Security First Insurance

Insuring Florida Homes

Dwelling Fire Program
My Choice Dwelling Landlord
Underwriting Guidelines and Rating Manual

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I. ELIGIBILITY- UNDERWRITING

We reserve the right to deem any of the following rules as satisfied for assumed business. Any data that is not available to the company upon assumption will be applied at first renewal of the policy subsequent to the determination of the information.

1.1 NEW BUSINESS & RENEWAL UNDERWRITING PHILOSOPHY

To assure continued financial stability and competitive rates, the agent and underwriter must carefully select the risks Security First writes. We expect the agent to have a good understanding of the risk factors and condition of the property. In general, the insured property must show pride of ownership exhibited by property in good repair. Additionally, the risk must be properly insured to value, have an acceptable loss history, have updated utilities, be well maintained and reflect excellent housekeeping and must meet all the requirements outlined in the manual.

1.2 NEW BUSINESS & RENEWAL INELIGIBLE RISKS

The following guidelines apply to all Risks unless specifically outlined elsewhere in the manual.

Applicant/Insured:

- Applicants who do not have an insurable interest in the home.
- Applicants who have been canceled or non-renewed from a prior homeowner's insurance policy due to material misrepresentation.
- Applicants with prior fraud or arson convictions.
- Risks with 3 or more mortgages. A home equity line of credit is not considered a mortgage for this purpose.
- Risks purchased from a foreclosure, short sale or previously banked owned.
- Applicants that have been involved in a first party lawsuit against a homeowner's insurance company are ineligible unless the applicant prevailed in or settled the lawsuit.
- Applicants with open claims.
- Risks under a contract for deed or rent to own arrangement.

Occupancy/Use:

- Primary or secondary owner-occupied dwellings that are not rented at any time are ineligible. Coverage for these homes can be found in the My Choice Dwelling Owner manual.
- Risks with Family Home Day Care exposure are eligible for this program with evidence of commercial liability coverage and a copy of the State or County Home Day Care license. These documents must be provided each year prior to renewal. The named insured / applicant must be the person listed on both the state or county license and evidence of commercial liability insurance.
- Risks with Adult Day Care or Assisted Living exposures are ineligible.
- Other Structures (Coverage B) rented to a different tenant when the main structure is tenant occupied (unless rented for use as a private garage).
- Dwellings used for purposes other than residential (except for certain permitted incidental occupancies).
- Vacant or unoccupied dwellings.
- Dwellings currently for sale and not occupied as a residence.
- Fraternity, Sorority, or any similar housing arrangement whether on a university campus or privately owned.
- Risks containing more than 4 apartment units.

- Condominium buildings. Coverage for these can be found in the My Choice Condo Owner and My Choice Condo Landlord manuals.
- No more than 2 single-family dwellings or 1 single family dwelling and 1 duplex on the same parcel, Note: Multiple residential dwellings on a single parcel must each be insured, on separate policies, either with Security First Insurance or another carrier.
- Risks with a mobile or manufactured home on the same parcel.
- A single-family residence occupied by more than one family.

Construction:
- 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.
- Dwellings with less than seven-hundred (700) square feet of living (heating and cooling) space.
- Dwellings of unconventional construction including but not limited to Log, Dome, and dwellings on wooden stilts or pilings.
- Dwellings under construction or undergoing major renovation. Note: If the dwelling is deemed habitable and work is being performed by a licensed professional then the dwelling may be eligible.
- Dwellings must be protected by smoke detectors in good working order.
- Dwellings with asbestos siding.

Location:
- Properties located entirely over water.
- Risks with any prior or current Sinkhole activity on the premises whether or not it results in a loss to the dwelling.
- Risks located on a historical site or designated as a historical building.
- Risks located within one-hundred (100) feet from a manufacturing or refinery operation.
- Risks built on Landfills-Refuse.
- Risks located within three-hundred (300) feet of a current or former Clandestine Drug Lab.

Condition:
- Dwellings in a state of disrepair or dwellings with existing damage.
- Dwellings which have been condemned due to condition, located in a condemned area or in an area scheduled to be condemned due to urban renewal or highway construction.
- Dwellings with overhanging tree limbs that are within 3 feet of the roof and/or siding.

Insurance-to-Value:
- Risks insured for less than 100% replacement cost.
- Risks with Market Values less than 50% of the replacement cost. Note: This rule only applies to New Business.

Major Mechanical Systems:
- Dwellings without a permanently installed heat source or with wood burning stoves, space heater or fireplaces as primary heat sources.
- Dwellings without a permanently installed and maintained central or split air conditioning unit.
- Dwellings with HVAC systems that do not contain a float switch or similar condensate drain overflow protection device.

- Dwellings equipped with any fuses, "knob & tube" electrical wiring or Stab-Lok circuit breakers including but not limited to Federal Pacific.
- Dwellings with single-strand aluminum electrical wiring built prior to 2004.
- Dwellings equipped with electrical service less than one-hundred (100) amps.
- Risks with cast iron, polybutylene and/or galvanized steel pipes may only be written with the water damage exclusion. To be eligible for limited or standard water damage coverage, homes with cast iron, polybutylene or galvanized steel pipes will require an inspection that meets the following criteria:
    - Age of pipes and remaining useful life must be at least 2 years.
    - Condition of pipes must be above average or better.
    - Date of Inspection (must be within the past 3 months).
    - Inspector's license information, including license type (must be either a Florida general contractor or plumbing contractor) and license number.
- The water deductibles available for risks with galvanized steel, cast iron or polybutylene plumbing pipe material are $500 and $5,000.

