



Mid-Market / Environmental

Protective Environmental Asset Coverage Enhancement **(PEACE)**

AXA XL's new PEACE endorsement gives lenders PEACE of mind for facilities with environmental risk. In the event of a default and even before a default, a lender's security risk related to a location with pollution conditions is backstopped by coverages in the PARLL policy and PEACE endorsement. It pays for a Mortgage Impairment Loss as a result of a pollution condition on, at, under or migrating from a covered location along with a loan default which has occurred during the policy period.

This product is used with our flagship Pollution and Remediation Legal Liability (PARLL) policy to protect loans and financial institutions.

Client profile

- Mortgage lenders, banks or lending institutions with a security interest in loan collateral such as habitational, office, retail, warehousing and manufacturing locations;
- Mezzanine lenders

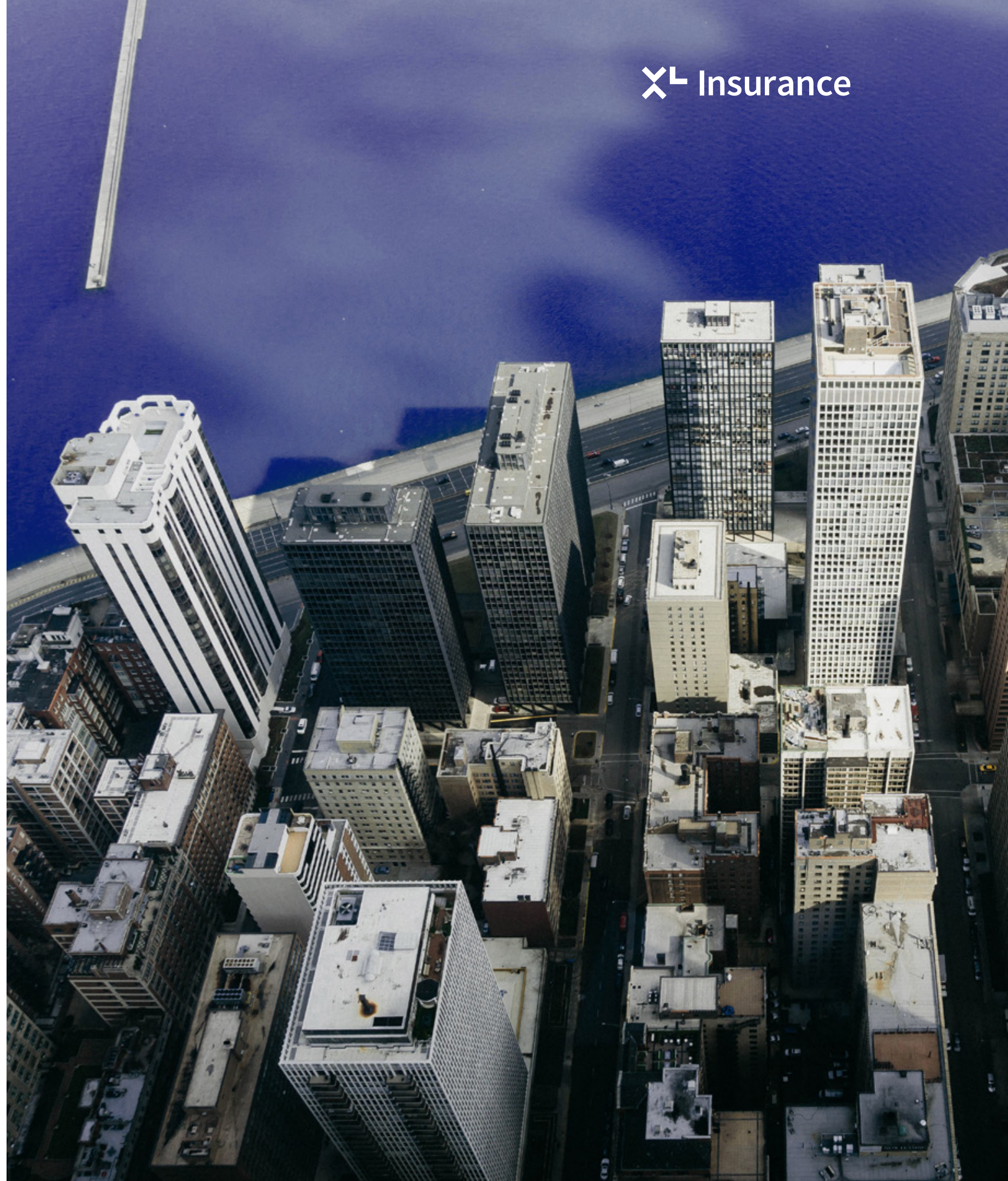
Capacity

Claims-made up to \$50M limit

Coverage

- Provides lender coverage for the lesser of the loan balance or clean-up cost in the event of a loan default Mortgage impairment loss
- Bodily Injury and Property Damage before a default scenario
- Non-owned disposal sites and contingent transportation coverage
- Remediation expense after a foreclosure
- Emergency remediation expense after a foreclosure
- Business Interruption in relation to a pollution condition after a foreclosure
- Diminution in value after a foreclosure

XL Insurance



You can expect prompt and fair claims resolution and quality risk consulting support from our in-house environmental attorneys, risk consultants, and technical experts.



Advantages of the PEACE endorsement

- Protects the loan
- Up to 10-year term with full policy limits, up to \$50M in capacity
- Provides broad pollutants & pollution condition definitions under the PARLL policy
- Lenders are the sole insureds
- Coverage available for mezzanine lenders
- Ability to provide coverage for an aggregate self-insured retention amount and primary insurance coverage without right of contribution
- Lender liability protections available under relevant laws do not affect afforded lenders' PEACE coverages, as applicable

Information needed to quote

- AXA XL Real Estate Lender's PEACE Application
- Available environmental site assessments (i.e., Phase I & II reports)
- Applicable mortgage/loan agreement(s)
