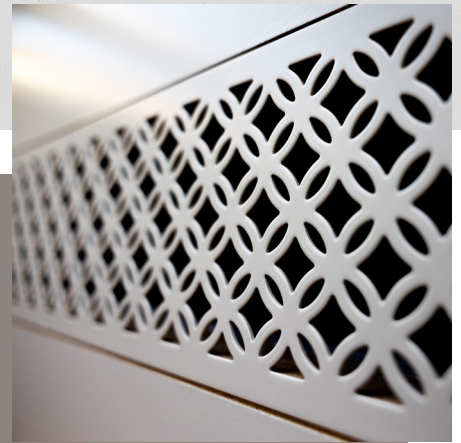


BOP

Business Owner's Property Plus Coverage Guide



The Business Owner's (BOP) Property Plus endorsement enhances the standard BOP by providing additional coverages and, in some cases, higher limits in one convenient package. This endorsement is the ideal product for the small business owner looking for a wide range of business property coverage.

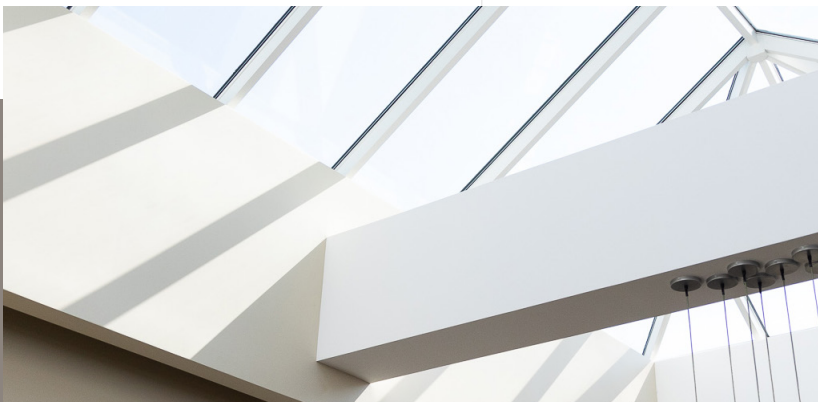
- The Business Owner's Property Plus endorsement form is 14-3843.
- The following coverage explanation refers to the 01/23 edition of the form.
- A \$1,000 deductible applies to this endorsement.
- This endorsement enhances the Business Owner's Coverage form.

Coverage	BOP Property Plus	Explanation of Coverage
Accounts Receivable	\$25,000 at described premises, \$25,000 not at described premises (ISO is \$10,000 at described premises, \$5,000 not at described premises)	Covers loss to records at described premises and not at described premises. The usual four types of accounts receivable losses include debt owed that the insured is unable to collect, interest charges on debt incurred because the insured must borrow to offset reduced cash flow, additional collection costs, and reasonable expenses to re-establish records.

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Coverage	BOP Property Plus	Explanation of Coverage
Brands and Labels	Included (ISO N/A)	You may extend insurance applying to your business personal property to apply to your expenses when you do not want to sell your damaged "stock" under your brand or label.
Building Owner – Leasehold Interest	\$25,000 (ISO N/A)	Covers loss of rental income if your tenant(s) cancel their lease(s) in a premises listed on the declarations due to untenability caused by direct physical loss or damage by a covered cause of loss.
Building Owner – Tenant Move Back Expenses	\$25,000 (ISO N/A)	Pays for specified expenses you incur to move your tenants back to the described premises from a temporary location if your tenants must temporarily vacate a building at the premises described in the declarations due to it being uninhabitable. The vacancy must result from a direct physical loss or damage to your covered property caused by or resulting from a covered cause of loss.



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Coverage	BOP Property Plus	Explanation of Coverage
Business Income from Dependent Properties	\$25,000 (ISO \$5,000)	Provides loss of business income when the insured's operations are suspended, and the suspension is caused by direct physical loss of or damage to dependent property or secondary dependent property caused by or resulting from a covered cause of loss.
Business Income – Utility Services	\$25,000 (ISO N/A)	Covers loss of business income or extra expense at the premises shown on the declarations caused by the interruption of service to the described premises. Types of services include utility services for water, communication supply property, including transmission lines, and power supply property, including transmission lines.
Business Income Waiting Period	0 hours (ISO 72 hours)	Eliminates the 72-hour waiting period that is part of the definition for "period of restoration."
Business Personal Property Limit – Seasonal Increase	35% (ISO 25%)	Increases the seasonal increase for personal property from 25% to 35%.
Civil Authority	Three miles (ISO one mile)	Extends the mileage threshold for distance from described premises to damaged premises from one mile to three miles.

