

Homeowners HO3 Program/Quick Reference for New Business

HO3 Coverage Guidelines			
Coverage A – Dwelling	Max.	\$1,000,000 ** Higher limits available with U/W approval.	
	Min.	\$250,000	
Coverage B – Other Structures	Max.	70% of Coverage A	
	Min.	2% of Coverage A	
Coverage C – Personal Property	Max.	75% of Coverage A 0% of Coverage A	
	Min.		
Coverage D – Loss of Use		10% of Coverage A	
Coverage E – Personal Liability Coverage F – Medical Payments		Liability	Med. Pay
	Included	\$100,000	\$1,000
	Optional	\$200,000	\$2,500
	Optional	\$300,000	\$5,000
	Optional	\$500,000	\$5,000
	Optional	\$1,000	\$5,000
Loss Assessment Coverage	Optional	\$10,000	

Ineligible Risks

- 1) Factory fabricated, transportable housing units built on a chassis (mobile or manufactured homes).
Note: Homes with components constructed off-site and assembled on-site which are subject to local and state building codes are acceptable.
- 2) Homes of unconventional construction including but not limited to Log Homes.
- 3) Homes used for any purpose other than residential.
- 4) Homes with wood shingled roofs.
- 5) Homes without permanently installed air conditioning or heat source (e.g. wood burning stoves, space heaters or fireplaces as primary source of heat).
- 6) Porches or decks more than 2 feet off the ground or with 3 or more steps leading to them must be protected with properly installed handrails.
- 7) Properties in a state of disrepair or properties with existing damage.
- 8) Properties located entirely over water.
- 9) Risks insured for less than 100% replacement cost. **Properties purchased below \$100,000 and the replacement cost estimate is 150% higher than the purchase price will require a 4pt inspection.
- 10) Risks with any prior or current Sinkhole activity on the premises whether or not it results in a loss to the dwelling.
- 11) Risks with Knob & Tube electrical wiring, aluminum electrical wiring, or fuses. Any property with hazardous electrical conditions (including Federal Pacific, Challenger, Sylvania or Zinsco panels) and properties with less than 100 Amps electrical service.
- 12) Risks with rental exposure. Note: A duplex, wherein one side is owner-occupied and the other side is rented is acceptable.
- 13) Risks with vicious or exotic animals. Vicious animal is defined as any animal, regardless of breed, that has a negative history including, but not limited to, biting, snapping, or causing or attempting to cause injury to an individual or other animal. Saddle animals are permitted when there is no business use.
- 14) Risk with pure and mixed breed Pit Bull, Wolf Hybrids or Staffordshire Terrier.
- 15) Seasonal/Secondary homes in unsecured areas or without functioning central station fire and burglar alarms.
- 16) Spas that are not covered and locked.
- 17) Swimming pools that are not protected by a locking fence at least 4 feet high or screened enclosure.
- 18) Vacant or unoccupied homes.
- 19) Properties with 3 or more mortgages.
- 20) Dwellings constructed with EIFS, Asbestos, or Synthetic Stucco.
- 21) Homes for sale while owner occupied.
- 22) Risks With polybutylene plumbing

Seasonal/Secondary Home

A seasonal/secondary dwelling is a dwelling that is unoccupied for more than 90 consecutive days in any 1-year period and may be written only if:

- 1) The risk is located in a "secured area" (limited access due to locked gates or the risk has an approved functioning central station fire and burglar alarm system.
- 2) The risk has an approved functioning central station fire and burglar alarm system. In the absence of restricted access, a copy of the alarm certificate must be provided with application.

**Seasonal/Secondary properties will receive a 10% surcharge.

Deductible Options

All Other Perils	\$500, \$1,000
	\$2,500, \$5,000
Hurricane	\$500 2% 5% 10%
Sinkhole	10%

Discounts

Age of Construction
Fire & Burglar Alarm
Hardiplank Siding
Hip Roof
Secured Community
Senior Discount (55 +)
Sprinklers
Windstorm Mitigation

