

The University of Georgia
Terry College of Business
Department of Insurance, Legal Studies and Real Estate
Spring 2008
RMIN 5100 – Commercial Property and Liability Insurance

Professor: David Eckles, Ph.D.
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Office Hours: Wednesdays 1:30 p.m. – 4:30 p.m. and by appointment

Class Hours: Tuesdays, Thursdays 12:30 a.m. – 1:45 p.m.

Class Location: Peabody Hall, Room 115

The course syllabus below is a general plan for the course; deviations announced to the class by the instructor may be necessary.

Course Description

This course is an introduction to commercial property and liability insurance contracts. Additional topics related to commercial insurance are also discussed. We will examine insurance for commercial property risks in detail and provide an introduction to commercial liability insurance. This course is the pre-requisite for the advanced property and advanced liability courses that many insurance majors will take.

Course Materials

Required:

- *Commercial Property Risk Management and Insurance*, 8th ed, 2003. (7th edition acceptable too)
- Supplemental readings and documents available from the class WEBCT page (CT)

Supplemental (on reserve at the main library):

- *Risk Management and Insurance*, 12/e, 2005, Trieschmann, Hoyt and Sommer
- *Commercial Liability Risk Management and Insurance*, 6th ed, 2005.
- *CPCU Handbook of Insurance Policies*, AICPCU, 5th Ed., 2003.
- Sample projects from previous semesters.

Academic Integrity

UGA's Student Honor Code:

*"I will be academically honest in all of my academic work
and will not tolerate academic dishonesty of others."*

You are responsible for maintaining the highest standards of honesty and integrity in every phase of your academic career. The penalties for academic dishonesty are severe and ignorance is **not** an acceptable defense. All academic work must meet the standards contained in *A Culture of Honesty*. Students are responsible for informing themselves about those standards before performing any academic work. You are obligated to be familiar with and adhere to the University's policy regarding academic honesty as outlined in the handbook, *A Culture of Honesty*, which is available from the *Office of the Vice-President for Instruction* or the following website: http://www.uga.edu/ovpi/academic_honesty/culture_honesty.htm. It is my responsibility to

uphold the University's academic honest policy and report my suspicions of dishonesty to the *Office of the Vice-President for Instruction*.

Attendance

Class attendance is **strongly** advised as it constitutes part of your class participation grade. Exams will be based primarily on material covered in class including student presentations. Active class participation will improve your grade in borderline cases. Should you miss a day of class for any reason, please obtain lecture notes from another student.

Attendance is **mandatory** on days when a guest speaker is scheduled. Guest speakers will be announced in advance. Failure to attend any guest speaker day will result in a severe reduction of your class participation grade. You are expected to be courteous and respectful to speakers. This includes arriving on time, being attentive, and demonstrating interest by participating and asking appropriate questions.

Group Project

A group project will be required. Groups should consist of 5 or 6 students. The project will consist of an analysis of the pure risk exposures and insurance coverages of a small business firm in the Athens or Atlanta area. Do not even consider a firm with multiple locations unless the insurance coverages are totally separated for the location you choose. If you decide to do a franchise of a larger company, be sure that the franchisee has separate insurance coverage and does not depend on any insurance coverages from the corporate organization. Sometimes groups choose the family business of a group member. Although this is allowed, you should be aware that you might be overly dependent on the cooperation of that group member and his or her family.

It is absolutely essential that you obtain the property and liability insurance policies of the business you choose to study. Consequently, a member of your group will be required to meet with me on or before Wed., Feb. 6th to show me copies of the property-liability insurance policies for your business. If for any reason you do not obtain copies of the insurance policies of your business by Wed., Feb. 6th you should select another business. Some projects from past semesters are on reserve in the main library. Additional details about the project will be provided soon. I will retain group projects until the first week after the fall semester, so group members can review their projects. A few projects may be retained to place on reserve in the library. If I do not choose to retain your project, you may pick it up during the second week of the fall semester. Any projects not picked up during the second week of the fall semester or put on library reserve may be discarded.

Exam Policy

There will be three exams during the semester, all given during the semester. Exams will consist of multiple choice questions and quantitative problems. Exam material will come from lectures, the text, and any material distributed in class or through WEBCT (see below). Please do not miss an exam. If you miss an exam for any reason, you will be required to take the final (the final will replace the missed exam score). You may only replace *one* exam (this includes the final). Therefore, you can only miss *one* exam and still complete the course. Under no circumstances will I give an exam early.

There will be a final exam offered during the scheduled final exam period. This exam will be comprehensive and optional. Those students who are happy with their grade are not required to take the final. The final will replace the lowest exam score obtained on the three exams. The final exam must be taken at the designated time. The only exceptions that will be made are for those students who have three or more exams scheduled on the same day, or two scheduled at the same time. If you have such a schedule, you should complete the following steps *before* your scheduled final exam:

1. Complete the petition at <http://www.curriculumsystems.uga.edu/FinalExamConflicts/FinalExamConflicts.html>
2. Return the completed petition to me in a timely manner, so that the exam can be rescheduled.

