



Broker Bulletin: Community Associations

Distinguished Community Associations – Crime

Date: 10/17/24

Subject: Berkley Crime – Program Overview

EFFECTIVE DATE OF CHANGE: JANUARY 1, 2025

PROGRAM CARRIER

- Berkley Program Specialists (Insuring Paper – Starnet Insurance Company)
- A.M Best Rating A+ XV (Superior)
- Admitted

TARGET PROFILE: Community Associations Up to 500 units

- Condominium Associations (COAs)
- Homeowners Associations (HOAs)
- Associations under Development (projected completed units up to 500 units)
- Cooperative (CO-OPs)
- Commercial Condominiums
- Planned Unit Developments (PUDs)

ELIGIBILITY: Not-for-Profit / Up to 25 Employees / No Claims

Forms / Limits / Coverages

COVERAGE FORM: Discovery Coverage Form

- Berkley – ISO Forms
 - CR 00 22 06 22: All states, except California, Georgia, and Hawaii
 - CR 00 22 11 15: California, Georgia, and Hawaii (*Pending states approval of ISO form: CR 00 22 06 22*)

INSURING AGREEMENTS BY COVERAGE FORM

Berkley (except CA, GA, HI) CR 00 22 06 22	Berkley – CA, GA, HI CR 00 22 11 15
1.a. Fidelity – Employee Theft 1.b. Fidelity – ERISA Plan Official Dishonesty 1.c. Fidelity – Employee Theft or Clients Property (not covered)	1. Employee Theft
2.a. Forgery or Alteration – Negotiable Instruments 2.b. Forgery or Alteration – Payment Card Instruments	2. Forgery or Alteration
3. Inside the Prem. – Theft of Money & Securities	3. Inside the Prem. – Theft of Money & Securities
4. Inside the Prem. – Robbery or Safe Burglary of Other Property	4. Inside the Prem. – Robbery or Safe Burglary of Other Property
5. Outside the Premises	5. Outside the Premises
6. Computer & Funds Transfer Fraud	6. Computer & Funds Transfer Fraud
7. Fraudulent Impersonation	
8. Money Orders & Counterfeit Money	7. Money Orders & Counterfeit Money

FRAUDULENT IMPERSONATION (*aka Social Engineering*)

- Berkley has option to include a \$50,000 limit with \$10,000 deductible
- Coverage (see ISO form) - by endorsement; or within coverage form, Agreement 7.
- All insuring agreements must be purchased
- Supplemental Application required

“CAFETERIA STYLE” AGREEMENTS, LIMITS AND DEDUCTIBLES

- Flexibility to purchase select insuring agreements
- Limits and deductibles do not have to be the same for all agreements
- Requires purchase of Agreement 1 (Employee Theft)

LIMITS / DEDUCTIBLES: Ability to select limit and deductible for each agreement

- Limits: \$10,000 and can be increased up to \$5,000,000
- Deductibles: \$500 to \$5,000,000.
- Can purchase different limit and deductibles for selected Agreements

PROPERTY MANAGER

Property manager/management company are covered as employees under the Employee Theft agreement, via the endorsement: “Include Designated Agents as Employees”. This endorsement is attached to all policies.

ADDITIONAL BERKLEY PROGRAM INELIGIBILITIES (*Prior program ineligibilities still apply*)

- Timeshares
- Condotels
- Berkley Company as incumbent carrier

COMMUNITY ASSOCIATIONS PROGRAM OFFERINGS ([visit our website](#))

- Community Association Package*
- Express Community Association Umbrella
- Directors & Officers
- Crime
- Cyber

* Available in AZ, CA, CO, CT, MD, MI, NC, NJ, NV, OH, OR, PA, SC, TN, UT, VA, WA (*individual state restrictions apply*)

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