



COMMERCIAL PROPERTY COVERAGE GUIDE

Commercial Property summary:

Commercial property insurance can protect almost all of the things your clients need to do business, including their equipment, inventory, furniture and even the building itself.

Target business size and customers:

Small professional services businesses with 0-20 employees.

Food and Beverage

- Baker
- Caterer
- Chocolatiers and Shops
- Coffee and Tea
- Desserts
- Food Delivery
- Juice Bars and Smoothies
- Meat Shops
- Personal Chefs
- Restaurant
- Seafood Markets

Insurance Professional

- Insurance Agent
- Claims Adjuster
- Insurance Appraiser
- Insurance Inspector

Financial Services

- Accountant
- Financial Adviser

Retail

- Retail Stores
- E-Commerce
- Bookstore
- Fabric Store
- Electronics Store
- Hardware Store
- Florist

Real Estate Services

- Real Estate Agent
- Property Manager
- Mortgage Broker
- Shared Office Spaces
- Venues and Event Spaces

Beauty and Personal Care

- Hair Stylist
- Esthetician Services
- Cosmetologist
- Beautician
- Nail Technician
- Barber
- Day Spas

Sports and Fitness

- Personal Trainer
- Fitness Instructor
- Yoga Instructor
- Dance Instructor
- Pilates Instructor
- Indoor Cycling Instructor
- Crossfit Instructor
- Golf Instructor
- Zumba Instructor
- Aerobics Instructor

Auto Service and Repair

- Auto Parts Store
- Oil Change Station
- Auto Body Shop
- Auto Repair Shop

Health and Wellness

- Massage Therapist
- Dieticians and Nutritionists

Availability (as of February 2022):

- 50 states: AK, AL, AR, AZ, CA, CT, CO, DC, DE, GA, HI, IA, ID, IL, IN, LA, KS, KY, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV and WY
- Coverage will soon be available in FL.

Key customer benefits:

- [Commercial property](#) coverage starts at \$18/mo.
- Commercial property includes building coverage, business personal property, business income (also known as business interruption) and equipment breakdown.
- [Business owner's policy \(BOP\)](#) customers can get a commercial property and general liability bundle which is billed together. Customers are able to tailor or change each policy independently.
- Business income coverage is included in our commercial property policies at no additional cost. If the insured suffers a business personal property (BPP)¹ or building-related loss it helps cover:
 - Loss of net business income that would have been earned during normal business operations.
 - Normal operating expenses such as utility payments and payroll.
 - Extra expenses that are incurred to avoid or minimize the suspension of operations, including costs to relocate, to equip and to operate replacement premises.
 - Expenses to repair or to replace property and to restore lost information on damaged valuable papers and records. Some exclusions may apply.
- NEXT is 100% dedicated to small businesses, with policies designed for their needs, including:
 - Tailored coverage
 - Monthly payments
 - No cancellation fees

Key agent benefits:

- **Quick and predictable:** Instant quote and bind process for 100% of policies, with no underwriting delays.
- **Great service:** U.S.-based, licensed insurance experts available between 6 a.m. and 5 p.m. PT, Monday to Friday to answer questions.
- **One-stop shop:** Save customers up to 10% by bundling general liability, workers' compensation, commercial auto and professional liability (E&O) coverage.
- **Efficient claims handling:** Customers receive a dedicated claims advocate to help manage their claims. Claims advocates are available via text, chat, email or phone, and they strive to resolve claims within 48 hours.

Coverage summary and details (as of February 2022):

