

## **Commercial Property Zero Deductible Hail Insurance Program**

US Construction Services, Inc. (USCS) is authorized to sell a surplus lines policy of insurance ("Zero Deductible Hail Insurance") to property management firms, owners, and stakeholders of commercial, industrial, and residential rental properties.

### **Annual Premium Cost**

The Zero Deductible Hail Insurance premium is based on several factors, including (a) the primary insurance policy terms; (b) geographic location of the subject building[s]; (c) physical characteristics of the roof, gutter system, and attachments to the subject building[s]; and (d) roof system composition materials. In most cases, the annual premium will be 10% of the hail Deductible amount. For example, if the insured value of an apartment complex is \$50 Million and the hail Deductible carve out in the primary physical damage policy of insurance (the "Primary Insurance Policy") is two percent of the insured value, the annual premium for the zero Deductible hail insurance would be \$100,000, derived as follows: Insured Value of \$50 Million (x) 2% = \$1 Million Hail Deductible (x) 10% = \$100,000 Annual Premium.

### **Policy Features & Benefits**

The Zero Deductible Hail Insurance Policy will reduce the Deductible set forth in the Primary Insurance Policy to \$0 with respect to any roof damage or loss caused by hail that is repaired, reconstructed, restored (note that it is limited to those instances where the insured elects to undertake the reconstruction, restoration, or repair AND, the work is performed by USCS). For example, if the hail Deductible in the Primary Policy is \$1 Million; the Zero Deductible Hail Insurance Policy will reduce the Deductible to \$0, subject to the policy terms and conditions set forth below.

### **Key Policy Terms & Conditions**

Eligibility For Coverage. Zero Deductible Hail Insurance is available only in those instances where the subject building[s] are fully insured for physical damage or loss in the Primary Insurance Policy at the time of the damage or loss, AND, where there is a Deductible carve out or exception set forth in the Primary Insurance Policy for physical damage or loss caused by hail.

Conditions For Coverage. As a prerequisite to the coverage obligation under the Zero Deductible Hail Insurance policy, the issuer of the Primary Insurance Policy (the “Primary Insurer”), (a) must approve the Insured’s claim for the recovery of damages and loss caused by hail as a covered peril under the terms and conditions of the Primary Insurance Policy; and (b) the Insured must engage USCS to perform the reconstruction, restoration, repair of the hail damage to the roof and fully cooperate with USCS and the Zero Deductible Insurance Policy Insurer in all aspects of the claims and restoration, reconstruction, and/or repair processes.

## **Application Process**

Applications for coverage under the Zero Deductible Insurance Policy are submitted via email to [customersupport@USCS.ltd](mailto:customersupport@USCS.ltd). The underwriting review process requires 1-2 business days. If the Application is accepted, a quote for coverage will be transmitted to the proposed insured via email. If the Application is rejected, the proposed insured will receive a notice of declination of coverage via email.