions in providing printing services. The form does not apply to claims resulting from any publishing function.

2. Loss Payable (Form BP 1203)

This form provides for naming a loss payee, lender's loss payee or loss payee under a contract of sale. There is no charge for this form.

3. Coverage for Certified Acts of Terrorism

These forms provide coverage for "certified acts of terrorism" as provided by the federal Terrorism Risk Insurance Act. This coverage is included at no charge. Coverage applies to both property and liability losses.

Use Forms BP 0523, Cap on Losses from Certified Acts of Terrorism

BP 0542, Exclusion of Punitive Damages Related to a Certified Act of Terrorism

BP 0564, Conditional Exclusion of Terrorism (Relating to Disposition of Federal Terrorism Risk Insurance Act)

* 4. Biological, Bio-Chemical and Nuclear Exclusion

Loss is excluded if caused by the actual, alleged, or threatened use of biological or bio-chemical agents or substances if used by persons, groups or entities to endanger human life, health, property or infrastructure to further political, religious, ideological or social objectives. Loss is also excluded if it involves the use, release, escape, dispersal or application of nuclear materials, or directly or indirectly results in nuclear reaction or radiation or radioactive contamination.

Use Form CE-1, Biological, Bio-Chemical and Nuclear Exclusion

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The following modification plan may be applied to a Businessowners policy that develops a total annual premium of \$300 or more after application of this plan.

The modifications may be applied to recognize special characteristics of the risk that are not fully reflected in the basic premium or rates. The maximum credits under this plan may not exceed 40%, debit 25%. All requests for such credits or debits should be referred to your Underwriter.

Risk Characteristics	Range of Modification Credits					Debits			
	Superior	Excellent	Very Good	Good	Avg	Acceptable	Fair	Poor	Inadequate
Management- Cooperation in matters of safe and proper handling of property covered	13	8	5	3	0	2	3	5	13
Location- Accessibility, Congestion and exposures	11	8	5	3	0	3	5	8	11
Building Features- Age, condition and unusual structural features	8	6	5	3	0	3	5	6	8
Premises & Equipment- Care, condition and type	8	6	5	3	0	3	5	6	8
Employees- Selection, training, supervision and experience	7	4	3	2	0	2	3	4	5
Protection- Not otherwise recognized	7	4	3	2	0	2	3	4	5

*

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

BED & BREAKFAST / CONDOMINIUM / MOTEL ELIGIBILITY

- A. A Businessowners policy may be written to cover the following Bed & Breakfast, Condominiums and Motels:
1. Buildings and Business Personal Property may be covered subject to the following limitations:
 - a. Maximum height - 3 stories including basement (2 stories for motels)
 - b. Condominium buildings - 1-20 units per building
 - c. \$3,000,000 building and contents per location
 2. Buildings such as carports, garages, utility buildings, pool houses, club houses and swimming pools are eligible if incidental to an eligible bed & breakfast or condominium operation.
 3. Condominium buildings with incidental office, mercantile or service occupancies are eligible if these occupancies do not exceed 15% of the total floor area.
- B. The following are not eligible for the Bed & Breakfast/Condominium/Motel program:
1. Condominiums allowing short term rentals (less than 1 year).
 2. Condominiums with long term rentals (one year or more) exceeding 20% of the total number of units in the building.
 3. Buildings converted to condominiums or motels.
 4. Student occupancies exceeding 25% of the floor area.
 5. Time share condominiums.
 6. Swimming pools or beaches which have diving boards or slides.
 7. Unfenced pools.

*

UNDERWRITING GUIDELINES

1. Management must have an excellent attitude toward maintenance and preventing injury to people.
2. The operation must be profitable.
3. Housekeeping must be excellent.
4. Any past losses must have been accidental with action taken to prevent recurrence.
5. Building and contents must be insured in the same policy when under common ownership.
6. The roof must overhang at least 1 foot beyond the exterior walls of the building.
7. Buildings 25 years old or less must be written for 100% of either replacement cost or actual cash value. Buildings older than 25 years must be written for Actual Cash Value unless completely remodeled in the last 10 years, including heating, writing, plumbing and roof.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

8. We will verify the replacement cost using our Building Cost Estimates. Other guides may be used provided your worksheet is provided to your Underwriter.
9. Contents must be insured for 100% of replacement cost. Antiques are insured for Actual Cash Value.
10. Applicants must have a progressive attitude about theft deterrents, including adequate locks, safes and lighting. Alarms may be required in some cases.
11. Precautions should be taken to prevent water damage to susceptible contents.
12. Condominium occupancy during the past 12 months must average 75% or higher. Newly built buildings must meet this requirement within 12 months of completion.
13. Condominium building owners or managers must have at least 2 years condominium management experience.
14. Swimming pools and hot tubs are a considerable liability exposure. We will determine final acceptance after our inspection. The following are required:
 - a. A chain link or similar sturdy fence at least 4' high must completely enclose the pool. Any gates must automatically close and latch shut.
 - b. The pool enclosure must be kept locked at all times when the pool is not being used.
 - c. The depth of water should be marked at each foot of depth and at least at every 20' on the horizontal and vertical surfaces of the pool walls. The numbers and letters should be at least 5" high and readable.
 - d. A floating rope should be placed at the 4' depth to distinguish the shallow end from the deep end.
 - e. Testing of water for PH and chlorine content and temperature should be done regularly.
 - f. Rules should be posted containing:
 - (1) Hours during which the pool is open.
 - (2) Children under 12 must be accompanied by an adult.
 - (3) The pool should not be used unless 2 or more people are present within the enclosure.
 - (4) Warnings about health risks associated with the use of hot tubs and pools.
 - (5) No lifeguard present, if none provided.
 - (6) Use at your own risk.
 - (7) No running or horseplay.
 - (8) No diving headfirst or backwards into the water.
 - g. Diving boards and slides are prohibited.
15. Directors and Officers Liability
 - a. Do not bind this coverage:
 - (1) For a risk with a D & O loss in the last 3 years.
 - (2) If occupancy is not at least 75%.
 - (3) If risk has been occupied for less than 3 years.
 - b. Please provide a copy of the bylaws and a list of the directors within 30 days of the effective date.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

- 16. Form BP 2011 Exclusion - Lead Contamination must be attached to policies covering condominiums.
- 17. For Bed and Breakfasts, attach Form FM 7070 Bed & Breakfast Enhancement Endorsement. There is no charge for this form.
- 18. Form BP 5002 Exclusion – Fungi, or Bacteria must be attached to policies covering condominiums
- 19. A discount of 15% will be given if the Bed and Breakfast owner is a current member, in good standing, of an approved Bed & Breakfast Association. Approved Associations include:

Michigan Lake to Lake Association

- 20. For Motels, attach the following forms at no charge:
Use Forms FM 7075, Boats
BP 0710, Motels
BP 0711, Motel-Liability for Guests' Property in Safe Deposit Boxes

BED AND BREAKFAST / CONDOMINIUM / MOTEL CLASSIFICATIONS

Code	
61000	Bed and Breakfast
69145	Condominium
69145A	Condominium Unit-Owners
* 69151	Motels-No Restaurant or Bar - \$3,000,000 Annual Sales or Less

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 02

Rates Per \$1000
 Non Sprinklered Rates
 (For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003
 \$250 Deductible
 \$300,000 Liability

Construction	Protection Class	Condominium		Bed and Breakfast/Motel	
		Building	Personal Property	Building	Personal Property
Frame	1-4	4.75	5.18	5.09	4.94
	5-6	4.93	5.41	5.61	5.40
	7-8	4.93	5.41	6.47	6.20
	9-10	6.68	7.13	8.31	7.84
Joisted Masonry	1-4	3.20	3.66	4.08	4.86
	5-6	3.20	3.66	4.48	5.32
	7-8	3.20	4.11	5.18	6.12
	9-10	5.46	5.94	6.65	7.77
Non- Combustible	1-4	2.51	2.95	3.67	4.88
	5-6	2.74	3.20	4.03	5.35
	7-8	2.95	3.42	4.65	6.17
	9-10	4.49	4.92	5.99	7.79
Masonry Non- Combustible	1-4	2.51	2.95	3.22	3.32
	5-6	2.74	3.20	3.56	3.65
	7-8	2.95	3.42	4.10	4.20
	9-10	4.49	4.92	5.25	5.35
Modified Fire & Fire Resistive	1-4	2.39	2.87	3.06	1.99
	5-6	2.57	3.04	3.37	2.28
	7-8	2.76	3.22	3.89	2.43
	9-10	4.29	4.75	4.98	2.88
Increased Liability limit \$500,000 add		0.18		0.08	
	\$1,000,000 add	0.36		0.15	
Named Perils Form BP1009 Subtract		-0.50	-0.75	-0.50	-0.75

Bed & Breakfast/Condominium/Motel Load:

One Program Load is added to the final Building premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. The load is not added to carports, sheds or other appurtenant structures.

