



PennEdge



LAUNDRIES & DRY CLEANERS

PennEdge Laundries & Dry Cleaners Insurance Program is Penn Millers' platform to provide property, crime, liability, umbrella and automobile coverages for targeted middle-market commercial laundries and dry cleaners.

PennEdge Laundries & Dry Cleaners Insurance Program is based upon Insurance Services Office, Inc. (ISO) forms supplemented by Penn Millers' proprietary forms.

***See How PennEdge Puts Your Insurance Coverages
On The Cutting Edge...***

LAUNDRIES & DRY CLEANERS





CAPITAL ASSETS COVERAGE

The Capital Assets program is designed to provide comprehensive property and crime coverage for all of an insured's buildings and business personal property at covered locations, located anywhere within the coverage territory.

EMBEDDED COVERAGES

Coverage is provided on a blanket basis at replacement cost with no coinsurance requirement when 100% insurance-to-value is written. Alternatives including coverage on a scheduled basis with coinsurance; valuations based upon either actual cash value, functional replacement cost-building, or agreed value; and requirements of less than 100% insurance-to-value are also available.

Building coverage will also include:

- Signs
- Foundations of buildings structures and machinery
- Bulkheads, pilings, piers, wharves or docks
- Underground pipes, flues or drains
- Retaining walls

Business Personal Property is expanded to include an **installation and mobile equipment floater**.

There is also an additional coverage providing \$100,000 of business personal property coverage off covered locations, anywhere in the world the insured does not own, lease or operate.

Brands and labels expense and ordinance or law coverage for the value of the undamaged portion of the building are provided at policy limits.

Electronic Data coverage is provided at a \$100,000 limit of insurance.

Other Notable Coverages Being Provided Under The Capital Assets Program Include:

The following coverages are provided at a **\$100,000** limit:

- Accounts Receivable
- Business Personal Property Off Covered Location
- Fine Arts
- Valuable Papers and Records
- Demolition Cost due to Ordinance or Law and Increased Cost of Construction due to Ordinance or Law

The following coverages are provided at a **\$50,000** limit:

- Property in Transit
- Consequential Loss
- Fire Extinguisher Systems Expense
- Inventory and Appraisal Expense
- Pollution Cleanup and Removal

Crime and Fidelity coverages are provided at the following limits:

- \$25,000 for Employee Theft
- \$25,000 for Forgery or Alteration
- \$25,000 inside/\$10,000 outside Money and Securities

Other coverages include:

- Arson Reward at \$10,000 (not available in NY)
- Precious Alloys and Metals at \$25,000
- Stamps at \$5,000
- Furs at \$10,000
- Personal Effects at \$10,000



- Outdoor Trees, Shrubs and Plants at \$25,000 per occurrence with a \$1,000 per tree, shrub and plant sub-limit.

CAPITAL ASSETS – Optional Coverages

Business Income and Extra Expense Coverage is built into the base policy form which can be triggered by a limit of insurance entry on the Declarations page. The following additional coverages are then automatically included:

- Civil Authority
- Alteration and New Buildings
- 90 Days Extended Business Income
- \$25,000 Contractual Penalties
- \$100,000 Business Income and Extra Expense Caused by Dependent Properties
- \$50,000 Interruption Of Computer Operations
- \$250,000 Newly Acquired Locations

In addition, many optional endorsements will also be available:

Amendment Of Coverage Territory - Business Personal Property Off Covered Location: amends the Business Personal Property Off Covered Location coverage by excluding countries or jurisdictions specified in the schedule of the endorsement from the coverage territory.

Water Backup and Sump Overflow Coverage: Provides coverage for loss or damage to covered property caused by or resulting from water or water-borne material overflowing which backs up through or overflows from a sewer or drain or which overflows from a sump, even if the overflow results from mechanical breakdown of a sump pump or its appurtenant equipment.

Business Income and Extra Expense Cause by Dependent Properties: Provides business income and extra expense coverage on either an actual loss sustained basis (Broad Form) or scheduled limits of insurance basis (Limited Form) at dependent

contributing, recipient, manufacturing and leader locations.

Earthquake-Volcanic Eruption Endorsement: Provides earthquake and volcanic eruption coverage at an annual aggregate limit and the option to obtain an increased annual aggregate limit of insurance.