Commercial Property — includes Business Income				
Coverage	Limit Type	Basic	Pro	Pro+
Building	Per occurrence	Available	Available	Available
Business personal property	Per occurrence	Included	Included	Included
	Deductible	\$500	\$500	\$500
Money and securities (on premises/off premises)		N/A	\$2,500	\$2,500
Outdoor signs		N/A	\$2,500	\$2,500
Employee dishonesty		N/A	\$5,000	\$5,000
Endorsement: Ordinance or law coverage		N/A	N/A	Cov 1: Building limit Cov 2: \$10,000
Endorsement: Water backup and sump overflow		N/A	N/A	\$5,000
Endorsement: Utility services - time element		N/A	N/A	\$10,000
Coverage - Limit Type		Basic	Pro	Pro+
General - deductible		\$500	\$500	\$500
Accounts receivable				
Business income extended number of days ordinary payroll expenses - occurrence		60 days	60 days	60 days
Business income extra expense - occurrence		Actual loss sustained up to 12 months	Actual loss sustained up to 12 months	Actual loss sustained up to 12 months
Business income extra expense - deductible		72 hours	72 hours	72 hours
Business income from dependent properties - occurrence		\$5,000	\$5,000	\$5,000
Business income from dependent properties - deductible		72 hours	72 hours	72 hours
Business personal property temporarily in storage units - occurrence		\$10,000	\$10,000	\$10,000
Civil authority - occurrence		4 weeks	4 weeks	4 weeks
Civil authority - deductible		72 hours	72 hours	72 hours
Debris removal				
Electronic data - occurrence		\$10,000	\$10,000	\$10,000
Employee dishonesty - occurrence		N/A	\$5,000	\$5,000
Extended business income - occurrence		60 days	60 days	60 days
Fire department service charge - occurrence		\$2,500	\$2,500	\$2,500
Fire department service charge - deductible		No deductible	No deductible	No deductible
Fire extinguishing systems recharge - occurrence		\$5,000	\$5,000	\$5,000
Fire extinguishing systems recharge - deductible		No deductible	No deductible	No deductible
Forgery or alteration - occurrence		\$2,500	\$2,500	\$2,500
Interruption of computer operations - occurrence		\$10,000	\$10,000	\$10,000
Limited fungi rot - occurrence		\$15,000	\$15,000	\$15,000
Money and securities		N/A		
Money orders and counterfeit money - occurrence		\$1,000	\$1,000	\$1,000
Newly acquired or constructed properties				
Optional coverage - deductible		\$500	\$500	\$500
Outdoor property				
Outdoor signs - occurrence		N/A	\$2,500	\$2,500
Personal effects - occurrence		\$2,500	\$2,500	\$2,500
Personal property				
Pollutant cleanup and removal - aggregate		\$10,000	\$10,000	\$10,000
Preservation of property - occurrence		30 days	30 days	30 days
Professional offices		N/A	N/A	
Utility services interruption business income - occurrence		N/A	N/A	\$10,000

Risks not eligible:

1. Risks with greater than \$3 million total insurable value (building + BPP + business income).
2. Vacant properties (vacancy means unoccupied for 60 days or more).
3. Buildings over six stories.
4. Buildings over 25 years old where plumbing, electrical, heating or roofing components have not been updated in the past 15 years.
5. Square footage greater than 35,000.
6. Restaurants with square footage greater than 7,500.
7. Roofs made out of wood, wood shake or slate.
8. Seasonal operations.
9. Businesses with building code violations.
10. Businesses with underground or unprotected fuel storage tanks.
11. Restaurants that have five or more deep fryers.
12. Restaurants out of compliance with NFPA (National Fire Protection Association) Standard #96.
13. Businesses with more than two claims in the past five years.
14. Protection Class 9 or higher.
15. Risks with an ISO Fireline score over 4.
16. Risks located within a quarter of a mile from the coastline.
17. Risks with high exposure to hail or natural catastrophes such as hurricanes, wildfires and tornadoes
18. Risks undergoing complete or structural renovations or ground up construction.

¹Definition of Business Personal Property: Property located in or on the buildings or structures at the described premises or in the open (or in a vehicle) within 100 feet of the buildings or structures or within 100 feet of the premises described in the Declarations, whichever distance is greater, including: (1) Property you own that is used in your business; (2) Tenant's improvements and betterments. Improvements and betterments are fixtures, alterations, installations or additions: (2.1) Made a part of the building or structure you occupy but do not own; and (2.2) You acquired or made at your expense but cannot legally remove; (4) Leased personal property which you have a contractual responsibility to insure, unless otherwise provided for under Paragraph 1.b.(2); and (5) Exterior building glass, if you are a tenant and no Limit Of Insurance is shown in the Declarations for Building property. The glass must be owned by you or in your care, custody or control.

Note: In the event of a claim, the insured will not receive the full replacement cost value unless at the time of loss they have their limits at a minimum of 80% of the full replacement cost of the property