Territory	Bed & Breakfast/Motel	Condominium
02	173	125

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 03

Rates Per \$1000

Special Form BP0003

Non Sprinklered Rates

\$250 Deductible

(For Sprinklered Risks, multiply these rates by .70)

\$300,000 Liability

Construction	Protection Class	Condominium Apartment		Bed and Breakfast/Motel	
		Building	Personal Property	Building	Personal Property
Frame	1-4	3.49	3.81	3.74	3.63
	5-6	3.62	3.98	4.12	3.97
	7-8	3.62	3.98	4.75	4.56
	9-10	4.91	5.24	6.10	5.76
Joisted Masonry	1-4	2.35	2.69	3.00	3.57
	5-6	2.35	2.69	3.29	3.90
	7-8	2.35	3.02	3.81	4.49
	9-10	4.01	4.36	4.88	5.71
Non- Combustible	1-4	1.84	2.17	2.70	3.58
	5-6	2.01	2.35	2.96	3.93
	7-8	2.17	2.51	3.42	4.53
	9-10	3.30	3.61	4.40	5.72
Masonry Non- Combustible	1-4	1.84	2.17	2.36	2.44
	5-6	2.01	2.35	2.61	2.68
	7-8	2.17	2.51	3.01	3.08
	9-10	3.30	3.61	3.85	3.93
Modified Fire & Fire Resistive	1-4	1.76	2.11	2.25	1.46
	5-6	1.89	2.23	2.47	1.67
	7-8	2.02	2.36	2.86	1.79
	9-10	3.15	3.49	3.65	2.12
Increased Liability limit \$500,000 add					
	\$1,000,000 add	0.13		0.05	
Named Perils Form BP1009 Subtract					
		-0.50	-0.75	-0.50	-0.75

Bed & Breakfast/Condominium/Motel
Load:

One Program Load is added to the final Building premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. The load is not added to carports, sheds or other appurtenant structures.

Territory	Bed & Breakfast/Motel	Condominium
03	127	92

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 04,06

Rates Per \$1000

Non Sprinklered Rates

(For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003

\$250 Deductible

\$300,000 Liability

Construction	Protection Class	Condominium		Bed and Breakfast/Motel	
		Building	Personal Property	Building	Personal Property
Frame	1-4	3.04	3.32	3.26	3.17
	5-6	3.16	3.47	3.59	3.46
	7-8	3.16	3.47	4.14	3.97
	9-10	4.28	4.57	5.32	5.03
Joisted Masonry	1-4	2.05	2.35	2.61	3.12
	5-6	2.05	2.35	2.87	3.41
	7-8	2.05	2.63	3.32	3.92
	9-10	3.50	3.81	4.26	4.98
Non- Combustible	1-4	1.61	1.89	2.35	3.13
	5-6	1.75	2.05	2.58	3.43
	7-8	1.89	2.19	2.98	3.95
	9-10	2.88	3.15	3.84	4.99
Masonry Non- Combustible	1-4	1.61	1.89	2.06	2.13
	5-6	1.75	2.05	2.28	2.34
	7-8	1.89	2.19	2.62	2.69
	9-10	2.88	3.15	3.36	3.43
Modified Fire & Fire Resistive	1-4	1.53	1.84	1.96	1.27
	5-6	1.65	1.94	2.16	1.46
	7-8	1.77	2.06	2.49	1.56
	9-10	2.75	3.04	3.19	1.85
Increased Liability limit \$500,000 add					
	\$1,000,000 add	0.12		0.05	
Named Perils Form BP1009 Subtract					
		-0.50	-0.75	-0.50	-0.75

Bed & Breakfast/Condominium/Motel Load:

One Program Load is added to the final Building premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. The load is not added to carports, sheds or other appurtenant structures.

Territory	Bed & Breakfast/Motel	Condominium
04,06	111	80

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 05

Rates Per \$1000

Non Sprinklered Rates

(For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003

\$250 Deductible

\$300,000 Liability

Construction	Protection Class	Condominium		Bed and Breakfast/Motel	
		Building	Personal Property	Building	Personal Property
Frame	1-4	2.88	3.14	3.09	2.99
	5-6	2.99	3.28	3.40	3.27
	7-8	2.99	3.28	3.92	3.76
	9-10	4.05	4.32	5.04	4.75
Joisted Masonry	1-4	0.00	0.00	0.00	0.00
	5-6	1.94	2.22	2.47	2.95
	7-8	1.94	2.22	2.72	3.22
	9-10	1.94	2.49	3.14	3.71
Non- Combustible	1-4	3.31	3.60	4.03	4.71
	5-6	1.62	0.00	0.00	0.00
	7-8	1.52	1.79	2.23	2.96
	9-10	1.66	1.94	2.44	3.24
Masonry Non- Combustible	1-4	1.79	2.07	2.82	3.74
	5-6	2.72	2.98	3.63	4.72
	7-8	0.00	0.00	0.00	0.00
	9-10	1.52	1.79	1.95	2.01
Modified Fire & Fire Resistive	1-4	1.66	1.94	2.15	2.21
	5-6	1.79	2.07	2.48	2.55
	7-8	2.72	2.98	3.18	3.24
	9-10	0.00	0.00	0.00	0.00
Increased Liability limit \$500,000 add \$1,000,000 add	1-4	1.45	1.74	1.86	1.21
	5-6	1.56	1.84	2.04	1.38
	7-8	1.67	1.95	2.36	1.47
	9-10	2.60	2.88	3.02	1.75
Named Perils Form BP1009 Subtract					
		0.11	0.05		
		0.22	0.09		
		-0.50	-0.75	-0.50	-0.75

Bed & Breakfast/Condominium/Motel Load:

One Program Load is added to the final Building premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. The load is not added to carports, sheds or other appurtenant structures.

Territory	Bed & Breakfast/Motel	Condominium
05	105	76

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

OPTIONAL COVERAGE RATES

Accounts Receivable - Increased Limits

15% of Personal Property rate for each \$1,000 of increase. Accounts receivable records must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

Actual Cash Value - Building

Multiply the Building rate by 1.05.

Additional Insureds

Per location

\$55 Designated Person or Organization BP 0448

\$30 Managers or Lessors of Premises BP 0402

\$50 Owners, Lessees or Contractors BP 0450

\$30 Vendors BP 0447

\$15 All other Additional Insured forms

Antique Valuation Endorsement

Limit	\$25,000	\$50,000	\$75,000	\$100,000
Premium	\$125	\$250	\$375	\$500

These premiums are not subject to debits or credits.

Bed and Breakfast Personal Liability

\$300,000	\$500,000	\$1,000,000
\$25	\$50	\$75

Bed and Breakfast Personal Property

Apply the Business Personal Property rate. Add the limit of the Insured's personal property to the business personal property limit and rate as one amount.

* **Bed and Breakfast Coverage for Temporary Innkeeper**

\$75

* **Bed and Breakfast Identity Fraud Expense Coverage**

\$35

Burglary and Robbery (Named Perils coverage only) Option

Personal Property Amount (000's)	Premium
\$0 - 20	47
21 - 40	62
41 - 70	65
71 - 110	69
111 - 150	72
151 - Up	101

These premiums apply to all territories, except 02. Multiply the premium by 1.50 for territory 02.

FREMONT INSURANCE COMPANY**BUSINESSOWNERS****Business Computer Coverage (rates per \$1,000)**

Coverage	Deductible				
	250	500	1000	2500	5000
A - Equipment & Media	8.80	7.56	6.80	6.00	5.50
B - Extra Expense	1.10	1.05	1.00	1.00	1.00
C - Loss of Earnings	1.38	1.31	1.25	1.25	1.25
Mechanical Breakdown	1.65	1.05	.95	.85	.75
Electrical Power Supply Dmg.	.55	.47	.42	.37	.32

Business Income Changes – Increased Period of Restoration (No Waiting Period)

Multiply the Building and Business Personal Property rates times 1.01

Condominium Directors and Officers Liability

Liability Limit	\$300,000	\$500,000	\$1,000,000
Premium per unit	7	9	11
Minimum Premium	315	420	550

Condominium Commercial Unit-Owners Optional Coverages

a.	Loss Assessments				
		Liability Limit			each additional
	\$1,000	\$5,000	\$10,000	\$5,000	
	6	8	10	3	
b.	Miscellaneous Real Property				
	\$8 per \$1,000				

Deductible Factors

<u>Deductible</u>	<u>Factor</u>
250	1.00
500	.85
1000	.80
2500	.70
5000	.65

Earthquake

Multiply the building rate times .03. Multiply this rate by the amount of insurance on the building.
Then multiply the Personal Property rate times .03. Multiply this rate by the amount of insurance on Personal Property.

*** Ecommerce Property and Liability**

Limit	\$50,000
Premium	\$150

Employee Dishonesty

Limit	\$5,000	\$10,000	\$25,000
1 to 5 employees	63	89	126
Each additional employee	6	7	10

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Employee Benefits Liability Coverage

Limit of Liability	Number of Employees	
	1-50	51-100
300,000	233	290
500,000	261	328
1,000,000	309	387

Food Contamination

\$80

Food Spoilage

Multiply the rate per \$1,000 below for the option selected by the amount of insurance.

