

**Red Shield Insurance Company®**

9755 SW Barnes Road, Suite 390

Portland, OR 97225-6627

800.527.7397 • 503.226.4146

submissions@redshield.com

**LESSORS RISK
SUPPLEMENTAL QUESTIONNAIRE**

APPLICANT'S NAME

LOCATION

A. GENERAL INFORMATION**1. DESCRIBE THE COMMERCIAL OCCUPANCIES.** (If more than five, please attach a supplemental list)

TENANT NAME	DESCRIPTION OF OCCUPANCY	% / AREA

2. PERCENT VACANT: % **3. YEARS EXPERIENCE AS COMMERCIAL PROPERTY OWNER****4. IS A PROFESSIONAL PROPERTY MANAGER INVOLVED?** YES NO**5. ANY HABITATIONAL EXPOSURE?** YES NO IF YES, HOW MANY UNITS?**6. DOES APPLICANT HAVE ANY TAX LIENS, PAST DUE ACCOUNTS, OR PRIOR / PENDING BANKRUPTCY?**
YES NO

IF YES, EXPLAIN:

7. ANY OUTSTANDING INSURANCE COMPANY LOSS CONTROL RECOMMENDATIONS? YES NO**8. FIRE DEPARTMENT LAST INSPECTION** ANY OUTSTANDING RECOMMENDATIONS? YES NO**9. PLEASE DESCRIBE ANY UNRESOLVED RECOMMENDATIONS FROM #7 OR #8 ABOVE:****B. PROPERTY****10. WHEN WAS THE LAST TIME THE FOLLOWING WERE UPDATED BY A QUALIFIED PERSON?**

	DATE UPDATED	DESCRIBE UPDATES
ROOF		
ELECTRIC		
PLUMBING		
HEATING		

11. BUILDING ELECTRICAL					
KNOB & TUBE WIRING?		YES	NO		
<i>IF YES, ANY UPDATES? DESCRIBE:</i>					
ARE KITCHEN, LAUNDRY & BATHROOM EQUIPPED WITH GFI RECEPTACLES?				YES	NO
CIRCUIT BREAKERS?		YES	NO	ANY FUSES?	YES NO
<i>ANY FEDERAL PACIFIC STAB-LOK PANELS?</i>		YES	NO		
<i>ANY ZINSCO/GTE-SYLVANIA PANELS?</i>		YES	NO		
ALUMINUM WIRING?		YES	NO		
<i>IF ALUMINUM, ARE RECEPTACLES & SWITCHES FIXED USING THE COPALUM CRIMP METHOD?</i>				YES	NO
12. DOES EACH TENANT AREA HAVE A FIRE EXTINGUISHER? YES NO LAST TAGGED?					
13. SMOKE ALARMS IN EACH TENANT AREA?				YES	NO
BATTERY <input type="checkbox"/> HARDWIRED		<i>IF BATTERY, LONG LIFE?</i>		YES	NO
<i>WHO IS RESPONSIBLE FOR CHECKING BATTERIES?</i>				TENANT	OWNER
<i>HOW OFTEN CHECKED?</i>					
14. CARBON MONOXIDE DETECTORS IN EACH TENANT SPACE?				YES	NO
BATTERY <input type="checkbox"/> HARDWIRED		<i>IF BATTERY, LONG LIFE?</i>		YES	NO
<i>WHO IS RESPONSIBLE FOR CHECKING BATTERIES?</i>				TENANT	OWNER
<i>HOW OFTEN CHECKED?</i>					
15. EMERGENCY EXITS					
<i>POSTED EMERGENCY EXIT SIGNAGE?</i>				YES	NO
<i>DO EMERGENCY EXITS OPEN WITHOUT A KEY?</i>				YES	NO
16. IS THE BUILDING FULLY SPRINKLERED?				YES	NO
<i>IF PARTIALLY SPRINKLERED, WHAT AREAS?</i>					
17. WHAT IS THE PRIMARY SOURCE OF HEAT FOR THE BUILDING?					
BOILER	GAS/OIL CENTRAL HEAT	ELECTRIC BASEBOARD	OTHER		
18. IS SMOKING ALLOWED INSIDE BUILDING?		YES	NO		
<i>IF YES, IN WHAT AREAS?</i>					
<i>ARE SMOKING RECEPTACLES PROVIDED?</i>		YES	NO		
19. IF RESTAURANT OPERATIONS, PLEASE COMPLETE THE FOLLOWING SECTION:					
FIRE PROTECTION:					
MEET NFPA 96 STANDARDS?		YES	NO	MEET UL 300 STANDARDS? YES NO	
DOES THE AUTOMATIC EXTINGUISHING SYSTEM PROTECT ALL :					
COOKING SURFACES		YES	NO	EXHAUST DUCTWORK YES NO	
DEEP FAT FRYERS		YES	NO	HOODS YES NO	
DO ALL DEEP FAT FRYERS HAVE HIGH LIMIT SWITCHES?				YES	NO

FIRE PROTECTION continued:

