



# MORTGAGE HAZARD

To protect a lender’s exposure if a borrower fails to meet his insurance obligations, or in the event of processing errors, American Modern® offers lender-placed mortgage hazard and blanket mortgage hazard programs. These are fully admitted programs in all states, available for residential or commercial properties, whether occupied, vacant or REO.

## Lender-placed mortgage hazard

- Residential property up to \$1M (higher limit available upon request)
- Commercial property up to \$2M (higher limit available upon request)
- REO liability \$100,000-\$5M
- Direct risk of physical loss residential
- Earthquake
- Wind only
- Deductible options up to \$100,000/\$100,000 V&MM

## Blanket mortgage hazard insurance

- Direct risk of physical loss
- Primary and secondary mortgages
- Home equity loans
- Condos
- Wind
- Vandalism and malicious mischief
- Deductible options up to \$50,000

## Endorsements

Direct risk of physical loss commercial	Condominium coverage	Glass coverage
Automatic coverage	Debris removal – additional coverage	Ordinance and law
Builders risk	Demolition and foreclosure expense	Personal property
Business income (with extra expenses)	Equipment breakdown	Pollution extraction and removal
Commercial building replacement cost	Fire department service charge	Residential coverage deficiency
Commercial business personal property	Fungus, dry rot, bacteria	Water and sewer backup

Coverage is subject to policy terms, conditions, limitations, exclusions, underwriting review and approval, and may not be available for all risks or in all states. Rates and discounts vary, are determined by many factors and are subject to change. Policies are written by one of the licensed insurers of American Modern Insurance Group, Inc., including American Modern Home Insurance Company d/b/a in CA American Modern Insurance Company (Lic. No 2222-8).