

Pollution Protection for Real Estate Portfolios



XL Group
Insurance



Environmental

Client Profile

- Portfolio Property Owners and Managers
- Property Developers and Redevelopers
- Real Estate Investment Trusts (REITs)

Portfolio Profile

- Commercial
- Retail
- Industrial
- Residential
- Mixed-Use

Environmental Real Estate Portfolio Policy

Coverages are tailored to needs:

- First-Party Discovery and Third-Party Triggers for Remediation Expense*
- Third-Party BI, PD & Defense*
- Legal Expense
- Contingent Third-Party Transportation
- Third-Party Business Interruption & Diminution of Value
- Natural Resources Damages
- Mold

Enhancements add value:

- Business Interruption and Extra Expense
- Blanket Non-owned Disposal Sites (NODS)
- Contractor's Pollution Liability (CPL) for property management activities
- Disaster Response and Recovery
- Blanket 1st party Transportation
- Broad Insured Coverage
- Legionella
- Coverage for location inadvertently left off of the property schedule
- Abandoned Materials
- Third-Party BI, PD & Defense for asbestos containing materials (ACM) and/or lead-based paint (LBP), including remediation expense of inadvertent disturbance
- Fines and Penalties

Partner with us. Real estate portfolios have unique environmental exposures. To truly be meaningful, portfolio coverage needs to offer the customized protection that XL offers.

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Risk control works

- Risk transfer due diligence
- Training for ACM, LBP and more
- Mold prevention programs

Claims are resolved

- 24/7 emergency response
- Integrated XL Portfolio team
- Prompt resolution of tenant claims

* on and off covered locations
Coverages underwritten by the following XL Group plc insurance companies: Greenwich Insurance Company, Indian Harbor Insurance Company, XL Insurance America, Inc., XL Specialty Insurance Company and XL Insurance Company Limited—Canadian Branch. Coverages not available in all jurisdictions.

The information contained herein is intended for informational purposes only. Insurance coverage in any particular case will depend upon the type of policy in effect, the terms, conditions and exclusions in any such policy, and the facts of each unique situation. No representation is made that any specific insurance coverage would apply in the circumstances outlined herein. Please refer to the individual policy forms for specific coverage details. Information accurate as of January 2012.

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