



RISC INC.
2001 Bryan St., Suite 2900
Dallas, TX 75201

APARTMENT/CONDO QUESTIONNAIRE
(Complete on each location)

1. Age of buildings:_____ How many stories:_____
2. Updates to buildings (if over 25 years old):
 - Roof:_____
 - Plumbing:_____
 - HVAC:_____
 - Electrical:_____
3. Avg. rent?:_____
4. Smoke detectors in each unit?_____
5. Pools fenced with self-latching gates and confirm no diving boards or slides?_____

6. Type of area risk is in (urban,suburbs,rural,stable)?_____
7. Are criminal and credit background checks made on prospective tenants? _____
8. Any HUD, Section 8, or subsidized exposure and if so, how much?_____
9. Percentage of tenants that are:
 - Students_____
 - Elderly_____
10. How long has the insured owned/managed the property?_____

11. Does the insured use security guards?_____

If security guards are used, are they armed and are they the insured's employees or are they employed by an outside firm (if outside firm, we require they provide our insured with a certificate of insurance and that they hold our insured harmless:

12. How much of the property is vacant or unoccupied?_____

13. If balconies are present , advise spacing between the railings_____

14. Have there been any past occurrences of violent crimes such as rapes, assaults and if so, provide full details with dates:_____

15. Are parking areas checked regularly for pot-holes and repaired:_____

16. Is there any exposure to “wellness care” or retirement home type exposures and if so, explain in detail:_____

17. Is the area the risk is in:

- Upscale:_____
- Average:_____
- Poor:_____