False Pretense Coverage: Provides business personal property coverage for lost or damaged property when the insured, its agents, consignees or customers voluntarily part with covered property due to false bills of lading or shipping receipts or caused by trick, scheme, device or under false pretense.

Limited Worldwide Business Income and Extra Expense Coverages: Used to extend the business income and extra expense coverage to apply to business income and extra expense loss which occurs anywhere in the world at a temporary location the insured does not own, lease or operate.

Peak Season: The limit of insurance on business personal property may be increased by a percentage or by a specific dollar amount to provide for seasonal variations.

Utility Services - Direct Damage: Provides coverage for loss or damage to covered property caused by interruption of service outside the insured's covered building.

Utility Services - Time Element: Provides coverage for loss of business income or extra expense caused by interruption of service outside the insured's covered building.

Vehicle Physical Damage Coverage: Used to provide vehicle physical damage coverage for vehicles listed in the schedule of the endorsement.

Penn Millers' Equipment Breakdown: Provides a series of coverages for loss arising out of equipment breakdown including: expediting expenses, refrigerant contamination, perishable goods,



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computer equipment, pollutant clean up and removal,

and environmental, safety & efficiency improvements.



To Compliment Capital Assets Coverage, PennEdge For Laundries & Dry Cleaners Can Be Endorsed to Include Enhanced Property and Crime Coverages...

PROPERTY ENHANCEMENTS

Automated External Defibrillators (AED) - \$5,000

Covers direct physical loss of or damage to Automated External Defibrillators in an insured's care, custody or control caused by a covered cause of loss.

Customers Property Coverage Endorsement

Provides direct physical damage to property of customers in an insured's care, custody or control while being cleaned, laundered, pressed or other related activities performed as part of an insured's operations

Damage To Building Arising From Theft – Insured As Tenant - \$5,000

Covers direct physical damage caused by theft or attempted theft to a location where an insured is a tenant and the terms of the lease make the insured liable for damages caused by the theft.

Emergency Real Estate Consultant Fee - \$2,500

Provides reimbursement to an insured for any realtor's or consultant's fee necessitated by their need to relocate due to direct physical loss of or damage to their principal location caused by a covered cause of loss.

Fine Arts in Transit - \$50,000

Covers fine arts including paintings, drawings, lithographs, rugs, tapestries, statuary, bronzes, porcelains, marbles, antique furniture, rare books and other bona fide items of artistic merit while in transit.

Identity Theft Expense - \$5,000

Provides reimbursement to an insured for identity theft expenses incurred as the direct result of any identity theft first discovered and reported during the policy period. These expenses include:

- Costs for notarizing documents attesting to fraud required by financial institutions

- Costs for certified mail to law enforcement agencies, credit agencies, financial institutions or similar credit grantors
- Loan application fees for re-applying for loans because the lender received incorrect credit information.

Image Restoration Expenses Coverage - \$5,000

Provides reimbursement to an insured for reasonable expenses incurred to promote, repair or restore the image or reputation of their business resulting from a covered cause of loss.

Key Individual Replacement Expense - \$25,000

Pays certain costs should an insured or any of their directors, officers or trustees, partners, members or managers suffer an injury which results in the loss of life. These expenses include:

- Costs of advertising the employment position opening
- Travel, lodging, meal and entertainment expenses incurred in interviewing job applicants for the employment position opening
- Miscellaneous extra expenses incurred in finding, interviewing and negotiating with the job applicants

Lease Cancellation Moving Expense - \$2,500

Provides reimbursement to an insured for moving expenses necessitated by their need to relocate due to the cancellation of a lease at a covered location due to a covered cause of loss.

Lock and Master Key Replacement - \$2,500 per Occurrence; \$10,000 Per Policy Period

Pays reasonable expenses incurred to:

- Replace entry keys or key-cards and adjust locks to accept new entry keys or key-cards, if keys to a lock are lost or stolen



- Replace locks, including the cost of their installation, if master or grand master keys or key-cards are lost or stolen
- Repair or replace premises entry locks because of damage due to theft or attempted theft.

Non-Owned Detached Trailers - \$5,000

Extends business personal property coverage to loss or damage to non-owned trailers in an insured's care, custody or control which are being used in their business and they have a contractual responsibility to pay for loss or damage to the trailer.