- Two years of borrower and tenant financial statements, along with Lender's Asset Summary Report or equivalent, as applicable
- Pollution loss history

Claims and risk consulting services

AXA XL provides specialized claims handling with cost effective solutions for litigation and mediation issues to minimize the overall financial risk. Risk consulting services are also available throughout the policy period if needed. You can expect prompt and fair claims resolution and quality risk consulting support from our in-house environmental attorneys, risk consultants, and technical experts. We also have pre-approved legal and environmental consulting partners available as needed. When you buy an insurance policy, you're buying a promise. Our promise is to deliver an exceptional service experience.

Why AXA XL

- No. 1 P&C commercial lines platform worldwide*
- Offering more than 30 lines of products in Casualty, Property, Professional, Financial and Specialty lines to clients in over 200 countries
- Financial strength: AXA XL's core operating insurance and reinsurance companies have one or more of the following financial strength ratings: A.M. Best A+, S&P AA-

Contact

AXA XL Environmental

Brett McGovern

505 Eagleview Boulevard, Suite 100

Exton, PA 19341

brett.mcgovern@axaxl.com

610-968-9486 (office)

215-688-6174 (mobile)

*No. 1 declaration is based on 2023 revenues for AXA XL and AXA GI commercial business

The information contained herein is intended for informational purposes only. Insurance coverage in any particular case will depend upon the type of policy in effect, the terms, conditions and exclusions in any such policy, and the facts of each unique situation. No representation is made that any specific insurance coverage would apply in the circumstances outlined herein. Please refer to the individual policy forms for specific coverage details. AXA XL is a division of AXA Group providing products and services through three business groups: AXA XL Insurance, AXA XL Reinsurance and AXA XL Risk Consulting. In the US, the AXA XL insurance companies are: AXA XL Insurance Company Americas, Greenwich Insurance Company, Indian Harbor Insurance Company, XL Insurance America, Inc., XL Specialty Insurance Company and T.H.E. Insurance Company. Not all of the insurers do business in all jurisdictions nor is coverage available in all jurisdictions. Information accurate as of October 2025.

AXA, the AXA and XL logos are trademarks of AXA SA or its affiliates. © 2025.