Breakdown or Contamination		Power Outage	Both Breakdown And Power Outage	
With Maintenance Agreement	No Maintenance Agreement		With Maintenance Agreement	No Maintenance Agreement
\$20	\$30	\$5	\$25	\$35

Fire Legal Liability - Increased Limits

10% of the building rate for each \$1,000 of increase.

Functional Building Valuation

Multiply the building rate times 1.30

Functional Business Personal Property Valuation

Multiply the business personal property rate times 1.25

Hired and Non-Owned Auto Liability

	<u>Liability Coverage Limit</u>		
	\$300,000	\$500,000	\$1,000,000
Hired	16	18	24
Non-Owned	16	18	24
Both	32	36	48

* **Liquor Liability**

Rates per \$1,000 of Liquor Receipts

Description	Class Code	Rates				
		50/50	100/100	300/300	500/500	1000/1000
Liquor Liability - Distributors and Merchants Combined – specially designated – selling beer, wine and liquor not consumed on premises	50882	.027	.035	.044	.052	.064
Liquor Liability - Hotels – Class “A” license – retail selling beer and wine consumed on premises	70114	.772	.990	1.247	1.465	1.822
Liquor Liability - Hotels – Class “B” license – retail selling beer, wine and liquor consumed on premises	70113	.772	.990	1.247	1.465	1.822
Liquor Liability - Merchants – specially designated – selling beer and wine not consumed on premises	59212	.320	.410	.517	.607	.754
Liquor Liability - Restaurants – Class “C” license – retail selling beer, wine and liquor consumed on premises	58151	.772	.990	1.247	1.465	1.822

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

The minimum premium is \$350 and is not subject to modification for IRPM's, experience modification, etc. This premium is auditable.

Money and Securities - Increased Limits

Territory	\$10,000 on/\$2,000 off	\$15,000 on/\$2,000 off
02	90	150
03	60	100
04, 06	60	100
05	60	100

Newly Acquired Organizations

\$50

Outdoor Signs

\$16 per \$1,000 in excess of \$2,500

Personal Property off Premises - Increased Limit

\$25 per \$1,000 of increase

* Stopgap Employers Liability – Limited Form

	Limit of Liability		
<u>Annual Payroll</u>	<u>\$300,000</u>	<u>\$500,000</u>	<u>\$1,000,000</u>
\$0-\$100,000	70	80	110
\$100,001 - \$250,000	135	160	210
\$250,001 - \$500,000	265	315	460
\$500,001 up	455	540	980

The premium is not subject to modification for Package Modification, IRPM's, etc.

Swimming Pools, Beaches and Docks

	\$300,000	\$500,000	\$1,000,000
Each pool, beach and dock	158	184	220

Valuable Papers and Records - Increased Limits

40% of Personal Property rate for each \$1,000 of increase.
Valuable papers must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

* Water Back-Up and Sump Overflow

Limit	\$5,000	\$10,000
Premium per building	60	100

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

MERCANTILE PROGRAM

ELIGIBILITY

- A. A Businessowners policy may be written to cover the following mercantile businesses:
1. Buildings occupied principally for retail mercantile purposes and contents of these operations. The principal business is buying and selling of merchandise. The following limitations apply:
 - a. Maximum area - 25,000 square feet per location
 - b. Maximum sales - \$3,000,000 gross annually per location
 - c. \$3,000,000 building and contents per location - frame construction
 2. Eligible business classifications as listed in the classification list in this section.
 3. Retail businesses if receipts from installation and repair work are 25% or less of total sales.
 4. Storage buildings up to 25,000 square feet are eligible provided they are incidental to an eligible mercantile occupancy. Do not use basement areas closed to the public in figuring floor areas.
- B. The following businesses are not eligible:
- Auto repair or service stations
 - Auto dealers
 - Bars and grills
 - Buildings occupied in whole or in part for manufacturing or processing
 - Businesses with more than 5 locations (unless prior underwriting approval is received)
 - Coin and stamp dealers
 - Drug stores if they rent, loan or repair medical equipment or prosthetic devices
 - Insured's own household goods
 - Insureds' whose business has one or more locations used for manufacturing or processing
 - Liquor stores
 - Lumber yards
 - Mobile home dealers
 - Motorcycle dealers
 - Parking lots or garages unless incidental to an eligible class
 - Party stores
 - Places of amusement
 - Pizzerias which deliver food
 - Recreational vehicle dealers
 - Rental stores.
 - Restaurants
 - Risks selling or handling oil, gas or gasoline
 - Second hand or used merchandise
 - * Stores if alcoholic beverages exceed 25% of gross sales
 - Vacant properties

UNDERWRITING GUIDELINES

1. Management must have an excellent attitude toward maintenance and preventing injury to people.
2. The operation must be profitable.
3. Housekeeping must be excellent.
4. Any past losses must have been accidental with action taken to prevent recurrence.
5. Building and contents must be insured in the same policy when under common ownership.
6. Buildings 25 years old or less must be written for 100% of either replacement cost or actual cash value. Buildings over 25 years old must be written for 100% of actual cash value unless completely remodeled in the last 10 years, including heating, wiring, plumbing and roof. We will verify the replacement cost using our replacement cost guide. Other guides may be used provided your worksheet is provided to the underwriter.
7. Contents must be insured for 100% of replacement cost. For the 25% increase in Business Personal Property to apply for seasonal changes, coverage must at least equal 100% of the average monthly values during the 12 months before the loss.
8. Applicants must have a progressive attitude about theft deterrents, including adequate locks, safes and lighting. Alarms may be required in some cases.
9. Precautions should be taken to prevent water damage to susceptible contents.
10. Professional Liability
 - a. Do not bind this coverage for any risk with a professional liability claim within the last 5 years. Refer to the company with details of the claim.
 - b. Veterinarian firms which specialize in treating exotic animals, zoo animals or race horses are not eligible.
 - * c. Professional liability is not available for druggists.
11. Form BP 5002 Exclusion – Fungi, or Bacteria must be attached to policies covering Lessor's Risk occupancies.

FREMONT INSURANCE COMPANY**BUSINESSOWNERS****RETAIL MERCANTILE CLASSIFICATIONS**

When classifying a location, determine the type of business conducted. If there is no specific type of business, use the classification with the highest sales or receipts at that location.

	Code	Rate	Group Class	
	59325	4	F	Antique Stores
	57326	1	J	Appliances - Household
	84112	5	E	Art Galleries
	59995	1	E	Artists' Supplies
	59685	7	G	Artificial Flowers & Plants
	55313	7	F	Auto Parts & Accessories (no engine repair)
	54606	1	G	Baked Goods
	59999	1	B	Bath Shops
	59991	1	F	Beauty Supplies
*	54127	2	H	Beverage Stores
	59505	7	G	Bicycle Shops Sales and Service
	59999	3	A	Blanket or Bedspread Stores
	59999	2	F	Bookbinding and Printing Supplies
	59425	7	C	Books & Magazines
	56214	4	D	Boutiques
	56214	5	G	Bridal Gown Sales
	52114	3	G	Building Materials, Equipment and Supplies (excluding lumberyards)
	50925	2	G	Business Machine Sales
	54216	3	G	Butcher Shops
	59955	5	G	Cameras & Photographic Equipment
	59999	1	H	Candle Shops
	54446	1	F	Candy Stores
	59435	1	A	Cards - Greeting
	57134	3	D	Carpets or rugs
	73905	6	G	Catalog Stores
	57155	1	F	Ceramics Shops
	57155	3	A	Chinaware
	59435	2	C	Church Supplies
	57224	1	A	Clock Shops
				Clothing:
	56214	4	D	Boutiques
	56214	5	G	Bridal Gown Sales
	56413	5	C	Children's & Infant's Clothing
	56113	1	C	Haberdashery
	56313	1	E	Hosiery
	56312	1	E	Ladies' Lingerie
	56214	5	C	Ladies' & Girl's Clothing
	56319	1	E	Ladies' Specialty
	56114	5	C	Men's Clothing
	56114	5	C	Men's & Boy's Clothing
	56114	5	C	Men's & Women's Clothing
	56311	1	C	Millinery & Trimmings
	56613	2	A	Shoe Stores
	59993	6	F	Wig Stores
	54127	2	F	Coffee Stores