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Coverage	BOP Property Plus	Explanation of Coverage
Claim Expenses	\$10,000 (ISO N/A)	Covers necessary and reasonable expenses you incur at our request to assist us in the investigation of a claim or suit, or the determination of the amount of loss, such as taking inventory or auditing business records.
Computer Fraud and Funds Transfer Fraud Coverage	\$25,000 (ISO N/A)	Crime coverage if a computer is used to transfer money, securities, or other property from inside the insured's premises or banking institution. In addition, coverage if a financial institution receives fraudulent instructions that result in an unauthorized transfer of the named insured's funds. Coverage applies even if the transfer is based on unauthorized instructions or false pretense. However, it excludes using credit and other cards and the information they contain.
Electronic Data	\$25,000 (ISO \$10,000)	Covers the cost to replace or restore electronic data which has been destroyed or corrupted by a covered cause of loss.

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Coverage	BOP Property Plus	Explanation of Coverage
Employee Dishonesty	\$15,000 (ISO optional)	Pays for direct loss of business personal property and money and securities due to dishonest acts committed by employees, whether they act alone or collude with others to do so. The act must intend to cause the named insured to sustain a loss and also to benefit the employee, other persons, or other organizations.
Expanded Premises	1,000 feet (ISO 100 feet)	The policy provisions that state coverage is provided within 100 feet of the building or described premises are expanded to 1,000 feet.
Extended Business Income	75 days (ISO 60 days)	The Extended Business Income period is extended from 60 days to 75 days.
Fine Arts	\$10,000 (ISO N/A)	Covers the loss of paintings, antiques, tapestries, sculptures, etc.
Fire Department Service Charge	\$5,000 (ISO \$2,500)	Covers fire department service charges.
Fire Extinguisher Systems Recharge Expense	\$25,000 (ISO \$5,000)	Covers the costs of recharging fire extinguishers and fire-extinguishing systems and for damage that occurs due to the system accidentally discharging. However, coverage does not apply if the discharge occurs during installation or testing.

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Coverage	BOP Property Plus	Explanation of Coverage
Food Contamination	\$10,000 except \$5,000 for advertising expenses (ISO N/A)	Covers the costs of cleaning equipment, replacing ruined food, and limited expenses for advertising to restore the named insured's business reputation if a governmental entity closes the business because of suspected food contamination.
Forgery or Alteration	\$15,000 (ISO \$2,500)	Pays for loss due to forgery or alteration of any named insured issued check, bill of exchange, draft, promissory note, or similar written promise of payment in money.
Furs Theft Limitation	\$3,000 (ISO \$2,500)	The limitation for loss by theft is increased from the included amount of \$2,500 to \$3,000.
Jewelry, Watches, and Precious Metals Theft Limitation	\$3,000 (ISO \$2,500)	The limitation for loss by theft is increased from the included amount of \$2,500 to \$3,000.
Landlord's Property	\$15,000 (ISO N/A)	Coverage for building and personal property owned by a landlord at a premises described on the declarations for which the named insured, as a tenant of the building, has a contractual responsibility to pay for loss or damage.

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Coverage	BOP Property Plus	Explanation of Coverage
Lost Key Consequential Loss	\$5,000 (ISO N/A)	If the insured's master key is lost or damaged, this coverage reimburses the insured for cost of keys, new locks, or adjustments of locks to accept new keys—typically to avoid future unauthorized entry into the building.
Mobile Equipment	\$5,000 (ISO N/A)	Covers your mobile equipment such as forklifts, lawn mowers, tractors, etc., used principally on the premises described in the declarations to service the premises or your business.
Money and Securities	\$10,000 inside and \$10,000 outside (ISO optional)	Covers the loss of money and securities inside and outside the premises.
Money Orders and Counterfeit Money	\$5,000 (ISO \$1,000)	Covers the loss resulting from fraudulent money orders or counterfeit money.