Roof:
- Wood Shingle/Shake roofs.
- Asbestos roofing material.
- Dwellings with more than 2 layers of roofing material.

Increased Liability:
- Risks that store, on the property location, any hazardous, flammable, or explosive chemicals or equipment.
- Swimming pools that are empty or unmaintained.

Loss History:
- Risks with a previous loss (excluding act of God losses), other than 1 water, fire, or theft loss of less than $10,000, whether or not the loss was paid by insurance, in the past 3 years at any location are ineligible. Risks with more than 1 water, fire, or theft loss, regardless of amounts, are ineligible. Risks will not be non-renewed for 1 prior property loss or any act of God loss, including partial Sinkhole losses, unless the insured has failed to take action reasonably necessary to prevent recurrence of damages to the insured property.
- Risks with a previous liability loss (whether or not paid by insurance) in the past 3 years.
- The option to increase Limited Fungi, Mold, Wet or Dry Rot or Bacteria Coverage is not available for policies with a prior water loss unless the insured obtains an acceptable mold remediation inspection and air sample analysis conducted by a licensed professional showing that the home is free of mold and is in acceptable condition. The inspection must be dated within thirty (30) days of submission.

INELIGIBLE RISKS – Applies only when liability/medical coverage is selected:
- Risks with a porch or deck more than 2 feet off the ground or with stairs consisting of 3 or more steps must be protected with properly installed handrails and structurally sound steps.
- Swimming pools must be protected by a lockable fence at least 4 ft high, with a self-closing and self-latching child-proof gate or screened enclosure.
- Spas that are not covered and locked.
- Homes with vicious or exotic animals are ineligible. A 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.

1.N. NEW BUSINESS- UNDERWRITING

1.N.1 OCCUPANCY/USAGE

- Occasional rental- occupied on an intermittent basis by the insured and tenant occupied on a weekly or monthly basis when not occupied by the insured; or tenant occupied on a weekly or monthly basis.
- Annual rental- owner is insured but does not occupy the residence at any time, tenant occupied annual basis.

1.N.2 PERMITTED INCIDENTAL OCCUPANCIES

One of the incidental occupancies described below is permitted in a premises for which the policy provides insurance under Coverage A or C, if:

- The incidental occupancy is operated by the insured who is the owner or a resident of the premises; and
- There are no more than two persons at work in the incidental occupancy.

Permitted incidental occupancies:

- Offices, Schools or Studios meaning offices for business or professional purposes, and private schools or studios for music, dance, photography and other instructional purposes.
- Small Service Occupancies meaning occupancies primarily for service rather than sales. For example: barber or beauty shop, tailor or dressmaker.
- Generally, incidental business pursuits are permitted if they do not present significant property damage hazard. Business pursuits are allowable if they do not involve significant client traffic, cooking, manufacturing, etc.

1.N.3 AGE OF HOME AT NEW BUSINESS – WATER DAMAGE COVERAGE

- Homes over thirty (30) years of age, built after 1975 may be written with either limited water damage coverage or excluding water damage coverage.
- Homes over thirty (30) years of age are eligible for limited or standard water damage coverage if all HVAC, plumbing, and roofing components have been replaced with fifteen (15) years.
  - Supporting documentation is required and subject to underwriting discretion.
- Homes built in 1975 or prior to 1975 will have water coverage excluded unless the applicant provides proof the plumbing components have been replaced within the last 15 years. If the applicant provides proof the plumbing components have been replaced within the last 15 years, limited water coverage is available. If the applicant provides proof that the plumbing, HVAC, and roofing components have been updated within the past 15 years the applicant can have limited or standard water.
- The peril of Water Damage may also be excluded from any risks, at the policyholder's discretion, resulting in a lower premium. In addition to what is automatically excluded in the policy, this endorsement will exclude discharge or overflow of water or steam from within a plumbing, heating, A/C, automatic sprinkler system or from within a household appliance; as well as water penetrating through the roof or exterior walls or windows whether or not driven by wind, unless water penetration is a direct result of damage caused by a Peril Insured Against other than water and not otherwise excluded in this policy.

1.N.4 ROOFS

- Homes with an asphalt or composite shingle roof which has not been replaced within fifteen (15) years may only be written with the Actual Cash Value Loss Settlement endorsement for wind or hail losses to roof surfacing when the policy includes windstorm coverage.
- Homes with a tile or metal roof which has not been replaced within forty (40) years may only be written with the Actual Cash Value Loss Settlement endorsement for wind or hail losses to roof surfacing when the policy includes windstorm coverage.
- Flat Roofs, other than concrete, which have not been replaced within the last ten (10) years are ineligible. Dwellings over the age of twenty (20) years with a flat roof are required to submit a 4 pt. inspection or similar inspection (completed within the 12 month period immediately preceding the policy effective date) to underwriting for review prior to binding.

1.N.5 UNUSUAL OR EXCESSIVE LIABILITY EXPOSURES

Risks with a trampoline, skateboard ramp, bicycle ramp, swimming pool slide, diving board, or treehouse are eligible for coverage. Note: Bodily injury or property damage caused by or resulting from the use of any of these or an unprotected pool or spa will not be covered.