Underwriting Guidelines

Insurance Score	An insurance score is required to be ordered for all new business.
4 point Inspection	4 point inspection is required to be completed in the last 3 years, on all homes 40 years or older.
Age of Roof	<u>Architectural Shingles</u> - Less than 20 years <u>Composition Shingles</u> - Less than 15 years. <u>Tile and Metal roofs</u> - Less than 40 years. <u>Flat Roofs</u> - Less than 10 Years.
Lapse in Coverage	Lapse in coverage more than 30 days requires U/W approval and is subject to a 10% surcharge.
Water Damage Coverage	Homes 41 years and older are only eligible for Basic water coverage. Homes 40 years old and newer may be bound with Basic water coverage or Broad water coverage and Managed Repair Program. See page 2 for MRP Details
Plumbing	Risks with polybutylene pipes are ineligible.
Prior Losses	No previous non-weather property loss (whether or not paid by insurance) in the past 3 years at the risk property or any other location - other than: 1 Water, Fire, or Theft loss occurring in the last 3 years if the loss was less than \$10,000.
	No previous liability loss (whether or not paid by insurance) in the past 3 years at this or another location.
Protection Class	1 - 10 PC 9 & 10 will be referred to UW
Mixed Construction (Masonry/Frame)	Classified as Frame when exterior of Frame construction exceeds 33 1/3% of total exterior wall area.
Open Foundations	Homes with open foundations must be submitted to underwriting unbound. See U/W Manual for acceptable requirements.

Excessive Unusual Liability Exposures

Risks with the following items are acceptable for coverage, however, "bodily injury" and "property damage" liability will be excluded for injuries or damage resulting from their use:

1. Trampolines
2. Skateboard Ramps
3. Bicycle Ramps
4. Swimming Pool Slides
5. Swimming Pool Diving Boards
6. Unprotected Swimming Pools*
7. Unprotected Spas*

*Added after the policy has been put into effect

Coastal Counties - Bay, Brevard, Broward, Charlotte, Citrus, Collier, Dixie, Duval, Escambia, Flagler, Gulf, Hernando, Hillsborough, Indian River, Jefferson, Lee, Levy, Manatee, Martin, Miami-Dade, Monroe, Nassau, Okaloosa, Palm Beach, Pasco, Pinellas, St. Johns, St. Lucie, Santa Rosa, Sarasota, Taylor, Volusia, Wakulla, Walton

This guide is a summary of coverages and underwriting guidelines from the SafePoint Advantage Homeowners Program, and is provided for informational purposes only. All filed and approved rules and rates are located in the Underwriting Manual.

Optional Coverages			
Coverage C - Increased Special Limits	Available	Jewelry, Watches, & Furs	The special limit of liability of \$1,000 may be increased to a maximum of \$5,000, but not to exceed \$1,000 for any one article. Additional Premium = \$18 per \$1,000 of Increased Coverage.
		Silverware, Goldware, & Pewterware	The special limit of liability of \$2,500 may be increased to a maximum of \$10,000. Additional Premium = \$6.50 per \$1,000 of Increased Coverage.
Dog Liability Coverage	Excluded	Option to add \$50,000 Liability/\$5,000 Med Pay	Ineligible Breeds for Endorsement Only: Akitas, American Bull Dogs, Beaucerons, Caucasian Mountain Dogs, Chow Chows, Doberman Pinchers, German Shepherds, Great Danes, Keeshonds, Pit Bull, Pit Bull mixes, Presa Canarios, Rottweilers, Staffordshire Terriers, Wolf, Wolf Hybrid any mix of these breeds. Dogs with bite history are not eligible for coverage. Additional Premium= \$50
Equipment Breakdown	Available	\$100,000	Makes Equipment Breakdown a covered peril. Coverage is subject to a separate deductible of \$500. Subject to Equipment Breakdown guidelines Additional Premium = \$50
Golf Cart Physical Damage and Liability	Option # 1	Cov. C =\$5,000 Cov. E = \$50,000 Cov. F= \$5,000	Coverage does not apply when golf cart is: 1. Used to carry persons for a charge. 2. Used for business purposes. 3. Rented to others. 4. Being used outside the boundaries of a retirement community or limited access community unless being used for golfing purposes or traveling to or from a golf course. Option #1 Additional Premium= \$75 Option #2 Additional Premium= \$100
	Option #2	Cov. C=\$5,000 Cov.E =\$100,000/\$300,000 /\$100,000 Cov. F=\$5,000	
Home Computer Coverage	Optional	\$6 per \$1,000 Max. Limit \$20,000	Provides coverage for computers and related equipment subject to exclusions. Endorsement permits business use of a personal computer.
Hurricane-Screened Enclosures and Carports Coverage	Excluded	Option to add up to \$75,000 (increments of \$5,000)	Coverage includes structure, screen material, and labor. Refer to manual for county rate.
Identity Theft & Restoration	Available	\$25,000	Coverage pays for Identity Theft Expenses, Monitoring & Support, and Restoration of Credit. Additional Premium =\$25
Increased Replacement Cost on Dwelling	Available	Up to 120% of Coverage A	Covers additional costs of construction that are incurred due to increased cost of construction during the policy period.
Mold, Fungi, Dry Rot - Increased Limits	Included	\$10,000/\$50,000	Any request to endorse the \$50,000 limit will be on a Non - Binding basis. An interior inspection may be required to detect the presence of moisture, fungi, mold, wet or dry rot.
	Optional	\$25,000/\$50,000	
	Optional	\$50,000/\$50,000	
Ordinance & Law Coverage	Included	25%	Coverage can be increased by endorsement to max of 50 % of coverage A.
	Optional	50%	
Other Structures Rented to Others	Available	\$100,000, \$200,000, \$300,000, \$500,000	Provides coverage for when a structure on the residence premises is rented to others for dwelling purposes.
Permitted Incidental Occupancies	Available	Section I. \$6 per \$1,000 if located in other structure. Section II. \$18 flat charge	Coverage for permitted incidental occupancies is limited in Section I. (Property) and excluded in Section II (Liability) . This endorsement expands those coverages.
Personal Injury Coverage	Available	Up to the Liability limit selected	Provides coverage for personal injury, libel, slander, false arrest, detention, defamation, invasion of privacy, wrongful eviction and entry.
Personal Property Replacement Cost	Available	Up to Cov. C limit selected for Personal Property	Only available when Coverage C is 40% of Coverage A or higher.
Scheduled Personal Property	Available - See U/W	See U/W Manual	This coverage only available for primary occupancy.
Sinkhole Coverage	Available	Up to Cov. C limit selected for Personal Property	Modifies loss settlement from named peril to open perils for contents.
Water Back Up & Sump Overflow	Available	Catastrophic Ground Cover Included	New policies may NOT be bound with Sinkhole Coverage. If the policyholder elects to purchase Sinkhole Coverage, an approved structural inspection must be completed prior to adding the coverage. SafePoint has an approved vendor and will split the cost of inspection.