IS A WET CHEMICAL FIRE SUPPRESSION SYSTEM USED?	YES	NO
IS THE EXTINGUISHING SYSTEM EQUIPPED WITH AUTOMATIC FUEL SHUTOFF AND EASILY ACCESSIBLE MANUAL RELEASE CONTROLS:	YES	NO
LIST THE BRAND NAME	AGE OF THE SYSTEM?	
IS THERE AN INSPECTION / MAINTENANCE AGREEMENT FOR THE SYSTEM?	YES	NO
CONTRACTOR	INSPECTION FREQUENCY	
IS THERE A MAINTENANCE AGREEMENT TO CLEAN THE HOOD AND DUCTWORK?	YES	NO
CONTRACTOR	CLEANING FREQUENCY	
ARE THE HOODS, DUCTS, FILTERS, DEEP-FAT FRYERS AND FANS REGULARY CLEANED BY INSURED?	YES	NO

C. LIABILITY

20. DO YOU USE A STANDARD WRITTEN LEASE AGREEMENTS? <i>ATTORNEY NAME / LANDLORD TRADE ASSOCIATION THAT PREPARED LEASE?</i>	YES	NO
21. DOES LEASE REQUIRE (AND FOR THE TENANT TO PROVIDE A CERTIFICATE OF INSURANCE) FOR GENERAL LIABILITY INSURANCE WITH LIMITS OF AT LEAST \$1 MILLION PER OCURRENCE AND \$2 MILLION GENERAL AGGREGATE?	YES	NO
22. DOES LEASE REQUIRE (AND FOR THE TENANT TO PROVIDE A CERTIFICATE OF INSURANCE) FOR RENTERS INSURANCE AND NAME THE PROPERTY OWNER AS AN ADDITIONAL INSURED FOR LIABILITY?	YES	NO
23. IF YOU HAVE TENANTS WHO SERVE ALCOHOL, DOES THE LEASE REQUIRE (AND FOR THE TENANT TO PROVIDE A CERTIFICATE OF INSURANCE) FOR LIQUOR LIABILITY OF AT LEAST \$1 MILLION EACH COMMON CAUSE?	YES	NO
24. DOES THE LEASE REQUIRE LANDLORD TO NAME THE TENANT AS ADDITIONAL INSURED?	YES	NO
25. DOES THE LEASE REQUIRE TENANT TO NAME LANDLORD AND MANAGER (IF APPLICABLE) AS ADDITIONAL INSURED?	YES	NO
26. WHO IS RESPONSIBLE FOR THE BUILDING MAINTENANCE AS SPECIFIED IN THE LEASE?	TENANT	OWNER
27. DOES LEASE HOLD THE APPLICANT HARMLESS FOR ACTS OF TENANTS?	YES	NO
28. DOES THE LEASE PREVENT SUBROGATION BACK AGAINST THE TENANT FOR AN ACT OF THE TENANT?	YES	NO
29. IS THE LEASE AGREEMENT A "TRIPLE NET LEASE"?	YES	NO
30. DOES THE LEASE ADDRESS WHO IS RESPONSIBLE FOR SMOKE AND CARBON MONOXIDE DETECTORS?	TENANT	OWNER
31. IS PARKING AVAILABLE?	YES	NO
<i>IF YES: COVERED?</i>	YES	NO
<i>LIGHTED?</i>	YES	NO
<i>GARAGE WITH AUTOMATIC DOOR?</i>	YES	NO

32. ARE THERE INTERNAL STAIRS ACCESSIBLE TO CUSTOMERS?				YES	NO
<i>IF YES DO STAIRS HAVE:</i>					
HANDRAILS?	YES	<input type="checkbox"/> NO	SLIP RESISTANT TILES?	YES	NO
ADEQUATE LIGHTING?	YES	<input type="checkbox"/> NO	EMERGENCY LIGHTING?	YES	<input type="checkbox"/> NO
DOES DOOR OPEN OVER STAIRWELL?			YES	NO	
LOCKING MECHANISM ON STAIRWELL DOOR(S)?			YES	NO	
33. SECURITY CONCERNS:					
ADEQUATE LIGHTING OF PARK LOT AND COMMON AREAS?			YES	NO	
EMERGENCY LIGHTING?			YES	NO	
SECURITY PATROLS?			YES	NO	
SECURITY CAMERAS?			YES	NO	
34. NUMBER OF POLICE/FIRE RESPONSES IN THE PAST YEAR?					
35. HAVE ANY GUESTS OR EMPLOYEES BEEN VICTIMS OF A CRIME ON YOUR PREMISES IN THE PAST YEAR?				YES	NO
<i>IF YES, HOW MANY INCIDENTS?</i>					
36. DESCRIBE YOUR SECURITY PROCEDURES:					
37. DESCRIBE YOUR SAFETY PROCEDURES:					

Applicable in WA: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits.

Applicable in OR: Any person who knowingly and with intent to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Completion of the application does not bind coverage. The Company's acceptance of the risk is required before coverage may be bound and a policy issued.

The undersigned Producer agrees to be responsible for any earned premiums developed from the binding of this application. Producer has reviewed this application fully with the applicant and, to the best of the producer's ability, is confident that all information given is truthful.

APPLICANT _____

PRODUCER _____

 HAS PRODUCER PHYSICALLY INSPECTED PREMISES IN LAST 12 MOS?
☐ YES ☐ NO

SIGNATURE _____

SIGNATURE _____

DATE _____

DATE _____

This form shall be attached to, and made part of, the fully completed Acord application by the applicant.