1.N.6 INSPECTIONS

- All new business is subject to an inspection to confirm replacement cost values, risk characteristics, wind mitigation features, condition of risk, insurability and/or general eligibility for coverage. The applicant must provide the name and phone number of the person responsible for securing access to both the interior and exterior of the dwelling, including arranging for permission to enter a gated/guarded community.
- Homes over thirty (30) years of age will be required to submit a 4-point inspection or similar inspection dated within 60 days of the effective date.

1.N.7 PRIOR INSURANCE

Prior property insurance is required. This coverage cannot be force placed coverage, a liability only policy or a wind only policy. There can be no more than a thirty (30) day lapse in coverage. Newly purchased homes – within thirty (30) days of the policy effective date – are exempt from this requirement. Proof of new purchase in the form of a warranty deed, closing statement, or HUD statement is required. A quit claim deed or special warranty deed will not be accepted as proof of new purchase.

1.N.8 PREVIOUS CANCELLATIONS/NON-RENEWALS

Risks previously canceled for reasons other than reduction of hurricane exposure should be referred to company before binding.

1.N.9 MAJOR MECHANICAL SYSTEMS

Dwellings with water heaters older than fifteen (15) years are ineligible.

1.N.10 TOWNHOUSE/ROWHOUSE

Each unit must be separated by parapet walls or adequate masonry firewalls.

Additional underwriting guidelines apply to specific endorsements or optional coverages and are contained in the Coverage Options section of this manual (Part V. Coverage Options).

1.R. RENEWAL BUSINESS- UNDERWRITING

1.R.1 AGE OF DWELLING AT RENEWAL BUSINESS – WATER DAMAGE COVERAGE

- Dwellings over thirty (30) years of age will renew with limited water damage coverage with the option to exclude water damage coverage.
- Dwellings over thirty (30) years of age are eligible for standard water damage coverage if all HVAC, plumbing, and roofing components have been replaced within twenty (20) years.

1.R.2 UNUSUAL OR EXCESSIVE LIABILITY EXPOSURES

Risks with a trampoline, skateboard ramp, bicycle ramp, swimming pool slide, diving board, or treehouse are eligible for coverage. Note: Bodily injury or property damage caused by or resulting from the use of any of these or an unprotected pool or spa will not be covered.

1.R.3 INSPECTIONS

Security First Insurance has the option to perform an annual inspection to verify correct insurance to value, confirm risk characteristics and wind mitigation features, and determine if there have been changes to exposures or increased hazards.

1.R.4 TOWNHOUSE/ROWHOUSE

Each unit must be separated by parapet walls or adequate masonry firewalls.

1.R.5 MAJOR MECHANICAL SYSTEMS

Dwellings which have water heaters older than twenty (20) years are ineligible.

1.R.6 ROOFS

The Actual Cash Value Roof Loss Settlement Endorsement will automatically attach to the policy at renewal if the policy includes windstorm coverage when the roof age and predominant roof material meets one of the following criteria, asphalt or composite shingle roofs over fifteen (15) years old and metal or tile roofs over forty (40) years old.

Additional underwriting guidelines apply to specific endorsements or optional coverages and are contained in the Coverage Options section of this manual (Part V. Coverage Options).

II. BINDING AUTHORITY

2.1 GENERAL

Application must be maintained in Agent's office and is subject to audit at request of the company.

Risk must meet the Eligibility/Underwriting guidelines.

Risk must fall within our binding authority limits.

Risks may be written up to 30 days future effective.

2.2 BINDING SUSPENSION DUE TO HURRICANE, TROPICAL STORM, WILDFIRE AND OTHER CATASTROPHES

No application for new business or endorsements for increased coverage may be bound, written or issued when binding is suspended. Exceptions for previously scheduled closings may be submitted to underwriting for binding approval. Agents will be notified by bulletin and via our website when binding has been suspended and when the suspension is lifted.

Binding may be suspended for the following reasons; Tropical Storm, Hurricane, Wildfire and Other Catastrophe.

2.3 BINDING AUTHORITY LIMITS

Coverage	Dwelling
A – Dwelling	$125,000* to $1,000,000**
B – Other Structures	1% to 20% of Coverage A
C – Contents	$0 to $250,000
D – Fair Rental Value plus E – Add'l Living Expense	10% of Coverage A
L – Personal Liability	$100,000 to $500,000
M – Medical Payments	$1,000, $2,500 or $5,000

*$150,000 minimum Coverage A in Orange, Osceola, Seminole, Broward, Palm Beach, and Miami-Dade Counties.

**Risks exceeding binding limits may be submitted to underwriting for approval. Please contact the underwriting department after you have fully completed an application in our processing system. Additional documentation such as an appraisal may be required. Please allow at least 10 days for the high value underwriting process.

III. GENERAL RULES

3.1 POLICY TERM

The standard policy term is one year and may be extended for successive policy periods by renewal.

3.2 RENEWAL PLAN

If the company elects to offer renewal, policy may be renewed by the policyholder by paying the renewal premium prior to the expiration of the current policy. Renewal policy will be issued based on the premiums, forms and endorsements in effect at time of renewal. A new declaration page will be issued.

