



# REAL ESTATE INVESTORS (REI) APPLICATION QUESTIONNAIRE

## Section One – Insured Information

First named insured: (*Required*)	
Mailing Address: (*Required*)	
Mailing City: (*Required*)	
Mailing State: (*Required*)	
Mailing Zip Code: (*Required*)	
Valid Email Address of Insured: (*Required*)	

## Section Two – Insured’s Operation

How many years has the insured been in the business of purchasing and renting homes:		
Does the insured manage the properties / tenants internally:	Yes	No
If no, describe how the properties are managed:		
If properties are managed via a Property Manager, how long has the property manager been in business:		
Are those responsible for managing properties local to the properties under management:	Yes	No
What is the usual response time for a property emergency:		
Does the insured have internal Contracting Professionals to aid in renovations and needed repairs during tenancy:	Yes	No
If “no” does the insured hire a third-party contractor to complete these services:	Yes	No
Are all third-party contractors required to carry insurance covering their operations and work:	Yes	No
Are all properties inspected prior to purchase:	Yes	No
Has insured been involved in tenant related lawsuits:	Yes	No
If yes, please provide a brief description of the suit and the outcome:		

## Section Two – Insured’s Operation Cont’d

Will the insured be selling properties during the policy period:	Yes	No
Does insured purchase homes to “ <b>Fix-and-Flip</b> ”:	Yes	No
If “ <b>Fix-and-Flip</b> ” is the business strategy of the insured, what is the percentage of the portfolio?  <b>**Please note that any portfolio with more than 15% of homes designated for Fix-and-Flip opportunities will require a referral to London**</b>		
What percentage of properties are currently occupied:		
What is the average length of time a tenant stays with this insured?		
How many homes are currently for rent via Air BnB, VBRO or Other short-term rentals:		

## Section Three – Tenant Profile and Renting Procedures

Are all tenants required to sign a standard lease:	Yes	No
Does the lease include a hold harmless agreement in favor of the insured:	Yes	No
Are the tenants subject to any of the following:	Background Check:	Credit Check:
Does the insured allow any subsidized renters:	Yes	No
If yes, what is the percentage of renters who are subsidized:		
Does the insured have a standard eviction process established:		
Are tenants required to purchase renter’s insurance:	Yes	No
Are tenants allowed to own pets:	Yes	No
If yes, please describe any and all limitations on pets imposed by the insured: <i>(excluded breeds of dog, size restrictions, etc.)</i>		

## Section Four – Property Information & Updates (Roof, Plumbing etc.)

Are properties renovated if needed:	Yes	No
Describe the typical renovation: <i>(carpets and paint, updated appliances, etc.)</i>		
When renovation work is being undertaken are all appropriate permits obtained:	Yes	No
Do any properties have aluminum wiring: <i>If yes, indicate on property statement of value which properties.</i>	Yes	No
Do any of the properties have Chinese Drywall: <i>If yes, indicate on property statement of value which properties.</i>	Yes	No
Do any of the properties have swimming pools:	Yes	No  If yes, are the pools properly gated and fenced:
Do any of the properties have raised decks/balconies:	Yes	No
If yes, have the structures been inspected for safety and load bearing ability:	Yes	No
If yes, are the railings and balusters up to code:	Yes	No
Do any of the properties have playground equipment:	Yes	No  Do any of the properties have Tramoplines:
Have all properties had their <b>Roofs</b> updated where necessary: <i>If yes, indicate the year the roof was updated on the statement of value.</i>	Yes	No
Have all properties had their <b>Wiring</b> updated in the <b>last 10 years</b> : <i>If no, please indicate the year in which the property last had the wiring updated on the statement of value.</i>	Yes	No
Have all properties had their <b>Plumbing</b> updated in the <b>last 10 years</b> : <i>If no, please indicate the year in which the property last had the plumbing updated on the statement of</i>	Yes	No





## Section Seven - Coverage

What is the desired property deductible, per loss, per property for the insured:  <i>Wind and hail losses will have a different deductible structure which will be indicated in the quote.</i>		\$1,000 <b>**Only available for CA / OR / WA portfolios only**</b>
		\$2,500
		\$5,000
		\$10,000
		\$25,000
Would the insured be interested in purchasing any of the additional coverage options:	Loss of Rents	Swimming Pool Liability
	Ordinance or Law	Mold Sublimit <small>(Property Only)</small>
	Terrorism	Sewer and Drain Back Up

## Section Eight – Signatures & Guarantees

I represent and warrant that the statements made in this application are true to the best of my knowledge, information and belief and that I am fully authorized to sign this application on behalf of:

Agency Name:	
Agency Representative Name:	
Agency Representative Title:	
Agency Representative Signature:	
Date:	