Preservation of Property – Business Personal Property Limit

Business Personal Property is extended to property being moved or while temporarily stored at another location in order to preserve it from loss or damage by a covered cause of loss.

Signs - \$5,000

Signs located more than 1,000 feet from a covered location are covered.

Temporary Meeting Space - \$1,000 Per Policy Period

Provides reimbursement to an insured for their rental fees in order to meet with their clients due to the temporary unavailability of their primary office space due to the failure of a climate control system or leakage of a hot water heater.

Terrorist Travel Reimbursement - \$1,000 Per Policy Period

Provides reimbursement for emergency travel expenses incurred by an insured and their directors, officers or trustees, partners, members or managers in the event of act of terrorism as defined by federal law. These expenses include:

- Hotel expenses due to the cancellation of a scheduled transport, by train or air, or by a commercial transportation carrier within forty-eight hours of the act
- The increased amount incurred in air or train fare due to re-scheduling comparable transportation

Unauthorized Business Card Use - \$5,000

Pays for loss of money resulting directly from the theft, forgery or unauthorized use of an insured's credit, debit or charge cards including fund transfer cards, charge plates and telephone cards.

Workplace Violence Counseling - \$1,000

Provides reimbursement to an insured for expenses incurred for the counseling of their employees due to an incidence of workplace violence resulting in bodily injury or death to any employee.



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CRIME ENHANCEMENTS

Computer Fraud and Funds Transfer Fraud - \$5,000

Pays for loss of or damage to money, securities and other property related to the use of any computer to fraudulently cause a transfer funds to unauthorized persons or locations.

Extortion - \$25,000

Pays for loss of money, securities and other property surrendered as an extortion payment resulting directly from a threat:

- To do bodily harm to an insured and their directors, officers or trustees, partners, members, managers, employees, or to a relative of any of these persons being held captive.
- To do damage to an insured's buildings or contents
- To introduce a virus into an insured's computer system designed to damage, destroy or corrupt data

- To contaminate, pollute or render substandard an insured's products or goods
- To disseminate, divulge or utilize unique proprietary information of an insured

Kidnap and Ransom - \$25,000

Pays for loss of money, securities and other property surrendered as a ransom payment due to the kidnapping of an insured and their directors, officers or trustees, partners, members, managers, employees, or to a relative of any of these persons provided the ransom demand is reported to a law enforcement agency.

Money Orders and Counterfeit Currency - \$5,000

Pays for loss resulting directly from an insured having accepted in good faith counterfeit money or money orders issued by any post office, express company or bank that are not paid upon presentation.



LIABILITY COVERAGE

Bodily Injury Liability, Property Damage Liability, Personal and Advertising Injury and Medical Payments coverage may be provided on an occurrence basis using Insurance Services Office, Inc. (ISO) forms and endorsements.

Liability limits of \$100,000, \$300,000, \$500,000 and \$1,000,000 are available

Other standard ISO optional coverages available include:

- Employee Benefits Liability (claims-made basis)
- Limited Products Withdrawal Expense
- Amended Coverage Territory – Worldwide or Designated Countries

To Compliment Liability Coverage, PennEdge For Laundries & Dry Cleaners Can Also Be Endorsed To Provide Enhanced Liability Coverages Including:

Damage to Premises Rented to You - Broadened
Coverage is increased from the standard \$100,000 to \$500,000 and broadened to include explosion, smoke or leakage from automatic fire protective systems.

Broadened “Who Is An Insured” Coverage

- Vendors Broad form language added
- Coverage for newly formed or acquired organizations extended to 180 days
- Coverage extended to any nurse, emergency medical technician (EMT), or paramedic employed by an insured

Cost of Bail Bonds – Increased Limit

The limit of insurance increased from the standard \$250 to \$2,500 for the cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which bodily injury liability coverage applies.

Good Samaritan Coverage

Coverage is extended to include coverage for bodily injury caused by an insured or their partners, officers, employees and any volunteer workers while attempting an act to help a person who is in physical distress or imminent and serious peril when such act occurs at an insured’s place of business, or while engaged in the insured’s business, or at any other company-sponsored activity.

Knowledge of an Accident, Claim, Suit or Loss

Liability conditions are amended so that knowledge of an occurrence by an agent or employee of an insured does not imply an insured’s knowledge of same and will not jeopardize the insured’s coverage.