3.3 CANCELLATION, NON RENEWAL OR REDUCTIONS IN LIMITS OF LIABILITY OR COVERAGE

- Mandatory coverages may not be canceled unless the entire policy is canceled.
- If insurance is increased or reduced, the additional or return premium shall be computed on a pro-rata basis.
- The insured may cancel the policy at any time for any reason. We will refund any unearned premium pro rata.
- Sinkhole loss, 1 water damage loss or property losses that are a result of an act of God will not be used as a cause for cancellation or non renewal unless the insured has failed to take action reasonably necessary to prevent recurrence of damage to the insured property

3.4 REINSTATEMENTS

When a policy is canceled for non-payment, a maximum of two reinstatements per policy may be issued. Note: This does not apply to mortgage lenders pursuant to Florida Statute 501.137.

3.5 MULTIPLE COMPANY INSURANCE

We will not provide coverage for a dwelling that is also covered by another insurance policy.

3.6 TRANSFER OR ASSIGNMENT

No transfers or assignments are permitted. Each insured and/or property will require submission of a new application.

3.7 TOTAL RENOVATIONS

If acceptable documentation demonstrates that a residence has been totally* renovated, the year in which the total renovation began may be used as the date of construction. Total renovation will require totally new electrical, plumbing (above the slab), heating and A/C, roof and window systems, and must be verified by a certified inspector based on an on-site inspection.

* Complete documentation should be submitted to Underwriting prior to binding.

3.8 CLANDESTINE DRUG LAB LOCATION

Location where law enforcement agencies reportedly found chemicals, or other items, indicating the presence of either clandestine drug laboratories or dumpsites.

Source: DEA.gov/clen-lab

3.9 SINGLE BUILDING DEFINITION

All buildings or sections of buildings that communicate through unprotected openings shall be considered as a single building. Buildings that are separated by space shall be considered as separate buildings.

Buildings or sections of buildings, which are separated by a 6-inch reinforced concrete or 8-inch masonry party wall that pierces or rises to the underside of the roof and pierces or extends to the inner side of the exterior wall, shall be considered separate buildings. Accessibility between buildings with independent walls or through masonry party walls described above shall be protected by at least a Class A Fire Door installed in a masonry wall section.

3.10 TOWNHOUSE OR ROWHOUSE

Determine the total number of individual family units within a Fire Division. For example, a 2-family dwelling attached to a 1 family dwelling is considered 3 individual family units within a Fire Division. If each unit is not separated by a parapet wall or masonry firewall the risk is ineligible.

3.11 PROTECTION CLASS INFORMATION

The Protection Class listings in the Public Protection Classification Manual apply. Use PC 10 for unclassified areas. In a classified area where two or more classifications are shown (e.g. 6/9), the classification is determined as follows:

Miles to Fire Station	Feet to Hydrant	Class
Less than 5	Less than 1,000	first PC
Less than 5	More than 1,000	9
More than 5		10

Protected Subdivision Rule:

A dwelling located in a qualifying restricted subdivision will receive the rating of the responding fire department if ALL OF THE FOLLOWING APPLY:

- The subdivision is under development with recorded plat and paved roads where dwellings are built by licensed contractors subject to building restrictions as to type and square footage.
- The subdivision contains at least 10 houses.
- The subdivision is within 5 miles travel distance of a responding fire department.

- The home is located within 1,000 feet of a fire hydrant, or responding fire department is equipped to transport water or pump water from swimming pools or other sources within 1,000 feet of the home.

Exceptions to the Protection Class listings in the Public Protection Classification Manual will be considered upon review by Underwriting.

3.12 CONSTRUCTION DEFINITIONS

- Frame-exterior wall of wood or other combustible construction, including wood-iron clad, stucco on wood or plaster on combustible supports, and aluminum or plastic siding over frame.
- Masonry Veneer-exterior walls of frame construction veneered with more than 75% brick or stone.
- Masonry-exterior walls constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile, or similar materials, and floors and roof of combustible construction.
- Superior Construction-exterior walls, floors, and roof constructed of masonry or other non-combustible materials.

Note: Mixed (Masonry/Frame)-a combination of both frame and masonry construction shall be classified as Frame when the exterior walls of frame construction (including gables) exceed 25% of total exterior wall area; otherwise classify as Masonry.

Hardiplank Siding-Frame homes with Hardiplank Siding shall be classified as Frame but will be given a 5% discount on water and AOP premiums.

Masonry Veneer-Frame homes with Masonry Veneer shall be classified as Frame but will be given a 5% discount on water and AOP premiums.

3.13 MANDATORY ENDORSEMENTS

1. SFI FL DF3 DL SP Special Provisions for Florida.
2. SFIV DF 09 0461 Windstorm Exterior Paint or Waterproofing exclusion is attached to all policies that include wind coverage in the following territories:

BAY-B	ESCAMBIA-B	MIAMI-DADE-A	PINELLAS-A
BAY-D	ESCAMBIA-C	MIAMI-DADE-B	PINELLAS-C
BAY-C	ESCAMBIA-D	MIAMI-DADE-C	ST JOHNS-A
BAY-A	ESCAMBIA-A	MIAMI-DADE-D	ST LUCIE-C
BREVARD-C	FLAGLER-B	MIAMI-DADE-E	SANTA ROSA-D
BREVARD-B	FLAGLER-A	MONROE-A	SANTA ROSA-C
BREVARD-A	FRANKLIN-A	MONROE-B	SANTA ROSA-E
BROWARD-B	GULF-A	MONROE-C	SANTA ROSA-B
BROWARD-A	GULF-B	NASSAU-A	SANTA ROSA-A
BROWARD-C	HERNANDO-B	OKALOOSA-D	SARASOTA-B
BROWARD-D	HERNANDO-A	OKALOOSA-C	SARASOTA-C
BROWARD-E	INDIAN RIVER-C	OKALOOSA-B	SARASOTA-A
CHARLOTTE-B	JEFFERSON-A	OKALOOSA-A	TAYLOR-A
CHARLOTTE-C	LEE-C	PALM BEACH-A	VOLUSIA-A
CHARLOTTE-A	LEE-D	PALM BEACH-B	WAKULLA-A
CITRUS-A	LEE-A	PALM BEACH-E	WALTON-D
COLLIER-A	LEE-B	PALM BEACH-D	WALTON-C
COLLIER-B	LEVY-A	PALM BEACH-C	WALTON-B
COLLIER-C	MANATEE-C	PASCO-B	WALTON-A
COLLIER-D	MANATEE-B	PASCO-A	
DIXIE-A	MANATEE-A	PASCO-C	
DUVAL-A	MARTIN-D	PINELLAS-B	

3. SFI FL DF PL Personal Liability and DL 24 11 Premises Liability are attached to all policies when Liability Coverage is selected
4. DL 24 16 No Coverage for Home Day Care Business
5. SFIV DF 09 CLP Collapse Coverage
6. SFIV DP 09 ED Existing Damage Endorsement
7. SFIV DF 09 FCE Limited Fungi, Mold or Dry Rot or Bacteria Coverage
8. SFIV DF 09 FCL Limited Fungi, Mold or Dry Rot or Bacteria Coverage - Liability (applies when Coverage L – Liability is added to the policy)
9. SFI FL DF3 DL OTL Outline of Coverage
10. SFI FL DF3 DL DN Deductible Notification Form
11. SFIV HO 09 HD Hurricane Deductible (applies when windstorm coverage is included)
12. SFI FL DF3 DL PRI Privacy Policy
13. OIR-B1-1655 Notice of Premium Discounts for Wind Loss Mitigation
14. OIR-B1-1670 Checklist of Coverage
15. SFI FL DF3 WD Water Damage Exclusion – This form applies to risks over thirty (30) years of age, and risks with cast iron, polybutylene or galvanized steel pipes, unless the policyholder elects to purchase Limited Water Damage Coverage and the risk meets all other eligibility guidelines.
16. SFIV DP ACVR Actual Cash Value Loss Settlement - Wind or Hail Losses to Roof Surfacing (applies to homes with asphalt or composite shingle roofs greater than fifteen (15) years of age and homes with metal or tile roofs greater than forty (40) years of age with windstorm coverage).
17. SFI FL DF WDE Water Deductible Endorsement (applies when water damage coverage is not excluded)

3.14 MINIMUM PREMIUM

Coverages may be purchased in any combination; however, all policies are subject to a minimum premium of $150 exclusive of MGA and EMPATF fees.

3.15 WAIVER OF PREMIUM

When a policy is first issued or endorsed after the inception date, additional or return premium of less than $5 is waived. However, we will return unearned premium upon request.

3.16 PREMIUM ROUNDING

Premiums are not rounded during the calculation process. Total premium for Fire, AOP Coverage, Hurricane and each Additional Coverage are rounded to the nearest whole dollar. Amounts of $.50 and greater are rounded up.

3.17 ANNUAL DWELLING AND OTHER STRUCTURES COVERAGES ADJUSTMENT

Dwelling and Other Structure coverages will be reviewed annually and amended for changes in cost.

3.18 ADDITIONAL INTEREST RESIDENCE PREMISES – SFI FL DF3 AI

Additional interests are added for informational purposes only and will be notified of any policy cancellations or non-renewals, but do not have any coverage under the policy.

IV. PREMIUM CALCULATION

4.1 GENERAL

TRADE SECRET

4.2 AMOUNT OF INSURANCE

TRADE SECRET

4.3 PROTECTION CLASS/ CONSTRUCTION

Apply to Fire Base Rates for Dwelling and Contents (F-D, F-C):

	Frame	Masonry	Superior
1-4	1.00	0.70	0.50
5	1.00	0.70	0.50
6	1.00	0.70	0.50
7	1.20	0.75	0.55
8	1.60	0.85	0.60
9	2.35	1.20	0.75
10	3.25	2.00	1.00

Apply to Hurricane Base Rate Rates for Dwelling and Contents (H-D, H-C):

Construction	Factor
Frame	1.00
Masonry	.80
Superior	.75

4.4 AGE OF DWELLING

TRADE SECRET

Age is determined by subtracting the year in which construction of the residence was completed from the year in which the policy is effective.

4.5 OWNER OCCUPANCY

Owner occupancy credits are not available on properties rented to others.

Short-Term Rental Properties
If dwelling is rented to others on a short-term basis (1-3 week periods), an additional premium of **$50** will apply.