Grade Composition

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| Exam #1 | 25% | Group Project | 20% |
| Exam #2 | 25% | Class Participation | 5% |
| Exam #3 | 25% | Final Exam (Optional) | 25% |

Grade Scale

Be aware that the plus/minus system implemented by the Board of Regents is in effect. The baseline grading scale will be as follows:

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|---------------|---------------|
| A = 93-100% | C+ = 77-79.9% |
| A- = 90-92.9% | C = 73-76.9% |
| B+ = 87-89.9% | C- = 70-72.9% |
| B = 83-86.9% | D = 60-69% |
| B- = 80-82.9% | F = Below 60% |

Grades will be curved if necessary.

Email

Announcements regarding the class may be sent from me to you via email. Please be sure you sign up for the class listserv (see below). Any announcement I post to the listserv is assumed to be communicated to the entire class. Thus, it is imperative you check your email regularly. Should you not have an email account, you may establish an ARCHES account through the University by following the instructions at <http://www.arches.uga.edu/account.html>.

Class Listserv

A listserv has been established for this class as a means for me to efficiently communicate to you any information between class periods. Please subscribe to this listserv as soon as possible. To subscribe, log on to the email account you wish to have announcements sent. From your email account, send a message to the following address: listserv@listserv.uga.edu

In the body of the message type the following message ONLY:

SUBSCRIBE RMIN5100DE-L firstname lastname

and send the message. (Note: If you have a signature file that is normally attached to the end of your email messages, you must turn off the signature before sending the above message.)

WEBCT

A WEBCT page has been established as a means to efficiently administer this class. The WEBCT page allows you to obtain a copy of the syllabus, obtain lecture notes, link to other important web pages, etc. You are responsible for accessing WEBCT on a regular basis. You may log on to the WEBCT page through the following address: <https://webct.uga.edu/>. You will be asked for your UGA MyID and password. Please refer to the UGA MyID information at webct.uga.edu. Log on to the WEBCT pages as soon as possible. Should you have trouble accessing WEBCT, please let me know as soon as possible or go to the following page: <http://webct.uga.edu/www/student.html>

RMI Homepage

The address for the RMI homepage is <http://www.terry.uga.edu/insurance/>. For those students interested in becoming RMI majors, you should familiarize yourself with this site. Important dates, events, and announcements related to the RMI program appear here as well as information regarding the Resume Book, Internships, Scholarships, Careers Day, Job Placement, RMININFO listserv and other important topics.

Special Needs

Any student who feels that he or she may need an accommodation for a disability of any sort should consult with me as soon as possible so that appropriate arrangements may be made.

Important Dates

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| Resume Book Deadline: | Wednesday, January 16 |
| Spring Scholarship Deadline: | Wednesday, January 16 |
| Internship Priority Deadline: | Friday, February 1 |
| Group project insurance deadline: | Wednesday, February 6 |
| Atlanta RIMS: | Thursday and Friday, January 31 and February 1 |
| Careers Day: | Tuesday, February 5 |
| Last day to withdraw: | Tuesday, March 4 |
| Group project due: | Tuesday, April 15 |
| Exam #1: | Thursday, February 7 (in class) |
| Exam #2: | Thursday, March 6 (in class) |
| Exam #3: | Tuesday, April 22 (in class) |
| Final Exam: | Tuesday, May 6, 12:00 p.m. – 3:00 p.m. |

Spring 2008

RMIN 5100 – Commercial Property and Liability Insurance Schedule of Topics*

All readings are to be done *prior* to class. Additional material, such as handouts, notes, announcements, homework problems, etc., should be retrieved from the WEBCT homepage *prior* to class. Please come prepared.

*The schedule is subject to change. Actual depth of coverage will depend on available time.

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| 1. Commercial Property Risk Management | Chapter 1 |
| 2. Overview of Commercial Property Loss Exposures and Coverages | Chapter 1 |
| 3. Overview of Commercial Liability Loss Exposures and Coverages | |
| 4. Building and Personal Property Coverage | Chapter 3 |
| 5. Business and Personal Property Coverage Options | Chapter 4 |
| 6. Covered Causes of Loss | Chapter 5 |
| 7. Business Income Exposures | Chapter 8 |
| 8. Business Income and Extra Expense Insurance | Chapter 9 |
| 9. Businessowners' Insurance | Chapter 14 |
| 10. Liability Loss Exposures | |
| 11. Commercial General Liability Insurance | |
| 12. Commercial General Liability Claims-Made Form | |
| 13. Excess and Umbrella Liability Policies | |
| 14. Worker's Compensation and Employer Liability Insurance | |