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Code	Rate Group	Class	
59992	4	D	Collectibles and Memorabilia
50925	7	D	Computer Stores
54446	1	F	Confectionery
54136	5	J	Convenience Food Stores
09321	4	J	Convenience Food/Gasoline (gas less than 50% of sales)
59991	1	F	Cosmetics
59995	1	E	Crafts Supplies
54516	2	H	Dairy Products
54116	4	H	Delicatessens (no deep fat frying)
53127	1	H	Department or Discount Stores
53315	2	F	Discount Stores
59999	2	D	Draperies
59116	6	C	Drug Stores (no Druggists Professional Liability)
53985	1	D	Dry goods (fabrics, yarn, piece goods)
59425	5	E	Educational Materials
57326	7	D	Electronics
56311	2	E	Fabrics
59625	3	G	Feed, grain or hay dealers (no milling)
59999	7	G	Fence Dealers
57134	3	D	Floor Coverings
59685	5	G	Florists
			Food:
54606	1	G	Baked Goods (no baking on premises)
54127	2	H	Beverage Stores (no alcoholic beverages)
54216	3	G	Butcher Shops
54446	1	F	Candy Stores
54127	2	F	Coffee Stores
54446	1	F	Confectionery
54516	2	H	Dairy Products
54116	4	H	Delicatessens (no deep fat frying)
54315	1	H	Fruit & Vegetable Stores
*	54127	4	H Grocery Stores - less than 4000 sq. ft. (no gas pumps)
*	54136	7	J Grocery Stores - 7,500 sq. ft. maximum (no gas pumps)
54516	2	H	Ice Cream Stores
59999	1	H	Natural Foods
71311	3	G	Pizzerias (no deep fat frying or alcohol)
54315	1	H	Fruit & Vegetable Stores
57128	4	E	Furniture Stores
59698	5	E	Garden & Yard Supplies
59994	2	E	Gift Shops
57155	5	G	Glass Sales (mirror, plate, window)
57155	2	G	Glassware
59435	1	A	Greeting Cards
*	54127	4	H Grocery Stores - less than 4,000 sq. ft. (no gas pumps)
*	54136	7	J Grocery Stores - 7,500 sq. ft. maximum (no gas pumps)

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

	Rate			
Code	Group	Class		
52512	6	E	Hardware Stores (no LPG)	
59625	1	C	Hay or straw sales	
59974	1	E	Hearing Aid Stores	
59995	1	E	Hobby Shops	
53989	4	F	Home Improvement Stores (no lumberyards)	
54516	2	H	Ice Cream Stores	
59715	7	D	Jewelry Stores	
57224	1	H	Lamps	
59698	5	E	Lawn & Garden Supplies	
56992	2	A	Leather Goods & Luggage	
77777			Lessors Risk - Retail	
52512	2	D	Locksmiths	
56992	2	A	Luggage	
59425	7	C	Magazines and Books	
59999	6	G	Mail Order Houses	
59999	2	F	Marble Products	
57155	5	G	Mirror Sales	
57338	2	F	Music, Records & Tapes	
57334	6	C	Musical Instruments	
59999	1	H	Natural Foods	
59935	3	E	Newsstands	
59999	2	F	Notions	
50925	2	G	Office Machines & Equipment (no repair)	
59435	1	C	Office Supplies	
52322	1	F	Paint & Wallpaper Stores	
59999	4	D	Painting Picture and Frame Stores	
59435	1	C	Paper & Paper Products	
59991	2	D	Perfumes	
59997	2	G	Pet Shops & Pet Supplies (no dogs or cats for sale)	
59955	5	G	Photographic Equipment	
59955	3	F	Photographic Supplies (no cameras or lenses)	
59995	2	A	Picture Frames	
71311	3	G	Pizzerias (no deep fat frying or alcohol)	
59994	1	F	Pottery	
50811	5	E	Precision & Scientific Tools & Instruments	
59999	4	D	Printing & Book Binding Supplies	
57338	4	F	Records, Tapes & Sheet Music	
59435	2	C	Religious Articles & Supplies	
57134	3	D	Rugs	
59435	1	C	School Supplies	
59625	1	B	Seed Merchants	
57223	1	B	Sewing Machines	
57338	4	F	Sheet Music & Records	
56613	2	A	Shoes	

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Code	Rate	Group	Class	
59526	7	G		Sporting Goods (no rentals or gunsmithing)
59435	1	C		Stationery or Paper Products
59999	2	A		Statuary Sales
71212	6	J		Television, Radio & Audio Stores
52114	1	B		Tile
59991	1	D		Toiletries
59998	1	E		Toy Stores
59996	2	F		Trophy Shops
71212	3	I		Vacuum Cleaners
53127	4	F		Variety Stores
57338	5	E		Video Stores
52322	1	B		Wallpaper
59993	6	F		Wig Stores
50943	1	E		Wood Products (no woodworking)
53985	7	C		Yarn Shops

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

FREMONT INSURANCE COMPANY**BUSINESSOWNERS****OPTIONAL COVERAGE RATES****Accounts Receivable - Increased Limits**

15% of Personal Property rate for each \$1,000 of increase. Accounts receivable records must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

Actual Cash Value - Building

Multiply the Building rate by 1.05

Additional Insureds

Per Location

\$55 Designated Person or Organization BP 0448

\$30 Managers or Lessors of Premises BP 0402

\$50 Owners, Lessees or Contractors BP 0450

\$30 Vendors BP 0447

\$15 All other Additional Insured forms

*** Antique Valuation Endorsement**

Limit	\$25,000	\$50,000	\$75,000	\$100,000
Premium	\$125	\$250	\$375	\$500

These premiums are not subject to debits or credits.

Burglary and Robbery (Named Perils coverage only) Option

Personal Property Amount (000's)	Class									
	A	B	C	D	E	F	G	H	I	J
\$0 – 20	47	50	56	65	71	80	92	105	110	128
21 – 40	62	65	69	80	87	96	108	123	129	156
41 – 70	65	68	72	83	89	101	113	128	134	164
71 – 110	69	72	78	87	95	107	119	134	140	174
111 – 150	72	75	81	92	99	110	122	138	146	180
151 – Up	101	104	111	123	129	146	159	177	186	236

These premiums apply to all territories, except 02. Multiply the premium by 1.50 for territory 02.

Business Computer Coverage (rates per \$1,000)

Coverage	Deductible				
	250	500	1000	2500	5000
A - Equipment & Media	8.80	7.56	6.80	6.00	5.50
B - Extra Expense	1.10	1.05	1.00	1.00	1.00
C - Loss of Earnings	1.38	1.31	1.25	1.25	1.25
Mechanical Breakdown	1.65	1.05	.95	.85	.75
Electrical Power Supply Dmg.	.55	.47	.42	.37	.32

Business Income Changes – Increased Period of Restoration (No Waiting Period)

Multiply the Building and Business Personal Property rates times 1.01

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Condominium Unit-Owners Optional Coverages

a.	Loss Assessments		Liability Limit		each additional
		\$1,000	\$5,000	\$10,000	\$5,000
		6	8	10	3
b.	Miscellaneous Real Property				
		\$8 per \$1,000			

Deductible Factors

<u>Deductible</u>	<u>Factor</u>
\$250	1.00
\$500	.85
\$1,000	.80
\$2,500	.70
\$5,000	.65

Earthquake

Multiply the building rate times .03. Multiply this rate by the amount of insurance on the building. Then multiply the Personal Property rate times .03. Multiply this rate by the amount of insurance on Personal Property.

*** Ecommerce Property and Liability**

Limit	\$50,000
Premium	\$150

Employee Dishonesty

Limit	\$5,000	\$10,000	\$25,000
1 to 5 employees	63	89	126
Each additional employee	6	7	10

Employee Benefits Liability Coverage

Limit of Liability	Number of Employees	
	1-50	51-100
300,000	233	290
500,000	261	328
1,000,000	309	387

Fire Legal Liability - Increased Limits

10% of the building rate for each \$1,000 of increase.

Food Contamination

\$80

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Food Spoilage

Multiply the rate per \$1,000 below for the option selected by the amount of insurance.

Breakdown or Contamination		Power Outage	Both Breakdown and Power Outage	
With Maintenance Agreement \$20	No Maintenance Agreement \$30	\$5	With Maintenance Agreement \$25	No Maintenance Agreement \$35

Functional Building Valuation

Multiply the building rate times 1.30

Functional Business Personal Property Valuation

Multiply the business personal property rate times 1.25

Hired and Non-Owned Auto Liability

	Liability Coverage Limit		
	\$300,000	\$500,000	\$1,000,000
Hired	16	18	24
Non-Owned	16	18	24
Both	32	36	48

* **Liquor Liability**

Rates per \$1,000 of Liquor Receipts

Description	Class Code	Rates				
		50/50	100/100	300/300	500/500	1000/1000
Liquor Liability - Distributors and Merchants Combined – specially designated – selling beer, wine and liquor not consumed on premises	50882	.027	.035	.044	.052	.064
Liquor Liability - Hotels – Class “A” license – retail selling beer and wine consumed on premises	70114	.772	.990	1.247	1.465	1.822
Liquor Liability - Hotels – Class “B” license – retail selling beer, wine and liquor consumed on premises	70113	.772	.990	1.247	1.465	1.822
Liquor Liability - Merchants – specially designated – selling beer and wine not consumed on premises	59212	.320	.410	.517	.607	.754
Liquor Liability - Restaurants – Class “C” license – retail selling beer, wine and liquor consumed on premises	58151	.772	.990	1.247	1.465	1.822

The minimum premium is \$350 and is not subject to modification for IRPM's, experience modification, etc. This premium is auditable.

Money and Securities - Increased Limits

Territory	\$10,000 on/\$2,000 off	\$15,000 on/\$2,000 off
02	90	150
03	60	100
04,06	60	100
05	60	100

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Newly Acquired Organizations

\$50

Outdoor Signs

\$16.00 per \$1,000 in excess of \$2,500

Personal Property Off Premises - Increased Limit

\$25 per \$1,000 of increase.

