



Residential Apartments

APPETITE AND CAPACITY

The following is a summary of our Residential Realty capabilities but not all-encompassing, please contact a TSW underwriter for further details.

TARGET AUDIENCE

- \$25M Max. TIV
- \$10M Approx Max. line
- Long-term rental apartments
- We can lead, follow or write 100%
- Domestic and London market support

UNDERWRITING CONSIDERATIONS

- Average rents to be within market standards
- Must be properly valued - RCV/sq ft must be within regional construction index
- Property must have recent updates and upgrades
- 90% Minimum Occupancy Rate
- Owners to have contractually mandated tenant insurance and reinforce it as much as practical.

WHOLESALE OPPORTUNITIES

- Flood exposed risks
- Unprotected risks, both FUS & Wildfire Grade 8/9/10
- High risk occupancies:
 - SRO & rooming houses
 - Subsidized housing
 - Senior housing
 - Assisted living
 - 100% short-term rental
 - 100% student housing
- Aluminium wiring, fuses or Knob & Tube electricals
- Poly B plumbing

ABOUT TSW

TSW Management Services was founded in Montreal in 1995. With the opening of its Vancouver office in 2007, TSW began its pursuit to be a national MGA and wholesaler. Today, TSW has grown into a diverse and supportive powerhouse of underwriters and brokers, all striving towards the same vision – to empower brokers to do more and to grow our meaningful partnerships with our Canadian and international markets.

CONTACT US FOR MORE DETAILS

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