

# Underwriting Reference Guide

## Real Estate Investor



### Coverage Options\*

Property		Liability	
Up to \$1,000,000		Up to \$1,000,000 per location & per occurrence, \$2,000,000 annual aggregate	
Available Deductibles			
AOP		Wind or Hail	
Up to \$50,000		Up to 10%	
Payment Plans			
Full Pay	2-Pay: down payment + 1	4-Pay: down payment + 3	Monthly: down payment + 10

### Eligible Property Types

- non-owner occupied 1-4 family residences
- Long-term rental properties\*\*
- Fix and flips: Homes undergoing minor renovation
- Homes that are vacant and for sale

### Ineligible Locations

- Owner-occupied properties
- Condemned or uninhabitable properties
- Commercial properties
- Apartment buildings or complexes, student and subsidized housing
- Mobile or manufactured homes
- Short-term rental - Airbnb/VRBO
- Vacant land
- High or extreme wildfire risk risks
- No properties outside the United States and no foreign ownership
- Properties classified as a recovery home or living home/facility
  - halfway house, alcohol, or drug rehab facility

### Ineligible Construction

- Properties constricted unconventional design and/or material
- Exterior insulation and Finish Systems (EIFS) construction
- Properties built in 1925 or prior
- Roof age over 40 years old
- Properties listed on the national historic registry
- Risks undergoing major renovation with any of the following present:
  - Repairs exceeding 50% of the property value
  - Removal of load-bearing walls or demolition of two walls
  - Room additions
  - Any outside openings not completely secured

### Ineligible Conditions

- Properties with existing mold, fire, or water damage
- Properties with the presence of any asbestos
- Properties with aluminum wiring, pigtail wiring from aluminum to copper, knob and tube or open wiring

### Product Availability<sup>†</sup>

- Available nationwide, except New York
- Additional restrictions may vary by program.*



### Contact a Team Member

	<b>Main Line</b>	972-855-3560
	<b>Toll Free</b>	877-744-3660
	<b>Underwriting</b>	PL-Underwriting@msimga.com
	<b>Claims</b>	claimsprocessing@msimga.com
	<b>Agency Services</b>	agencyservices@msimga.com

### Make a Payment

#### Payment Address

MSI  
P.O. Box 210788  
Bedford, TX, 76095

#### Overnight Payment Address

MSI  
9151 Blvd 26, Suite 325B  
North Richland Hills, TX 76180

*\*We'll automatically charge the payment method on file for any remaining plan installments until the policy is cancelled.*

*\*Please maintain on file if applicable*

Footnotes:  
\*Subject to minimum limits  
\*\*Properties rented 30 days or less during the policy period are ineligible