



## **LEATHERSTOCKING COOPERATIVE INSURANCE COMPANY**

phone (607)547-2007 | service@leatherstockinginsurance.com

### **PERSONAL LINES PRODUCTS**

#### **Homeowners**

- Primary Residence only with up to 3 units rented
- Claim-Free Renewal Credit available
- Incidental Business or Farming Exposures acceptable – **contact UW**

#### **Tenant Homeowners**

- Coverage: ML-4 form
- Minimum personal property: \$6,000

#### **Landlords**

- 1–4 family rentals; over 4 units written in commercial
- Liability limits up to \$2M
- 5% Tenant insurance credit available
- Ability to accommodate multiple properties on 1 policy – **contact UW**

#### **Mobile Homeowners & Seasonal Mobile Homes**

- 1990 or older: Form 1 only
- ACV loss settlement
- Replacement Cost Endorsement available for homes ≤15 years old
- Claim-Free Renewal Credit available

#### **Seasonal Residences**

- No supporting business required
- Short-Term Rentals Acceptable – **contact UW**
- Limits over \$300,000 – Form 1 only, unless approved low temperature alarm is installed (proof required) – **contact UW**

#### **Dwelling Fire**

- Customizable coverage for unique risks or non-package policies
- RC or ACV options
- Vacant/Under renovations or New Builds acceptable
- Standalone barns and condos acceptable

#### **Dwelling Fire Mobile Homes**

- Rented Mobile Homes
- Travel trailers

#### **Long Island Homeowners (Suffolk & Nassau Counties)**

- Primary residence only (1–2 family)
- Risks located within 1 mile of the coast including inlets prohibited
- Risks with prior losses prohibited
- \$1 million maximum Coverage A limit



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### COMMERCIAL LINES PRODUCTS

#### **Business Owners Policy (BOP)**

- RC 80% and ACV 50%
- **Enhanced BOP:** \$1M liability and SF-3 included, several additional coverages included. \$500 min premium. Option to broaden or increase coverage available.
  - Specialty programs for vendors and beauty shop classes
- **Classic BOP:** \$500K liability and SF-1 included, basic additional coverage included. \$300 min premium. Option to broaden or increase coverage available.

#### **Student Housing BOP:**

- 5% surcharge
- Vandalism coverage included during semester breaks when written at Special Form
- Sororities & Fraternities, upper-level balconies or porches are prohibited

#### **Special Multi-Peril (SMP):**

- For risks not qualifying for BOP
- Non package policy
- RC (80%) or ACV (0% coinsurance)

#### **Fire & Liability:**

- Contractors: general carpentry, drywall, janitorial, painting, landscaping & flooring + more – **contact UW**
- Vacant Commercial Buildings
- Vacant Land Liability
- Standalone Liability

#### **Inland Marine**

- Scheduled items: Appraisal/photo required if >\$2,500
- \$50K max unscheduled limit
- Rented or Lease equipment prohibited

### GENERAL UNDERWRITING

#### **Building Valuation**

- Personal & Commercial: \$170 - \$250 per square foot
- Long Island: \$200-\$300 per square foot
- 80% required for RC
- 0% coinsurance for ACV, other than (Enhanced & Classic) BOP policies require 50% for ACV
- Optional Enhancement Endorsements Available

#### **Policyholder Restrictions**

- Individuals with fraud, bribery, foreclosure, bankruptcy, judgement or litigation history - **Ineligible**
- Prior losses, code violations, & declined coverage – **Contact UW**

#### **Large Accounts**

- Any risk with a Total Insurance Value (TIV) over \$2,000,000 must be submitted to our reinsurers for approval. – **Coverage cannot be bound, contact UW**