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Coverage	BOP Property Plus	Explanation of Coverage
Newly Acquired or Constructed Property	\$500,000 building; \$250,000 personal; 90 days (ISO \$250,000 building; \$100,000 personal; 30 days)	Increases the amounts and days for newly acquired or constructed property in the Business Owner's form from \$250,000 to \$500,000 for buildings; from \$100,000 to \$250,000 for personal property; and period of coverage from 30 days to 90 days.
Non-Owned Detached Trailers	\$10,000 (ISO N/A)	Extends coverage that applies to your business personal property for detached trailers you do not own, provided the trailer is used in your business; is in your care, custody, or control at the premises described in the declarations; and you have a contractual responsibility to pay for loss or damage.
Ordinance or Law	Coverage 1 – Loss to the Undamaged Portion of the Building: included in building limit; Coverage 2 – Demolition Cost: \$50,000; Coverage 3 – Increased Cost of Construction: \$50,000; Coverage 4 – Tenants Improvements and Betterments: \$25,000 (ISO N/A)	Covers costs related to the compliance of building ordinances and laws as a precondition to rebuilding after a loss.
Outdoor Property	\$25,000 with \$2,500 for any one tree, shrub, or plant (ISO \$2,500/\$1,000)	Covers losses to your outdoor property, including fences, radio and TV antennas, signs (other than signs attached to buildings), trees, shrubs, and plants.

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Coverage	BOP Property Plus	Explanation of Coverage
Outdoor Signs	\$25,000 (ISO optional)	Covers losses to outdoor signs.
Patterns, Dies, Molds, and Forms Theft Limitation	\$3,000 (ISO \$2,500)	Covers the loss resulting from the theft of patterns, dies, molds, and forms.
Personal Effects	\$10,000 (ISO \$2,500)	Covers the personal effects of you, your officers, your partners, or your employees, and personal property of others except patterns, molds, models, and dies for the account of the owner of the property.
Personal Property Off-Premises	\$15,000 (ISO \$10,000)	Extends coverage of your personal property when in transit or at a premises you do not own, lease, or operate.
Pollutant Cleanup and Removal	\$15,000 (ISO \$10,000)	Pays for expenses to extract pollutants from land or water at the described premises if the discharge, dispersal, seepage, migration, release, or escape of the pollutants is caused by or results from a covered cause of loss.
Preservation of Property	45 days (ISO 30 days)	Amended from 30 to 45 days after the property is first moved.
Reward	\$10,000 (ISO N/A)	Pays reward to those who provide information resulting in the arrest and conviction of persons who committed or tried to commit any illegal act relating to a covered loss.

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Coverage	BOP Property Plus	Explanation of Coverage
Selling Price Valuation on Merchandise Sold	Included in Business Personal Property Limit (ISO N/A)	Merchandise sold but not delivered is valued at the selling price, as if no loss had occurred, less discounts and expenses you would have had otherwise.
Spoilage Coverage	\$25,000 (ISO N/A)	Spoilage coverage for perishable stock at a premises shown on the declarations.
Utility Services – Direct Damage	\$10,000 (ISO N/A)	Covers loss of or damage to covered property at a premises described in the declarations caused by interruption of service to the described premises. Types of services include water, communication supply, and power supply. Overhead transmission lines are included.
Valuable Papers and Records	\$25,000 (ISO \$10,000/\$5,000)	Business personal property coverage extends to direct physical loss or damage to valuable papers and records the named insured owns or has in its care, custody, or control. The damage must be caused by or result from a covered cause of loss. This coverage includes the cost of researching lost information when there are no duplicates.



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Coverage	BOP Property Plus	Explanation of Coverage
Water Backup and Sump Overflow	\$25,000 (ISO N/A)	Covers damage to covered property from water backup from a sewer or drain and overflow from a sump pump.
Websites Business Income	\$25,000 (ISO N/A)	Business income coverage for loss you sustain due to the necessary suspension of your operations caused by direct physical loss or damage by a covered cause of loss to your business computer hosting your business website at a premises listed on the declarations, or your business website operation at the premises of a vendor acting as your service provider.

The coverages described here are in the most general terms and are subject to the actual policy conditions and exclusions. For actual coverage wording, conditions, and exclusions, refer to the policy or contact your Central agent.

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