4.6 TOWNHOUSE/ ROWHOUSE

Number of units within a Fire Division (refer to Townhouse/ Rowhouse GR-2)

TRADE SECRET

4.7 BUILDING CODE EFFECTIVENESS GRADING

The Building Code Effectiveness Grading Schedule develops a grade of 1 to 10 for a community based on the adequacy of its building code and the effectiveness of its enforcement of that code. Policies may be eligible for special rating adjustments subject to the criteria in this section.

In some communities, two Building Code Effectiveness Grades may be assigned. One grade will apply to 1 and 2 family dwellings and the other to multiple unit dwellings. The Public Protection Classification Manual will indicate the application of each grade.

The Building Code Effectiveness Grades for a community, and their effective dates, are provided in the Public Protection Classification Manual published by ISO Commercial Risk Services, Inc.

Community Grading

- The Building Code Effectiveness Grade applies to any building that has an original certificate of occupancy dated in the year of the effective date of the community grading, or later.

- If a community is regraded subsequent to its initial grading, the factor for the revised grade applies to buildings that have an original certificate of occupancy dated the year of the effective date of the revised grading, or later.

- Where certificates of occupancy are not issued, reasonable evidence of year of construction will be accepted.

- If, due to an addition or alteration, the original building is changed to comply with the latest building code, the factor for the community applicable at the time the reconstruction is completed will apply.

- Communities that decline to participate in the BCEGS Program will be identified as not participating and will receive a premium surcharge, unless they qualify for Individual Grading. This surcharge will apply to any building that has an original certificate of occupancy dated in the year of the effective date of the community evaluation that indicates the community as not participating.

Individual Grading

Where buildings have been built in full conformance with the natural hazard mitigation elements of one of the nationally recognized building codes even though the community grade is greater than 1, or the community is not participating in the program, exception rating procedures may apply.

Any building may be classified as Grade 1 for Windstorm/Hail upon certification by a registered or licensed design professional based on an on-site inspection, that such building is in compliance with one of the three nationally recognized building codes with respect to mitigation of the windstorm and/or hail hazard. This classification is effective only from the date of the certification.

Ungraded and Nonparticipating Risks

Buildings that do not meet the criteria above for community or individual grading should be coded as “Ungraded” (99) or “Non-participating” (98). Do not classify as 10.

Grade	Factor H-D	Factor H-C
1	0.88	0.92
2	0.91	0.94
3	0.92	0.95
4	0.94	0.95
5	0.95	0.96
6	0.97	0.97
7	0.98	0.98
8	0.98	0.98
9	0.99	0.99
10	1.00	1.00
Non-Participating (98)	1.01	1.01
Ungraded (99)	1.00	1.00

4.8 PREMIUM FACTORS – FIRE AND AOP

Product of applicable premium factors in this section is applied to the base rates specified for each factor.

Secured Community/ Building Credit: (Apply to AOP-D and AOP-C) **Factor**

- A single entry leads into the sub-division or community is protected by 24-hour security patrol.

TRADE SECRET

- 24 hour-manned gates protect all entrances to community or passkey gates protect all entrances to the community.

TRADE SECRET

Protective Devices: (Apply to F-D and F-C)

- Fire alarm reporting to fire or central station and/ or complete home sprinkler system (form DP 04 70 will apply)

TRADE SECRET

Miscellaneous Credit/ Debits (Apply to F-D, F-C, AOP-D, and AOP-C)

Hardiplank Siding discount
Masonry Veneer discount

TRADE SECRET

4.9 PREMIUM FACTORS- HURRICANE BASE RATE

Windstorm Adjustment Factor

When a policy covers the peril of Windstorm or Hail, the risk is adjusted by the "Final Windstorm Adjustment Factor" (calculation below), and may be eligible for a premium credit up to a maximum of 90%, including BCEG credit, if one or more loss mitigation features or construction techniques exist. Supporting documentation that substantiates the existence of loss mitigation features is required in order to receive a Final Windstorm Adjustment Factor which results in a premium credit. Note that when the windstorm protective devices credit applies form DP 04 21 Windstorm Protective Devices will be attached.

For homes built prior to 2002, certification by a registered or licensed design professional is required for the Roof Covering, Roof Deck Attachment and Roof Wall Connection. Homes with less than 5 units in the HVHZ will require proof of opening protection. Sale and/or installation documentation is required for all Opening Protection.

Hip Roof

If the roof slopes down to meet all walls (like a pyramid), it is considered a Hip Roof. Hip Roof must be verified by photographic documentation.

Windstorm Adjustment Factor for Single Family Homes

Please note that Terrain assignments are made on an individual policy basis by Applied Research Associates, Inc. according to surface roughness present on the policies. Generally, the Terrains can be defined as

Terrain	Description
A	treed suburban/urban exposures
B	suburban exposures
C	open exposures

TRADE SECRET

TRADE SECRET

4.10 DISTANCE TO COAST FACTORS

For policies covering the peril of Windstorm or Hail, a Distance to Coast (DTC) factor is applied to the Hurricane Territory Base Rate to reflect the distance of the risk from the coast. Determine the DTC factor using the following tables and rule:

Distance to Coast Factor Calculation Step 1 – Assign DTC Grouping
Based on the location of the risk, determine the applicable DTC Grouping.

