



Assurant Specialty Property businesses develop, underwrite, market and administer specialty property and personal lines of insurance through collaborative relationships with leading home mortgage lenders and servicers, manufactured home builders and dealers, auto finance companies, property management companies and managing general agents. With service centers and operations in 11 locations, including executive offices in Atlanta, Ga., Assurant Specialty Property serves clients and their customers in all 50 states and the District of Columbia.

Our strong leadership position in the markets that we serve is a result of a high level of trust, industry expertise and an unwavering commitment to the success of our clients. Our mission is to help our clients' customers protect what is most important to them: their homes, their personal property, their motor vehicles, and their ability to survive and recover from natural, personal and financial catastrophes.



Products and Services

Our diversified portfolio of products includes creditor-placed homeowners insurance and related outsourcing services (including escrow management and claims servicing), collateral protection insurance for automobiles, manufactured housing insurance, renters insurance, vehicle title administration, leased and financed equipment collateral protection, federal flood insurance and various personal lines, including antique automobiles, homeowners, watercraft, motorcycle, motor home and farmowners.

Competitive Strengths

Through its alignment with industry leaders, Assurant Specialty Property has established market leadership positions in creditor-placed homeowners insurance and related insurance tracking services and manufactured housing homeowners insurance. Assurant Specialty Property has strong, long-term relationships with the majority of the top 10 prime mortgage lenders and servicers, based on servicing volume.

Additional Company Information

Assurant Specialty Property is part of Assurant, a premier provider of specialized insurance products and related services in North America and select worldwide markets. Its four key businesses – Assurant Solutions, Assurant Specialty Property, Assurant Health and Assurant Employee Benefits – partner with clients who are leaders in their industries and who have built leadership positions in a number of specialty insurance market segments in the United States and selected international markets.

Assurant, which is traded on the New York Stock Exchange under the symbol AIZ, has in excess of \$26 billion in assets and \$8 billion in annual revenue. Assurant ranks No. 268 on the Fortune 500 and No. 828 on the Forbes Global 2000 – a ranking of the top 2,000 companies in the world. Assurant is also a component of the S&P 500 stock market index. www.assurant.com

Company Ratings

A.M. Best Co.*

"A" (Excellent)

- American Bankers Insurance Company of Florida
- American Reliable Insurance Company
- American Security Insurance Company
- Reliable Lloyds Insurance Company
- Standard Guaranty Insurance Company
- Voyager Indemnity Insurance Company

"A-" (Excellent)

- American Bankers Life Assurance Company of Florida

Moody's Financial Strength Rating

"A2" (Good)

- American Bankers Insurance Company of Florida
- American Security Insurance Company

Standard & Poor's**

"A-" (Strong)

- American Bankers Insurance Company of Florida
- American Security Insurance Company

Locations

- | | |
|--------------------|-------------------|
| Atlanta, Ga. | Omaha, Neb. |
| Duluth, Ga. (2) | Orange, Calif. |
| Florence, S.C. | Scottsdale, Ariz. |
| Jacksonville, Fla. | Santa Ana, Calif. |
| Miami, Fla. | Springfield, Ohio |



* Affirmed November 2009. The A.M. Best Co. is the world's oldest and most authoritative insurance rating source. A.M. Best ratings range from A++ to F. A.M. Best neither endorses nor is affiliated with any Assurant Specialty Property company.

** Affirmed December 2009