



## Lessor's Risk Only Claim Examples

- **Property:** A fire began at the insured's premises, due to a grease fire in the bar. It caused \$65,000 in building damage. In order to repair the damage, the 1<sup>st</sup> floor bar tenant and the 2<sup>nd</sup> floor apartment tenant had to be evacuated for 2 months. This resulted in the loss of rental income for the insured.

Severe wind caused the roof of the insured's building to collapse resulting in \$25,000 of building damage.

- **General Liability:** Severe wind caused the roof to collapse injuring two tenants of the building. The tenants sustained \$15,000 in medical expenses.

A hose on the dishwasher located in the second floor apartment unit ruptured causing water to leak through to the pizza shop on the ground floor. This caused damage to the seating area and kitchen. The shoe store sued the building owner for negligence and damage to their shop resulting in a third party property damage loss of \$10,000. A passerby caught her shoe on a crack in the pavement and fell outside the insured's building resulting in \$2,000 medical expenses.

- **Value Plus:** Lightning struck a tree on the insured's premise outside of their apartment building. The tree fell causing damage to three of the cars parked in the parking lot of the insured building. The value of the tree was \$200 and the damage to the cars totaled \$14,000. The tree was replaced and the cars were repaired.
- **Equipment Breakdown:** A power surge resulted in the operation failure of a hermetically sealed 25hp motor in the air conditioning system. This caused a property damage loss of \$28,000.