Professional Liability

Hearing Aid Establishments

Limit	\$300,000	\$500,000	\$1,000,000
Flat charge	53	63	77

* **Stopgap Employers Liability – Limited Form**

Limit of Liability

<u>Annual Payroll</u>	<u>\$300,000</u>	<u>\$500,000</u>	<u>\$1,000,000</u>
\$0-\$100,000	70	80	110
\$100,001 - \$250,000	135	160	210
\$250,001 - \$500,000	265	315	460
\$500,001 up	455	540	980

The premium is not subject to modification for Package Modification, IRPM's, etc.

Tenants Liability

30% of the Lessor's Risk building rate for each \$1,000.
\$50,000 minimum liability limit.

Valuable Papers and Records - Increased Limits

40% of Personal Property rate for each \$1,000 of increase.
Valuable papers must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

* **Water Back-Up and Sump Overflow**

Limit	\$5,000	\$10,000
Premium per building	60	100

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

OFFICE PROGRAM

ELIGIBILITY

A. A Businessowners policy may be written to cover the following offices:

1. Buildings and Building Owners Personal Property (owner occupied or lessors risk) may be covered subject to the following limitations:
 - a. Maximum height - 3 stories plus basement.
 - b. Maximum area - 100,000 square feet per building
 - * c. \$3,000,000 building and contents per location
2. Tenants Personal Property
 - a. Maximum area - 25,000 square feet per building
Do not use basement areas closed to the public in figuring floor areas.
3. Mercantile occupancies cannot exceed 25% of the total floor area.
4. No restaurants are allowed in the building.

B. The following are not eligible for the Office program:

Advertising agencies
Architects and drafting and engineering services if involved in actual construction
Banks
Buildings occupied in whole or part for manufacturing or processing
Businesses with more than 5 locations (unless prior underwriting approval is received)
Collection agencies
Contractors
Credit agencies
Credit and debt counseling businesses
Detective, guard or patrol services
Employment agencies
Financial institutions
Insurance companies
Non-profit organizations
Offices if incidental to another business
Offices with substantial off premises operations
Property managers
Temporary help services
Vacant properties

C. The following cannot be bound. Consult your underwriter for eligibility:

Labor Union offices

UNDERWRITING GUIDELINES

1. Management must have an excellent attitude toward maintenance and preventing injury to people.
2. The operation must be profitable.
3. Housekeeping must be excellent.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

4. Any past losses must have been accidental with action taken to prevent recurrence.
5. Building and contents must be insured in the same policy when under common ownership.
6. Buildings 25 years old or less must be written for 100% of either replacement cost or actual cash value. Buildings over 25 years old must be written for 100% of actual cash value unless completely remodeled in the last 10 years, including heating, wiring, plumbing and roof. We will verify the replacement cost using our replacement cost guide. Other guides may be used provided your worksheet is provided to the underwriter.
7. Contents must be insured for 100% of replacement cost. For the 25% increase in Business Personal Property to apply for seasonal changes, coverage must at least equal 100% of the average monthly values during the 12 months before the loss.
8. Applicants must have a progressive attitude about theft deterrents, including adequate locks, safes and lighting. Alarms may be required in some cases.
9. Precautions should be taken to prevent water damage to susceptible contents.

Classification Codes:	Owner Occupied	65121
	Lessor's Risk	65198
	Condominium Offices	60999

10. Form BP 5002 Exclusion – Fungi, or Bacteria must be attached to Lessor's Risk occupancies.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 02

Rates Per \$1000
 Non Sprinklered Rates
 (For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003
 \$250 Deductible
 \$300,000 Liability

Construction	Protection Class	Building Rates		Personal Property
		Owner Occupied	Lessor's Risk	
Frame	1-4	7.33	7.10	9.11
	5-6	8.12	7.82	9.72
	7-8	8.32	8.13	10.11
	9-10	8.89	8.89	10.49
Joisted Masonry	1-4	5.25	5.18	9.11
	5-6	5.79	5.66	9.54
	7-8	6.20	6.04	10.11
	9-10	7.38	7.10	10.49
Non-Combustible	1-4	2.33	3.42	4.88
	5-6	2.33	3.42	4.88
	7-8	2.51	3.63	5.05
	9-10	3.45	5.03	6.62
Masonry Non-Combustible	1-4	2.33	2.76	4.69
	5-6	2.33	2.76	4.69
	7-8	2.33	2.79	4.88
	9-10	3.28	3.89	5.64
Modified Fire & Fire Resistive	1-4	1.77	2.08	4.13
	5-6	1.77	2.08	4.13
	7-8	1.77	2.08	4.13
	9-10	2.33	2.79	4.49
Increased Liability limit	\$500,000 add		0.18	0.35
	\$1,000,000 add		0.36	0.91
Named Perils Form BP1009 Subtract		-0.50	-0.50	-1.00

Office Program Load:

One Program Load is added to the final Business personal Property premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. For owner occupants or tenants, the rate group determines the charge. Use the "Lessor's Risk" load if the building owner occupies 50% or less of the building's floor are. The load is not added to carports, sheds or other appurtenant structures.

Territory	Owner-Occupied or Tenant	Lessor's Risk
02	149	94

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 03

Rates Per \$1000
 Non Sprinklered Rates
 (For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003
 \$250 Deductible
 \$300,000 Liability

Construction	Protection Class	Building Rates		Personal Property
		Owner Occupied	Lessor's Risk	
Frame	1-4	5.12	4.96	6.37
	5-6	5.68	5.47	6.80
	7-8	5.82	5.69	7.07
	9-10	6.22	6.22	7.34
Joisted Masonry	1-4	3.67	3.62	6.37
	5-6	4.05	3.96	6.67
	7-8	4.34	4.22	7.07
	9-10	5.16	4.96	7.34
Non-Combustible	1-4	1.63	2.39	3.42
	5-6	1.63	2.39	3.42
	7-8	1.75	2.54	3.53
	9-10	2.41	3.52	4.63
Masonry Non-Combustible	1-4	1.63	1.93	3.28
	5-6	1.63	1.93	3.28
	7-8	1.63	1.95	3.42
	9-10	2.30	2.72	3.95
Modified Fire & Fire Resistive	1-4	1.23	1.45	2.89
	5-6	1.23	1.45	2.89
	7-8	1.23	1.45	2.89
	9-10	1.63	1.95	3.14
Increased Liability limit \$500,000 add			0.13	0.24
	\$1,000,000 add		0.25	0.63
Named Perils Form BP1009 Subtract		-0.50	-0.50	-1.00

Office Program Load:

One Program Load is added to the final Business personal Property premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. For owner occupants or tenants, the rate group determines the charge. Use the "Lessor's Risk" load if the building owner occupies 50% or less of the building's floor are. The load is not added to carports, sheds or other appurtenant structures.

Territory	Owner-Occupied or Tenant	Lessor's Risk
03	104	66

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 04,06

Rates Per \$1000
 Non Sprinklered Rates
 (For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003
 \$250 Deductible
 \$300,000 Liability

Construction	Protection Class	Building Rates		Personal Property
		Owner Occupied	Lessor's Risk	
Frame	1-4	4.69	4.55	5.83
	5-6	5.20	5.01	6.23
	7-8	5.33	5.21	6.48
	9-10	5.70	5.70	6.72
Joisted Masonry	1-4	3.36	3.32	5.83
	5-6	3.71	3.63	6.11
	7-8	3.97	3.87	6.48
	9-10	4.72	4.55	6.72
Non-Combustible	1-4	1.49	2.19	3.13
	5-6	1.49	2.19	3.13
	7-8	1.61	2.33	3.23
	9-10	2.21	3.22	4.24
Masonry Non-Combustible	1-4	1.49	1.77	3.00
	5-6	1.49	1.77	3.00
	7-8	1.49	1.79	3.13
	9-10	2.10	2.49	3.61
Modified Fire & Fire Resistive	1-4	1.13	1.33	2.64
	5-6	1.13	1.33	2.64
	7-8	1.13	1.33	2.64
	9-10	1.49	1.79	2.88
Increased Liability limit	\$500,000 add		0.12	0.22
	\$1,000,000 add		0.23	0.58
Named Perils Form BP1009 Subtract		-0.50	-0.50	-1.00

Office Program Load:

One Program Load is added to the final Business personal Property premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. For owner occupants or tenants, the rate group determines the charge. Use the "Lessor's Risk" load if the building owner occupies 50% or less of the building's floor are. The load is not added to carports, sheds or other appurtenant structures.

