



Additional Insured Endorsement for Landlords

Very regularly we receive requests to add a landlord as an additional insured on a commercial policy. Request is sent to the insurance company; the underwriter approves and endorses the policy. As the landlord making the request, how do you know the endorsement issued actually complies with the lease agreement?

First, let's understand what additional insured means.

Additional insured is a person or organization not automatically included as an insured under an insurance policy. The additional insured is included or added as an insured under the policy at the request of the named insured. This request is made to comply with a contractual agreement.

You need to understand these key points!

Additional insured status does not mean the additional insured does not need insurance.

Additional insured status does not give the same rights under the policy terms as a "named insured" or "insured". You can review this with us.

You can request the actual endorsement and not just proof of insurance so you can review the endorsement carefully.

Endorsement Number CG 20 11-The Additional Insured- Managers or Lessors of Premises is the endorsement used. This endorsement is appropriate when the premises are leased to the named insured and the premises must be described in the schedule. The tenant and their insurance agent must review the lease to get a good description as to what premises are actually leased to the tenant and to properly describe the premises on the schedule. They need to make sure to include suite # and any additional addresses for the building, other structures or parking lots.

The designation of the person or organization shown in the schedule must be exactly named as it is on the lease agreement. If the lease requires naming the landlord and all administrative employees as additional insureds, such needs to be done. Just naming the landlord will not be acceptable for coverage.

Here at Burke Insurance Group, with our attentive way of work, we will always make sure to provide you with the needed insurance coverage!