



# PROPERTY MANAGERS E&O

*Don't let them wait until it's too late.*

## **WHAT IF...**

- A property manager failed to report a slip and fall incident to the building's insurance carrier as the person quickly got up, brushed themselves off and continued on their way - no big deal. A few months later they receive a lawsuit. The building's insurance carrier declined for late notice and, in turn, the building owner is now suing.

## **OR**

- A Manager refused to rent to an individual based on their handicap. The prospective tenant sued for discrimination.

## **Would your client be protected?**

To learn more about our Property Managers E&O program, contact Katherine Hild today:

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Property Managers are relied upon to wear the hats of many roles, but not without risk. At times they have to play landlord, accountant, rental agent, inspector, repairman, and a host of other roles. Managing residential and commercial properties while achieving expected revenues and while ensuring the satisfaction of clients and tenants is challenging.

To perform successfully Property Managers need their focus to be on taking good care of the properties they manage. Being ready for and responding to mistakes and unexpected events is critical to maintaining the continuity so important to the successful management of their client's properties. That's where McGowan's experienced professional liability team and the Property Managers E&O program can help.

## ***Errors are never planned, that's why we insure them.***

Things don't always go exactly as planned. Repairs take unexpected turns. Deadlines get missed. Financial documents get mismanaged. Numerous things can go wrong at any given time, leaving your Property Management clients' business and reputation in danger.

McGowan understands the exposures that Property Managers face on a daily basis. With McGowan's Property Managers E&O (Errors & Omissions) program Property Managers get a comprehensive insurance program that is designed specifically for Property Management professionals.



# Property Managers E&O

## A vital part of preparation for protection

McGowan's Property Managers E&O program was created with the specific needs of Property Managers in mind. The result is a unique competitive approach to the professional liability for Property Management professionals with tailored coverage options.

- **Discrimination coverage adds protection against allegations of denial of housing due to race, ethnicity, handicap, religion, sexual orientation, marital status, age, etc.**
- **Additional policy benefit: removal of "placement of insurance" exclusion for no additional premium (removes the gray area surrounding the Property Managers responsibility).**
- **Exclusion for Bodily Injury and Property Damage does not apply to Consequential BI/PD.**
- **Wrongful eviction liability coverage protects against tenant allegations of wrongful eviction.**
- **100% Owned Property Management: Coverage is afforded to insureds who manage properties in which they maintain up to a 100% ownership interest.**
- **Mold Coverage: Covered up to policy limits, with a maximum limit of \$1,000,000.**
- **Total account option: We can write all policies, from Property to General Liability, to Workers' Compensation, to E&O (Professional Liability) - providing streamlined billing options and efficient claims handling.**



### About McGowan

McGowan is a nationally recognized program manager that specializes in providing insurance through agents, brokers and MGAs for Property Managers and real estate exposures.

With more than 100 years of combined insurance experience, McGowan understands what insurance professionals and their property management clients need to prosper in today's competitive marketplace.

To learn more, contact Katherine Hild:  
Phone: (440) 333-6300 ext. 3685  
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***Superior Service • Spectacular Pricing • Exceptional Coverage***

\* This material offers a brief description of coverages and programs and is provided for informational purposes only. Actual coverages may vary. Options and credits are not available in all states. For exact terms, conditions, exclusions, and limitations, please contact McGowan.