Territory	Owner-Occupied or Tenant	Lessor's Risk
04,06	95	60

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

TERRITORY: 05

Rates Per \$1000
 Non Sprinklered Rates
 (For Sprinklered Risks, multiply these rates by .70)

Special Form BP0003
 \$250 Deductible
 \$300,000 Liability

Construction	Protection Class	Building Rates		Personal Property
		Owner Occupied	Lessor's Risk	
Frame	1-4	4.44	4.30	5.52
	5-6	4.92	4.74	5.89
	7-8	5.04	4.93	6.13
	9-10	5.39	5.39	6.36
Masonry	1-4	3.18	3.14	5.52
	5-6	3.51	3.43	5.78
	7-8	3.76	3.66	6.13
	9-10	4.47	4.30	6.36
Non-Combustible	1-4	1.41	2.07	2.96
	5-6	1.41	2.07	2.96
	7-8	1.52	2.20	3.06
	9-10	2.09	3.05	4.01
Masonry Non-Combustible	1-4	1.41	1.67	2.84
	5-6	1.41	1.67	2.84
	7-8	1.41	1.69	2.96
	9-10	1.99	2.36	3.42
Modified Fire & Fire Resistive	1-4	1.07	1.26	2.50
	5-6	1.07	1.26	2.50
	7-8	1.07	1.26	2.50
	9-10	1.41	1.69	2.72
Increased Liability limit	\$500,000 add		0.11	0.21
	\$1,000,000 add		0.22	0.55
Named Perils Form BP1009 Subtract		-0.50	-0.50	-1.00

Office Program Load:

One Program Load is added to the final Business personal Property premium of each building before the application of any Deductible Factors, Sprinkler Credits, IRPM Factors, or Experience Credits/Debits. For owner occupants or tenants, the rate group determines the charge. Use the "Lessor's Risk" load if the building owner occupies 50% or less of the building's floor are. The load is not added to carports, sheds or other appurtenant structures.

Territory	Owner-Occupied or Tenant	Lessor's Risk
05	90	57

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

OPTIONAL COVERAGE RATES

Accounts Receivable - Increased Limits

15% of Personal Property rate for each \$1,000 of increase. Accounts receivable records must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

Actual Cash Value - Building

Multiply the Building rate by 1.05

Additional Insureds

Per location

\$55 Designated Person or Organization	BP 0448
\$30 Managers or Lessors of Premises	BP 0402
\$50 Owners, Lessees or Contractors	BP 0450
\$30 Vendors	BP 0447
\$15 All other Additional Insured forms	

* Antique Valuation Endorsement

Limit	\$25,000	\$50,000	\$75,000	\$100,000
Premium	\$125	\$250	\$375	\$500

These premiums are not subject to debits or credits.

Burglary and Robbery (Named Perils coverage only) Option

Personal Property Amount (000's)	Premium
\$0 - 20	41
21 - 40	63
41 - 70	81
71 - 110	99
111 - 150	108
151 - Up	144

These premiums apply to all territories, except 02. Multiply the premium by 1.50 for territory 02.

Business Computer Coverage (rates per \$1,000)

Coverage	Deductible				
	250	500	1000	2500	5000
A - Equipment & Media	8.80	7.56	6.80	6.00	5.50
B - Extra Expense	1.10	1.05	1.00	1.00	1.00
C - Loss of Earnings	1.38	1.31	1.25	1.25	1.25
Mechanical Breakdown	1.65	1.05	.95	.85	.75
Electrical Power Supply Dmg.	.55	.47	.42	.37	.32

Business Income Changes – Increased Period of Restoration (No Waiting Period)

Multiply the Building and Business Personal Property rates times 1.01

FREMONT INSURANCE COMPANY**BUSINESSOWNERS**

Condominium Officers and Directors Liability

Number of Units	Limit of Liability		
	\$300,000	\$500,000	\$1,000,000
1 – 20	105	123	146
21 – 30	126	147	176
31 – 40	168	196	234
41 – 50	210	245	294

Condominium Unit-Owners Optional Coverages

a.	Loss Assessments			
		Liability Limit		each add'l
	\$1,000	\$5,000	\$10,000	\$5,000
	6	8	10	3
b.	Miscellaneous Real Property			
	\$8 per \$1,000			

Deductible Factors

<u>Deductible</u>	<u>Factor</u>
250	1.00
500	.85
1000	.80
2500	.70
5000	.65

Earthquake

Multiply the building rate times .03. Multiply this rate by the amount of insurance on the building.
Then multiply the Personal Property rate times .03. Multiply this rate by the amount of insurance on Personal Property.

*** Ecommerce Property and Liability**

Limit	\$50,000
Premium	\$150

Employee Dishonesty

Limit	\$5,000	\$10,000	\$25,000
1 to 5 employees	63	89	128
Each additional employee	6	7	9

Employee Benefits Liability Coverage

Limit of Liability	Number of Employees	
	1–50	51–100
300,000	233	290
500,000	261	328
1,000,000	309	387

Fire Legal Liability - Increased Limits

10% of the building rate for each \$1,000 of increase.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Food Contamination

\$80

Food Spoilage

Multiply the rate per \$1,000 below for the option selected by the amount of insurance.

Breakdown or Contamination		Power Outage	Both Breakdown and Power Outage	
With Maintenance Agreement	No Maintenance Agreement		With Maintenance Agreement	No Maintenance Agreement
\$20	\$30	\$5	\$25	\$35

*** Functional Building Valuation**

Multiply the building rate times 1.30

*** Functional Business Personal Property Valuation**

Multiply the business personal property rate times 1.25

Hired and Non-Owned Auto Liability

	Liability Coverage Limit		
	\$300,000	\$500,000	\$1,000,000
Hired	16	18	24
Non-Owned	16	18	24
Both	32	36	48

Money and Securities - Increased Limits

Territory	\$10,000 on/\$2,000 off	\$15,000 on/\$2,000 off
02	90	150
03	60	100
04,06	60	100
05	60	100

Newly Acquired Organizations

\$50

Outdoor Signs

\$16.00 per \$1,000 in excess of \$2,500

Personal Property Off Premises - Increased Limit

\$25 per \$1,000 of increase.

FREMONT INSURANCE COMPANY**BUSINESSOWNERS**

Professional Liability

Per occurrence/aggregate Veterinarians	300/300	500/500	1,000/1,000
First Veterinarian	\$95	\$100	\$116
Each additional Veterinarian	\$37	\$42	\$50

* **Stopgap Employers Liability – Limited Form**

Limit of Liability

<u>Annual Payroll</u>	<u>\$300,000</u>	<u>\$500,000</u>	<u>\$1,000,000</u>
\$0-\$100,000	70	80	110
\$100,001 - \$250,000	135	160	210
\$250,001 - \$500,000	265	315	460
\$500,001 up	455	540	980

The premium is not subject to modification for Package Modification, IRPM's, etc.

Swimming Pools, Beaches and Docks

	\$300,000	\$500,000	\$1,000,000
Each pool, beach and dock	158	184	220

Tenants Liability

30% of the Lessor's Risk building rate for each \$1,000
\$50,000 minimum liability limit

Valuable Papers and Records - Increased Limits

40% of Personal Property rate for each \$1,000 of increase.
Valuable papers must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

* **Water Back-Up and Sump Overflow**

Limit	\$5,000	\$10,000
Premium per building	60	100

BUSINESSOWNERS

SERVICE PROGRAM

ELIGIBILITY

A. A Businessowners policy may be written to cover the following service businesses:

1. Buildings occupied principally for service operations and contents of these operations may be covered subject to the following limitations:
 - a. Maximum area - 25,000 square feet per location.
 - b. Maximum sales - \$3,000,000 gross annually per location.
 - * c. \$3,000,000 building and contents per location
2. Eligible business classifications as listed in the classification list in this section.
3. Service businesses if receipts from off premises operations are 25% or less of total sales. However, locksmiths, tile and piano tuning may have more than 25% from off premises operations.
4. Storage buildings up to 25,000 square feet are eligible provided they are incidental to eligible service occupancy. Do not include basement areas closed to the public in figuring floor areas.

B. The following businesses are not eligible:

1. Automobile repair or service stations.
2. Businesses occupied in whole or in part for manufacturing or processing.
3. Businesses with more than 5 locations (unless prior underwriting approval is received).
4. Parking lots or garages unless incidental to an eligible class.
5. Vacant properties.

C. Mini Storage Program

Buildings that are leased or rented to others for the storage of their personal property are eligible subject to the following:

1. The buildings must have been constructed as mini storage buildings with individual compartments for each customer with external access to each compartment.
2. For territories 2, 3,4, and 6, the building and premises must be protected by perimeter fencing, individual storage compartment locks, secured entry to the premises and adequate lighting for security and safety.
3. Mini Storage risks are not eligible if they:
 - a. Allow repair or service operations to be conducted on the premises.
 - b. Allow hazardous property to be brought onto the premises. Hazardous property includes, but is not limited to waste materials, explosives, chemicals or flammable liquids in large quantity or bulk containers, etc.
 - c. Are operated in conjunction with truck rental or equipment rental operations or moving companies.
 - d. Lease or rent space to a wholesale business for the storage of commercial goods and products.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

- e. Receive more than 30% of their total gross receipts from the outdoor storage of boats, campers, trailers, recreational vehicles or motor vehicles.
4. Submission must be accompanied by a completed BOPA-3 Mini Storage Supplemental Application.

