

Pull out your current policy and check the box next to any coverage you can confirm is already in place — anything unchecked is worth a quick conversation with your advisor. Coverage checklist for real estate investors, owners, property managers, and developers. Priorities reflect typical exposure for this class; confirm against your actual properties, lender requirements, and operations.

CORE

PREVALENT

SITUATIONAL

— Core: almost always needed · Prevalent: commonly carried by businesses in this class · Situational: depends on specific exposure

| COVERAGE                                                        | WHY THIS BUSINESS NEEDS IT                                                                                                                                       | PRIORITY    |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Commercial General Liability           | Covers bodily injury and property damage from property operations — tenant and visitor injuries in common areas are the most common claim.                       | CORE        |
| <input type="checkbox"/> Commercial Property (Replacement Cost) | Covers buildings, common areas, and owned assets. Confirm values are current: most commercial buildings appraised in one study were underinsured by 25% or more. | CORE        |
| <input type="checkbox"/> Ordinance or Law                       | Pays for the undamaged portion, demolition, and code upgrades required after a partial loss — excluded unless added to the property policy.                      | CORE        |
| <input type="checkbox"/> Loss of Rents / Business Income        | Replaces rental income while a damaged property is rebuilt; lenders commonly require 12 months.                                                                  | CORE        |
| <input type="checkbox"/> Umbrella / Excess Liability            | Adds limits for severe or multi-claim losses; real estate verdicts over \$10 million are increasingly common.                                                    | CORE        |
| <input type="checkbox"/> Directors & Officers (D&O)             | Protects boards, managers, and members from claims over governance, budgeting, and investment decisions.                                                         | PREVALENT   |
| <input type="checkbox"/> Commercial Flood / Catastrophe         | Covers flood, named storm, wind, wildfire, or earthquake — usually excluded or limited on standard property policies.                                            | SITUATIONAL |
| <input type="checkbox"/> Employment Practices Liability         | Covers claims by on-site managers, maintenance, and leasing staff when the business has employees.                                                               | SITUATIONAL |
| <input type="checkbox"/> Builder's Risk                         | Covers projects under construction or major renovation, including soft costs and delay in opening.                                                               | SITUATIONAL |
| <input type="checkbox"/> Property Management Errors & Omissions | Needed when managing properties for third-party owners — covers errors in leasing, rent collection, and management duties.                                       | SITUATIONAL |
| <input type="checkbox"/> Cyber / Privacy Liability              | Covers tenant and applicant data — screening reports, bank information, and online payments.                                                                     | SITUATIONAL |
| <input type="checkbox"/> Workers' Compensation                  | Required in most states once the business has employees; maintenance staff face lifting, ladder, and tool injuries.                                              | SITUATIONAL |

COMMON COVERAGE GAP FOR THIS CLASS

The two gaps that most often surprise real estate owners are inadequate valuation and missing ordinance or law coverage. Building values drift as construction costs rise — a Kroll study found 68% of commercial buildings appraised were underinsured by at least 25% — and coinsurance can cut a claim payment further. Older buildings add a second problem: after a partial loss, code can require demolishing the undamaged portion and rebuilding to current standards, which a standard property policy excludes unless ordinance or law coverage is added. Confirm current replacement-cost values and ordinance or law limits on every building.

IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. The Core / Prevalent / Situational labels describe general patterns observed for this class of business — what is commonly carried, not a personalized recommendation or needs analysis for your specific operations. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn't covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.