Payment Plans				Managed Repair	
*Credit Cards & Echeck Accepted for New Business and Payments (MasterCard, Visa, Discover)				The endorsement allows SafePoint, at its option, and with the insured's consent, to provide a contractor who will make covered repairs to the dwelling and other structures under Coverage A or B, when damage or loss is from a covered peril. Policyholder is provided a licensed and credentialed contractor to make covered repairs and SafePoint will pay the contractor	
Full Pay Mortgage billed policies are not eligible for payment plans.					
Payment Plans	Down Pay	90 days	180 days	270	Emergency Water Removal Services Endorsement - Attached to all policies regardless of age. This endorsement allows SafePoint, at its option, and with the insured's consent, to provide a contractor who will provide necessary reasonable emergency water removal and drying services solely to protect covered property from further damage. SafePoint will pay the contractor directly for the services, without the policyholder paying the deductible. Without consent, losses will be subject to a \$3,000 limit for reasonable emergency measures for certain types of covered water loss as described in the policy.
Semi-Annual Pay	60% Down*		40%**		
Quarterly Pay	40% Down*	20%**	20%**	20%*	
* Down Payment Includes \$10 Service Fee + \$ 3 Installment Fee ** Add \$3 Installment Fee					
Important Contact Information					
Payment Addresses			Customer Service		
Payments can be mailed to: SafePoint Insurance PO Box 292547 Tampa, FL 33687 Overnight Payments: SafePoint Insurance 8761 N 56 th Street Box 292547 Tampa, FL 33617			Office hours: 8am-5pm Monday-Friday (Excluding Holidays) Telephone: 877-858-7445 Fax: 954-837-4392 billing@safepointins.com		
			Claims 855-CLAIM15 (252-4615) claims@safepointins.com		
			Marketing Email: Marketing@safepointins.com		
			Basic Water Coverage - the Company will not pay in excess of the \$10,000 water damage sublimit as described in the policy. A premium credit is applied. Broad Water Coverage - coverage will not be subject to the \$10,000 water damage sublimit described in the policy only if SafePoint requests, and the insured consents to Managed Repair Program, or, prior to incurring costs for covered repairs or starting any covered repairs, the insured requests Managed Repair Program and SafePoint cannot provide those services		