UNDERWRITING GUIDELINES

1. Management must have an excellent attitude toward maintenance and preventing injury to people.
2. The operation must be profitable.
3. Housekeeping must be excellent.
4. Any past losses must have been accidental with action taken to prevent recurrence.
5. Building and contents must be insured in the same policy when under common ownership.
6. Buildings 25 years old or less must be written for 100% of either replacement cost or actual cash value. Buildings over 25 years old must be written for 100% of actual cash value unless completely remodeled in the last 10 years, including heating, wiring, plumbing and roof. We will verify the replacement cost using our replacement cost guide. Other guides may be used provided your worksheet is provided to the underwriter.
7. Contents must be insured for 100% of replacement cost. For the 25% increase in Business Personal Property to apply for seasonal changes, coverage must at least equal 100% of the average monthly values during the 12 months before the loss.
8. Applicants must have a progressive attitude about theft deterrents, including adequate locks, safes and lighting. Alarms may be required in some cases.
9. Precautions should be taken to prevent water damage to susceptible contents.
10. Liability for artificial tanning devices is excluded for barbers, beauticians and cosmetologists.
11. Form BP 5002 Exclusion – Fungi, or Bacteria must be attached to Lessor's Risk occupancies.

SERVICE CLASSIFICATIONS

When classifying a location, determine the type of business conducted. If there is no specific type of business, use the classification with the highest sales or receipts at that location.

Code	Rate Group	Class	
71212	3	E	Appliance Repair
12841	6	A	Artificial Flowers and Plants
71332	1	D	Barbers
71952	1	D	Beauticians
50812	6	A	Binderies
71941	5	A	Camera Repair
51869	2	A	Ceramics - with Kilns

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Code	Rate Group	Class	
71212	7	A	Computer (personal) and Programming (excluding professional liability)
71877	1	C	Copying and Duplicating Service
71952	1	D	Cosmetologists
71444	3	D	Dental Labs
12510	2	A	Drapes
71961	2	A	Dressmaking
71961	2	A	Embroidery
71842	3	B	Engraving
12510	2	A	Fabrics and Drapes
50333	1	C	Formal Wear Rentals
71865	1	D	Funeral Directors
96611	1	A	Interior Decorators
71811	3	A	Laundry and Dry Cleaning Receiving Stations
14733	4	A	Linen Service
71855	1	B	Lithography
52512	1	A	Locksmiths
71837	3	C	Mailbox or Packaging
71837	3	C	Mailing or Addressing Companies
* 59999	1	F	Mini Storages
57257	7	A	Musical Instrument Repair
71952	1	D	Nail Salons
59954	1	A	Opticians
59954	1	B	Optometrists
71877	1	C	Photocopying Service
71888	2	B	Photoengraving
71899	3	D	Photography Studios
57257	3	A	Piano Tuning
96611	2	A	Plants (interior plant design and care)
51869	2	A	Pottery
71912	2	C	Printing (no silk screening or publishing)
71912	2	C	Printing (quick print shops)
71926	1	A	Shoe Repair
71961	2	A	Tailoring
71976	2	C	Taxidermists
12805	1	A	Tile
99851	1	B	Veterinarians
71941	5	A	Watch, clock or jewelry repair
12510	2	A	Window coverings

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

OPTIONAL COVERAGE RATES

Accounts Receivable - Increased Limits

15% of Personal Property rate for each \$1,000 of increase. Accounts receivable records must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

Actual Cash Value - Building

Multiply the Building rate by 1.05

Additional Insureds

Per Location

\$55	Designated Person or Organization BP 0448
\$30	Managers or Lessors of Premises BP 0402
\$50	Owners, Lessees or Contractors BP 0450
\$30	Vendors BP 0447
\$15	All other Additional Insured forms

* Antique Valuation Endorsement

Limit	\$25,000	\$50,000	\$75,000	\$100,000
Premium	\$125	\$250	\$375	\$500

These premiums are not subject to debits or credits.

Burglary and Robbery (standard coverage only) Option

Personal Property Amount (000's)	Class				
	A	B	C	D	E
\$0 – 20	47	50	56	65	71
21 – 40	62	65	69	80	87
41 – 70	65	68	72	83	89
71 – 110	69	72	78	87	95
111 – 150	72	75	81	92	99
151 – Up	101	104	111	123	129

These premiums apply to all territories, except 02. Multiply the premium by 1.50 for territory 02.

Business Computer Coverage (rates per \$1,000)

Coverage	Deductible				
	250	500	1000	2500	5000
A - Equipment & Media	8.80	7.56	6.80	6.00	5.50
B - Extra Expense	1.10	1.05	1.00	1.00	1.00
C - Loss of Earnings	1.38	1.31	1.25	1.25	1.25
Mechanical Breakdown	1.65	1.05	.95	.85	.75
Electrical Power Supply Dmg.	.55	.47	.42	.37	.32

Business Income Changes – Increased Period of Restoration (No Waiting Period)

Multiply the Building and Business Personal Property rates times 1.01

FREMONT INSURANCE COMPANY**BUSINESSOWNERS**

Condominium Unit-Owners Optional Coverages

a.	Loss Assessments	Liability Limit			each add'l
	\$1,000	\$5,000	\$10,000	\$5,000	
	6	8	10	3	
b.	Miscellaneous Real Property				
	\$8 per \$1,000				

Deductible Factors

<u>Deductible</u>	<u>Factor</u>
250	1.00
500	.85
1000	.80
2500	.70
5000	.65

Earthquake

Multiply the building rate times .03. Multiply this rate by the amount of insurance on the building.
Then multiply the Personal Property rate times .03. Multiply this rate by the amount of insurance on Personal Property.

Ecommerce Property and Liability

Limit	\$50,000
Premium	\$150

Employee Benefits Liability Coverage

Limit of Liability	Number of Employees	
	1-50	51-100
300,000	233	290
500,000	261	328
1,000,000	309	387

Employee Dishonesty

Limit	\$5,000	\$10,000	\$25,000
1 to 5 employees	63	89	126
Each additional employee	6	7	10

Fire Legal Liability - Increased Limits

10% of the building rate for each \$1,000 of increase.

Food Contamination

\$80

Food Spoilage

Multiply the rate per \$1,000 below for the option selected by the amount of insurance.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Breakdown or Contamination		Power Outage	Both Breakdown and Power Outage	
With Maintenance Agreement \$20	No Maintenance Agreement \$30	\$5	With Maintenance Agreement \$25	No Maintenance Agreement \$35

*** Functional Building Valuation**

Multiply the building rate times 1.30

*** Functional Business Personal Property Valuation**

Multiply the business personal property rate times 1.25

Hired and Non-Owned Auto Liability

	Liability Coverage Limit		
	\$300,000	\$500,000	\$1,000,000
Hired	16	18	24
Non-Owned	16	18	24
Both	32	36	48

Mini Storage Enhancement

\$25,000	\$50,000	\$75,000	\$100,000
\$25	\$50	\$75	\$100

Money and Securities - Increased Limits

Territory	\$10,000 on/\$2,000 off	\$15,000 on/\$2,000 off
02	90	150
03	60	100
04,06	60	100
05	60	100

Newly Acquired Organizations

\$50

Outdoor Signs

\$16.00 per \$1,000 in excess of \$2,500

Personal Property Off Premises - Increased Limit

\$25 per \$1,000 of increase.

Printers Errors and Omissions Liability

\$300,000	\$500,000	\$1,000,000
84	105	132

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Professional Liability

Per occurrence/aggregate	300/300	500/500	1,000/1,000
a. Barbers			
1st full time barber	18	21	26
each add'l full time barber	14	16	19
each part time barber	10	11	13
each manicurist	32	34	37
b. Beauticians			
1st full time beautician	53	60	70
each add'l full time beautician or manicurist	40	45	53
each part time beautician or manicurist	32	36	42
* c. Domesticated Pet Services Professional			
Pet groomers and sitters	75	90	130
Trainers and Boarders – number of animals			
1-3	75	90	110
7-10	130	160	190
11-15	160	200	250
d. Funeral Directors Professional Liability			
Number of Bodies			
0 – 100	53	63	77
101 – 300	84	103	128
301 – 600	128	147	174
600 +	168	210	253
e. Opticians			
per \$1,000 receipts	1.37	1.58	1.87
f. Optometrists			
first optometrist	95	110	138
each additional optometrist	32	38	48
g. Veterinarian			
first veterinarian	95	100	116
each additional veterinarian	37	42	50

Stopgap Employers Liability – Limited Form

	Limit of Liability		
<u>Annual Payroll</u>	<u>\$300,000</u>	<u>\$500,000</u>	<u>\$1,000,000</u>
\$0-\$100,000	70	80	110
\$100,001 - \$250,000	135	160	210
\$250,001 - \$500,000	265	315	460
\$500,001 up	455	540	980

The premium is not subject to modification for Package Modification, IRPM's, etc.

Tenants Liability

30% of the Lessor's Risk building rate for each \$1,000.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

\$50,000 minimum liability limit

Valuable Papers and Records - Increased Limits

40% of Personal Property rate for each \$1,000 of increase.

