

**Corporate Office**

Bala Cynwyd, PA  
800.873.4552  
610.617.7940 Fax

**Central Region**

Leawood, KS  
877.439.7459  
866.823.1864 Fax

**Florida Region**

Altamonte Springs, FL  
877.672.7945  
877.846.4830 Fax

**Metro Region**

866.586.6122  
609.512.3141 Fax

Melville, NY

516.542.1200  
516.542.8767 Fax

**Mid-Atlantic Region**

Timonium, MD  
866.607.9299  
717.558.7541 Fax

**New England Region**

West Bridgewater, MA  
888.292.3881  
877.748.1162 Fax

East Hartford, CT

860.528.5913  
860.610.0471 Fax

**North Central Region**

Naperville, IL  
800.547.9967  
630.428.9639 Fax

**Northwest Region**

West Linn, OR  
800.669.9497  
800.364.6809 Fax

**Ohio Valley Region**

Nashville, TN  
877.521.8234  
866.890.2509 Fax

**Rocky Mountain Region**

Englewood, CO  
866.608.5898  
303.200.5341 Fax

**Southeast Region**

Alpharetta, GA  
800.303.1728  
770.799.3099 Fax

**Southwest Region**

Plano, TX  
866.246.5254  
972.488.8530 Fax

**Sunbelt Region**

Mission Viejo, CA  
800.994.4121  
949.582.1425 Fax

**West Region**

Roseville, CA  
800.846.9484  
866.458.7695 Fax



COMMERCIAL PRIMARY FLOOD



**PHILADELPHIA**  
INSURANCE COMPANIES

A Member of the Tokio Marine Group

AM Best A++ Rating

Ward's Top 50

95.7% Claims Satisfaction

120+ Niche Industries

800.873.4552 | **PHLY.com**

# COMMERCIAL PRIMARY FLOOD

Philadelphia Insurance Companies' (PHLY) Commercial Primary Flood program is coverage that protects a business and its income without breaking its budget. We offer flood protection for building, contents, and business income - at budget-friendly rates.

PHLY's Commercial Primary Flood insurance is a product of studying the Flood insurance needs for businesses, analyzing flood exposures, and exploring insurance markets for the most competitive rates. This coverage is written on an Excess and Surplus (E&S) basis on Tokio Marine Specialty paper.

## Key Benefits

### Features and Benefits

- Competitive rates
- Business Income coverage available
- High limits available
- Replacement Cost coverage for building and contents
- Ability to schedule locations
- Multiple deductible options
- Coverage available for high hazard flood zones
- Elevation certificates not required

### Coverage & Deductibles

- Broad coverage form
- Replacement Cost Loss Settlement on building and contents
- Business Income available
- Deductibles from \$1,000 - \$100,000 (higher deductibles available upon request)

### Maximum Limits

- Building: \$5M
- Contents: \$1M
- Business Income: \$100,000
- Total Combined: \$5M

Please note that the total combined limit of \$5M is per building and not per location.

### Rating

- All policies are individually rated based on a property's location, elevation, flood zone, number of stories, construction type, foundation type, and loss history

## Documents Required for Proposal

- Signed Commercial Primary Flood application
- Copy of the Primary Flood declaration page (if available)
- Quote requests can be submitted to PHLYFlood@tmhighland.com

## Documents Required for Binding

- Diligent Effort letter or Surplus Lines affidavit
- Net premium, taxes, and fees

## Carrier

- These coverages are written by Tokio Marine Specialty Insurance Company, a subsidiary of Philadelphia Consolidated Holding Corp., rated A++ (Superior) by AM Best Company and A+ by Standard & Poor's
- This program is underwritten by managing general agent Tokio Marine Highland Insurance Services, Inc.

**This insurance product is not affiliated with the National Flood Insurance Program.**

CONTACT US 800.873.4552 | **PHLY.com**

**13 REGIONAL OFFICES:** For the office nearest to you, please see the listing on the front page.

**RISK MANAGEMENT SERVICES: 800.873.4552**

**CLAIMS REPORTING: 800.765.9749**

800.685.9238 Fax | E-mail: [claimsreport@phly.com](mailto:claimsreport@phly.com)  
Gather facts, mitigate loss, inventory damage

**PAYMENT OPTIONS: 877.438.7459**

E-mail: [service@phly.com](mailto:service@phly.com)  
MasterCard, Visa, Discover

# ABOUT US

## Company Profile

Philadelphia Insurance Companies (PHLY) headquartered in Bala Cynwyd, PA, designs, markets, and underwrites commercial Property/Casualty and Professional Liability insurance products, incorporating value-added coverages and services for select industries. By maintaining a disciplined approach to business, we provide greater security for our policyholders and superior value for our shareholder. PHLY has field offices strategically located across the United States to provide superior service. Rated "A++" (Superior) by AM Best Company. Rated "A+" by Standard & Poor's. PHLY is a member of the Tokio Marine Group, Japan's oldest and leading Property/Casualty insurer.

## PHLY has these underwriting divisions:

Commercial Lines	Excess & Surplus Lines
Management &	Surety
Professional Liability	Accident & Health
Personal Lines	Environmental

## AM Best Rating

The Company's two insurance subsidiaries are pooled for risk assumption and accumulated surplus. AM Best Company has assigned the insurance subsidiaries an "A++" (Superior) rating.

## Standard & Poor's

Assigned "A+" for counterpart credit and financial strength.

## Ward's 50®

Nationally recognized as a member of Ward's 50 Benchmark Group of Property/Casualty insurance companies for outstanding achievement in the areas of financial strength, claims performance, and consistently favorable underwriting results.

# MISSION STATEMENT

PHLY is a team of motivated, high achievers committed to delivering innovative products and unsurpassed service to niche insurance markets. By maintaining a disciplined approach to business, we provide greater security for our policyholders and superior value for our shareholder. We believe that integrity and mutual respect are the foundation of long-term and fulfilling relationships with our employees, customers, and business partners.



**TOKIO MARINE  
GROUP**

Philadelphia Insurance Companies is the marketing name for the insurance company subsidiaries of the Philadelphia Consolidated Holding Corp., a Member of the Tokio Marine Group. Coverage(s) described may not be available in all states and are subject to Underwriting and certain coverage(s) may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds. © 2025 Philadelphia Consolidating Holding Corp., all Rights Reserved.

*Inspiring Confidence.  
Accelerating Progress.*