County	Hurr Terr	DTC Grouping
Alachua	001-A	West Coast
Baker	003-A	West Coast
Bay	005-A	Panhandle
Bay	005-B	Panhandle
Bay	005-C	Panhandle
Bay	005-D	Panhandle
Bradford	007-A	West Coast
Brevard	009-A	East Coast
Brevard	009-B	East Coast
Brevard	009-C	East Coast
Broward	011-A	South East
Broward	011-B	South East
Broward	011-C	South East
Broward	011-D	South East
Broward	011-E	South East
Calhoun	013-A	Panhandle
Charlotte	015-A	West Coast
Charlotte	015-B	West Coast
Charlotte	015-C	West Coast
Citrus	017-A	West Coast
Clay	019-A	East Coast
Collier	021-A	West Coast
Collier	021-B	West Coast
Collier	021-C	West Coast
Collier	021-D	West Coast
Columbia	023-A	West Coast
DeSoto	027-A	West Coast
Dixie	029-A	West Coast
Duval	031-A	East Coast

County	Hurr Terr	DTC Grouping
Escambia	033-A	Panhandle
Escambia	033-B	Panhandle
Escambia	033-C	Panhandle
Escambia	033-D	Panhandle
Escambia	033-E	Panhandle
Flagler	035-A	East Coast
Flagler	035-B	East Coast
Franklin	037-A	Panhandle
Gadsden	039-A	West Coast
Gilchrist	041-A	West Coast
Glades	043-A	West Coast
Glades	043-B	West Coast
Gulf	045-A	Panhandle
Gulf	045-B	Panhandle
Hamilton	047-A	West Coast
Hardee	049-A	West Coast
Hendry	051-A	West Coast
Hernando	053-A	West Coast
Hernando	053-B	West Coast
Highlands	055-A	West Coast
Highlands	055-B	West Coast
Hillsborough	057-A	West Coast
Hillsborough	057-B	West Coast
Hillsborough	057-C	West Coast
Hillsborough	057-D	West Coast
Holmes	059-A	Panhandle
Indian River	061-A	East Coast
Indian River	061-B	East Coast
Indian River	061-C	East Coast

County	Hurr Terr	DTC Grouping
Jackson	063-A	Panhandle
Jefferson	065-A	West Coast
Lafayette	067-A	West Coast
Lake	069-A	West Coast
Lee	071-A	West Coast
Lee	071-B	West Coast
Lee	071-C	West Coast
Lee	071-D	West Coast
Leon	073-A	West Coast
Levy	075-A	West Coast
Liberty	077-A	Panhandle
Madison	079-A	West Coast
Manatee	081-A	West Coast
Manatee	081-B	West Coast
Manatee	081-C	West Coast
Marion	083-A	West Coast
Martin	085-A	East Coast
Martin	085-B	East Coast
Martin	085-C	East Coast
Martin	085-D	East Coast
Miami-Dade	086-A	South East
Miami-Dade	086-B	South East
Miami-Dade	086-C	South East
Miami-Dade	086-D	South East
Miami-Dade	086-E	South East
Monroe	087-A	South East
Monroe	087-B	South East
Monroe	087-C	South East
Nassau	089-A	East Coast
Okaloosa	091-A	Panhandle
Okaloosa	091-B	Panhandle
Okaloosa	091-C	Panhandle
Okaloosa	091-D	Panhandle
Okeechobee	093-A	East Coast
Okeechobee	093-B	East Coast
Orange	095-A	East Coast
Osceola	097-A	East Coast
Osceola	097-B	East Coast
Palm Beach	099-A	South East
Palm Beach	099-B	South East

County	Hurr Terr	DTC Grouping
Palm Beach	099-C	South East
Palm Beach	099-D	South East
Palm Beach	099-E	South East
Palm Beach	099-F	South East
Pasco	101-A	West Coast
Pasco	101-B	West Coast
Pasco	101-C	West Coast
Pinellas	103-A	West Coast
Pinellas	103-B	West Coast
Pinellas	103-C	West Coast
Pinellas	103-D	West Coast
Polk	105-A	West Coast
Polk	105-B	West Coast
Putnam	107-A	East Coast
St. Johns	109-A	East Coast
St. Lucie	111-A	East Coast
St. Lucie	111-B	East Coast
St. Lucie	111-C	East Coast
Santa Rosa	113-A	Panhandle
Santa Rosa	113-B	Panhandle
Santa Rosa	113-C	Panhandle
Santa Rosa	113-D	Panhandle
Santa Rosa	113-E	Panhandle
Sarasota	115-A	West Coast
Sarasota	115-B	West Coast
Sarasota	115-C	West Coast
Seminole	117-A	East Coast
Sumter	119-A	West Coast
Suwannee	121-A	West Coast
Taylor	123-A	West Coast
Union	125-A	West Coast
Volusia	127-A	East Coast
Volusia	127-B	East Coast
Wakulla	129-A	West Coast
Walton	131-A	Panhandle
Walton	131-B	Panhandle
Walton	131-C	Panhandle
Walton	131-D	Panhandle
Washington	133-A	Panhandle

TRADE SECRET

V. COVERAGE OPTIONS

5.1 DEDUCTIBLES

All policies are subject to a deductible that applies to loss from all Section I perils. The Hurricane deductible applies on a calendar year basis subject to endorsement form SFIV HO 09 HD. In the event of the first windstorm loss caused by a single hurricane occurrence during a calendar year, we will pay only that part of the total of all loss payable under Section I – Property Coverages that exceeds the calendar year hurricane deductible. With respect to a windstorm loss caused by the second, and each subsequent, hurricane occurrence during the same calendar year, we will pay only that part of the total of all loss payable under Section I - Property Coverages that exceeds the greater of the remaining dollar amount of the calendar year hurricane deductible; or the deductible that applies to fire that is in effect at the time of the loss.

