

Insurance Requirements

The responsibility of providing hazard and liability insurance coverage for a property held by IPX1031 lies with the Exchanger. Prior to taking title, IPX1031 will require proof of both liability and property coverage naming our holding entity.

The required coverage limits will be determined by the value and the nature of the use of the parked property. Property insurance coverage will need to be for the replacement value of the parked property. The minimum liability insurance limit for IPX1031 is \$1,000,000 and the minimum requirements generally increase according to the following table.

Property Value	Nature of Property Use	Required Minimum Liability Coverage
Any Value	Residential (under 4 units)	\$1,000,000
Under \$1,000,000	Vacant Land	\$1,000,000
Under \$1,000,000	Commercial/Multi Housing	\$1,000,000
\$1M to \$5M	Vacant Land	\$1,000,000
\$1M to \$5M	Commercial/Multi Housing	\$2,000,000
Over \$5M	Commercial/Multi Housing	\$5,000,000

Owners of commercial liability insurance policies generally will not find adding the required coverage listing the holding entity a problem. Exchangers who do not own commercial liability insurance policies will want to confirm the available coverage limits with their agent.

Exchangers encountering problems obtaining the required minimum insurance coverage should speak with their IPX1031 representative regarding possible alternatives.