Loss of Earnings – Increased Limit

The limit of insurance increased from the standard \$250 a day to \$2,500 a day for all reasonable expenses incurred by an insured while assisting Penn Millers in the investigation or defense of any claim or lawsuit.

Medical Expense – Increased Limit

The limit of insurance increased from the standard \$5,000 per occurrence to \$10,000 per occurrence.

Mobile Equipment Redefined

Self-propelled vehicles of less than 1,000 pounds gross vehicle weight with permanently attached equipment designed primarily for snow removal, road maintenance, or street cleaning will be still be considered mobile equipment.

Non-Owned Aircraft Hired, Chartered or Loaned With Paid Crew Coverage

Coverage is extended to include any aircraft that is hired, chartered or loaned with a paid crew, but only if such aircraft is not owned by any insured.

Non-Owned Watercraft Coverage – Expanded Definition

Coverage is expanded to include non-owned watercraft from less than 26 feet to less than 56 feet.

Personal and Advertising Injury Redefined

The definition of personal and advertising injury is expanded to include abuse of process.



Property Damage Liability – Elevator Coverage

The standard exclusions applicable to property loaned to an insured or personal property in the care, custody, or control of an insured are amended so as not to apply to an insured's use of elevators.

EMPLOYMENT-RELATED PRACTICES LIABILITY COVERAGE

Employment-Related Practices Liability may be provided to insure against claims by individuals that their legal rights as employees or potential employees have been violated due to an act of an insured such as wrongful dismissal, harassment, discrimination and retaliation among others.

COMMERCIAL AUTOMOBILE COVERAGE

Liability, Physical Damage, Medical Payments / No-Fault, Uninsured & Underinsured Motorist coverage may be provided using Insurance Service Office, Inc. (ISO) forms and endorsements. Liability and Uninsured / Underinsured Motorist limits are written on a combined single limit basis with a \$1,000,000 maximum

COMMERCIAL UMBRELLA COVERAGE

Bodily Injury Liability, Property Damage Liability, and Personal and Advertising Injury coverage may be provided over underlying liability coverages on an

Unintentional Failure to Disclose Hazards

Liability conditions are amended so that an unintentional error or omission on the part of an insured in the description of, or failure to completely describe, any premises or operations intended to be covered will not invalidate or affect coverage for those premises or operations.

Coverage when provided is on a claims-made, defense-within-limits basis with an extended reporting period available. Liability limits from \$25,000 to \$250,000 are selectable.

Available by endorsement, **Third Party Coverage** responds to claims made by customers, clients, vendors, etc. who make allegations of discrimination or sexual harassment against the insured.

Other standard ISO optional coverages available include:

- Audio, Visual and Data Electronic Equipment
- Drive Other Car
- Fellow Employee
- Garagekeepers
- Hired and Non-Owned Auto
- Mobile Equipment

Commercial Automobile Coverage is not available in Massachusetts.

occurrence basis also using Insurance Services Office, Inc. (ISO) forms and endorsements.

Minimum underlying automobile and liability limits of \$500,000 is required with limits of \$1,000,000 to \$10,000,000 available.



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IMPORTANT: This brochure is designed to provide a simplified description of the PennEdge Laundries & Dry Cleaners Insurance Program and gives only a general overview of some of the coverages available through Penn Millers Insurance Company.

Not all coverages described herein may have been requested or are applicable to your particular circumstances or needs.

The information contained in this brochure does not operate to modify, revise, amend, clarify, or change in any way any policy provision, condition, limitation, exclusion or term.

The nature and scope of actual coverage is governed by the language of the insurance policy issued to you. Additionally, the coverages described in this brochure may differ from the coverage received based on customer request or statutory requirements.

Your Penn Millers Insurance Company agent can offer you professional advice and answer any questions you may have before you make your insurance decisions.

Penn Millers Insurance Company is a regional property and casualty company whose strong financial foundation and successful operating strategies have earned the company a rating of "A-" (Excellent) by A.M. Best Company, the nation's leading insurance rating organization. Penn Millers writes competitive commercial products through quality, professional independent insurance agents in eight (8) Northeastern, Mid-Atlantic and Southern states and competitive agribusiness products through quality, professional independent insurance agents and brokers in 33 states throughout the continental United States.

Please visit our website at www.pennmillers.com for additional information.