Valuable papers must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

* **Water Back-Up and Sump Overflow**

Limit	\$5,000	\$10,000
Premium per building	60	100

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

WHOLESALE PROGRAM

ELIGIBILITY

A. A Businessowners policy may be written to cover the following wholesale businesses:

1. Businesses occupied principally for wholesale purposes and contents of these operations. The principal business is wholesale buying and selling of merchandise. The following limitations apply:
 - a. Maximum area - 25,000 square feet per location
 - b. Maximum sales - \$3,000,000 gross annually per location
 - * c. \$3,000,000 building and contents per location
2. Eligible business classifications are listed in the classification list in this section.
3. Wholesale businesses with no more than 25% of gross annual sales from retail operations and no more than 25% of the total floor area at any location is open to the public.

B. The following businesses are not eligible:

Businesses with more than 5 locations (unless prior underwriting approval is received)
Businesses occupied in whole or in part for manufacturing or processing
Vacant or unoccupied properties
Wholesalers whose business is not listed in the classification list in this section
Distributors of products manufactured by the insured
Distributors of used or second hand goods
Risks that directly import from or export to foreign markets
Risks that repackage or re-label
Wholesale clubs

UNDERWRITING GUIDELINES

1. Management must have an excellent attitude toward maintenance and preventing injury to people.
2. The operation must be profitable.
3. Housekeeping must be excellent.
4. Any past losses must have been accidental with action taken to prevent recurrence.
5. Building and contents must be insured in the same policy when under common ownership.
6. Buildings 25 years old or less must be written for 100% of either replacement cost or actual cash value. Buildings over 25 years old must be written for 100% of actual cash value unless completely remodeled in the last 10 years, including heating, wiring, plumbing and roof. We will verify the replacement cost using our replacement cost guide. Other guides may be used provided your worksheet is provided to the underwriter.
7. Contents must be insured for 100% of replacement cost. For the 25% increase in Business Personal Property to apply for seasonal changes, coverage must at least equal 100% of the average monthly values during the 12 months before the loss.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

8. Applicants must have a progressive attitude about theft deterrents, including adequate locks, safes and lighting. Alarms may be required in some cases.
9. Precautions should be taken to prevent water damage to susceptible contents.
- * 10. Form BP 5002 Exclusion – Fungi, or Bacteria must be attached to Lessor's Risk occupancies.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

WHOLESALE CLASSIFICATIONS

When classifying a location, determine the type of business conducted. If there is no specific type of business, use the classification with the highest sales or receipts at that location.

Code	Rate Group	Class	
50061	1	J	Appliance Distributors - Household type - Radio, TV or phonograph
50081	1	J	Appliance Distributors - Household appliances and home furnishings NOC
50111	7	F	Automobile Parts and Supplies Distributors
50141	1	G	Baked Goods (no baking on premises)
50171	1	F	Barber or Beauty Shop Supplies Distributors (no repackaging or relabeling for "own brand" retail sale)
50201	2	F	Bookbinding and Printers Supplies
50231	5	C	Clothing or Wearing Apparel Distributors
50261	4	D	Collectibles and Memorabilia
50813	1	J	Equipment, Fixtures or Supplies - for hotels, offices, restaurants or stores
50321	2	E	Fabric Distributors
50351	3	D	Floor Covering Distributors
50381	5	G	Florists
50391	1	H	Fruit or Vegetable Distributors
50471	5	E	Gardening and Light Farming Supply
50481	7	J	Grocery
50501	6	E	Hardware and Tool Distributors
50571	1	E	Hearing Aid Distributors
50581	3	E	Heating or Combined Heating and Air Conditioning Equipment Distributors
50641	1	E	Hobby, Craft or Artists' Supplies
50671	3	F	Meat, Fish, Poultry or Seafood Distributors
50691	2	G	Office Machines or Appliances - no repair
50721	3	D	Optical Goods Distributors
50741	4	D	Plumbing Supplies and Fixtures Distributors
50771	3	E	Refrigeration Equipment Distributors - Commercial
50801	1	E	Stationery or Paper Products Distributors - Commercial
50901	3	D	Toy Distributors

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

OPTIONAL COVERAGE RATES

Accounts Receivable - Increased Limits

15% of Personal Property rate for each \$1,000 of increase. Accounts receivable records must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

Actual Cash Value - Building

Multiply the Building rate by 1.05

Additional Insureds

Per Location

\$55 Designated Person or Organization BP 0448

\$30 Managers or Lessors of Premises BP 0402

\$50 Owners, Lessees or Contractors BP 0450

\$30 Vendors BP 0447

\$15 All other Additional Insured forms

* Antique Valuation Endorsement

Limit	\$25,000	\$50,000	\$75,000	\$100,000
Premium	\$125	\$250	\$375	\$500

These premiums are not subject to debits or credits.

Burglary and Robbery (Named Perils coverage only) Option

Personal Property Amount (000's)	Class									
	A	B	C	D	E	F	G	H	I	J
\$0 – 20	47	50	56	65	71	80	92	105	110	128
21 – 40	62	65	69	80	87	96	108	123	129	156
41 – 70	65	68	72	83	89	101	113	128	134	164
71 – 110	69	72	78	87	95	107	119	134	140	174
111 – 150	72	75	81	92	99	110	122	138	146	180
151 – Up	101	104	111	123	129	146	159	177	186	236

These premiums apply to all territories, except 02. Multiply the premium by 1.50 for territory 02.

Business Computer Coverage (rates per \$1,000)

Coverage	Deductible				
	250	500	1000	2500	5000
A - Equipment & Media	8.80	7.56	6.80	6.00	5.50
B - Extra Expense	1.10	1.05	1.00	1.00	1.00
C - Loss of Earnings	1.38	1.31	1.25	1.25	1.25
Mechanical Breakdown	1.65	1.05	.95	.85	.75
Electrical Power Supply Dmg.	.55	.47	.42	.37	.32

Business Income Changes – Increased Period of Restoration (No Waiting Period)

Multiply the Building and Business Personal Property rates times 1.01

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Condominium Unit-Owners Optional Coverages

a. Loss Assessments

	Liability Limit			each add'l
\$1,000	\$5,000	\$10,000	\$5,000	
6	8	10	3	

b. Miscellaneous Real Property

\$8 per \$1,000

Deductible Factors

<u>Deductible</u>	<u>Factor</u>
\$250	1.00
500	.85
1000	.80
2500	.70
5000	.65

Earthquake

Multiply the building rate times .03. Multiply this rate by the amount of insurance on the building.
Then multiply the Personal Property rate times .03. Multiply this rate by the amount of insurance on Personal Property.

* **Ecommerce Property and Liability**

Limit	\$50,000
Premium	\$150

Employee Benefits Liability Coverage

Limit of Liability	Number of Employees	
	1-50	51-100
300,000	233	290
500,000	261	328
1,000,000	309	387

Employee Dishonesty

Limit	\$5,000	\$10,000	\$25,000
1 to 5 employees	63	89	126
Each additional employee	6	7	10

Fire Legal Liability - Increased Limits

10% of the building rate for each \$1,000 of increase.

Food Contamination

\$80

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Food Spoilage

Multiply the rate per \$1,000 below for the option selected by the amount of insurance.

Breakdown or Contamination		Power Outage	Both Breakdown and Power Outage	
With Maintenance Agreement \$20	No Maintenance Agreement \$30	\$5	With Maintenance Agreement \$25	No Maintenance Agreement \$35

Functional Building Valuation

Multiply the building rate times 1.30

Functional Business Personal Property Valuation

Multiply the business personal property rate times 1.25

Hired and Non-Owned Auto Liability

	Liability Coverage Limit		
	\$300,000	\$500,000	\$1,000,000
Hired	16	18	24
Non-Owned	16	18	24
Both	32	36	48

Money and Securities - Increased Limits

Territory	\$10,000 on/\$2,000 off	\$15,000 on/\$2,000 off
02	90	150
03	60	100
04,06	60	100
05	60	100

Newly Acquired Organizations

\$50

Outdoor Signs

\$16 per \$1,000 in excess of \$2,500

Personal Property Off Premises - Increased Limit

\$25 per \$1,000 of increase

* **Stopgap Employers Liability – Limited Form**

	Limit of Liability		
Annual Payroll	\$300,000	\$500,000	\$1,000,000
\$0-\$100,000	70	80	110
\$100,001 - \$250,000	135	160	210
\$250,001 - \$500,000	265	315	460
\$500,001 up	455	540	980

The premium is not subject to modification for Package Modification, IRPM's, etc.

FREMONT INSURANCE COMPANY

BUSINESSOWNERS

Tenants Liability

30% of the Lessor's Risk building rate for each \$1,000.
\$50,000 minimum liability limit.

Valuable Papers and Records - Increased Limits

40% of Personal Property rate for each \$1,000 of increase.
Valuable papers must be kept in a metal receptacle, with at least a 1/2 hour UL label, when the business is closed.

*** Water Back-Up and Sump Overflow**

Limit	\$5,000	\$10,000
Premium per building	60	100