TRADE SECRET

Amount
$500
1,000
2,500
5,000

For losses due to Hurricane

	Deductible			
	$500	2% Cov A	5% Cov A	10% Cov A

Deductibles may be increased at any time during the policy period. Deductibles may only be decreased at the time of renewal.

5.2 WINDSTORM OR HAIL EXCLUSION – DP 04 37

The perils of Windstorm and Hail may be excluded in areas where coverage is available from the Citizens Property Insurance Corporation. Further, we will require this endorsement in some territories based on capacity. In addition, windstorm coverage can be excluded if all named insureds, the mortgagee and any other insurable interests complete and sign the Option to Exclude Windstorm Coverage form SFI FL DF3 DL EWC. The original form must be sent to the company and a copy provided to the insured.

When wind and hail are excluded, apply the following premium factors:

TRADE SECRET

5.3 LIMITED SCREENED ENCLOSURE OR CARPORT COVERAGE - SFIV DF 09 WSE

Provides coverage for loss caused by hurricane to aluminum framing for screened enclosures and carports permanently attached to the dwelling on a replacement cost basis. This endorsement does not provide coverage for screen material or costs associated with removing or replacing screens. This endorsement does not increase the limit of liability for Coverage A. This coverage is available in increments of $10,000 up to a maximum of $50,000.

TRADE SECRET

5.4 LIMITS OF COVERAGE B (Other Structures)

Insured may select desired coverage limit for other structures located on the residence premises. Other structures may not be rented to others (unless rented for use as a private garage) or occupied as a residence by non-related persons.

Minimum coverage equal to 2% of coverage A is included in the basic policy. The following coverage amounts are available (apply to F-D, AOP-D, H-D):

% of Cov A
1%
2%
5%
10%
15%
20%

TRADE SECRET

5.5 ORDINANCE OR LAW COVERAGE – SFIV DF 09 OL

Provides coverage for increases in cost of reconstruction, repair, or demolition of property that result from local laws or ordinances regulating such. Additional coverage provided by this endorsement is limited to 25% of the coverage A policy limit.

TRADE SECRET

5.6 LOSS ASSESSMENT COVERAGE - SFIV DP 04 63

Provides coverage for assessments relating to the residence premises.

5.7 COVERAGE L & M: Personal Liability and Medical Payments Coverage

Liability and Medical Payments coverage may be added to a Dwelling policy that covers a 1-4 family dwelling (Form SFI FL DF3 PL).

No Business Occupancy:

	Number of Families			
Coverage Limit	**1**	**2**	**3**	**4**
100,000/1,000	60	80	115	150
200,000/2,500	70	92	132	175
300,000/5,000	80	105	150	200
500,000/5,000	90	117	166	224

The Premises Liability Form DL 24 11 is attached to the policy when liability coverage is selected. This form restricts the personal liability coverage to the premises of the Described Location.

If the title is in the name of a Partnership, Corporation, LLC, or Trust an individual, whether officer or managing member, must be named on the application as a co-applicant, along with the entity's legal name.

Permitted Incidental Occupancy

	Number of Families			
Coverage Limit	**1**	**2**	**3**	**4**
100,000/1,000	94	116	154	193
200,000/2,500	105	129	173	220
300,000/5,000	116	143	193	248
500,000/5,000	124	153	208	272

Liability coverage for home day care operations is not available in this program. Liability coverage (excluding home day care operations) is only available with proof of commercial day care liability coverage and a copy of the State or County Home Day Care license. These documents must be provided each year prior to renewal.

5.8 LIMITED THEFT COVERAGE – DP 04 73

A Fire policy including coverages A and C may be extended to cover theft of personal property. Limited theft coverage covers losses resulting from the theft of personal property from the insured premises (DP 04 73). Losses are subject to the non-hurricane deductible.

Premium for limited theft coverage is calculated by multiplying the Base Premium for AOP Coverage – Contents (AOP-C) adjusted for amount of insurance, non-hurricane deductible, and applicable non-hurricane premium factors (PC-7) by the factor below:

TRADE SECRET

Alarm Credits: A credit will be applied to the theft premium for risks with eligible burglar alarms:

TRADE SECRET

5.9 LIMITED FUNGI, MOLD, WET OR DRY ROT, OR BACTERIA COVERAGE – SFIV DF 09 FCE

The basic policy includes a $10,000 per occurrence / $10,000 policy aggregate limit for Limited Fungi, Mold, Wet or Dry Rot or Bacteria Coverage for Property. This coverage can only be increased at renewal.

Additional Premium:

Optional Increased Limit	Premium
$25,000 Each covered loss/$50,000 Policy Aggregate	$60
$50,000 Each covered loss/$50,000 Policy Aggregate	$90

Any request for 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/dry rot or bacteria within the dwelling. Unacceptable levels or failure to allow the inspection will result in policy cancellation.

5.10 LIMITED FUNGI, MOLD, WET OR DRY ROT, OR BACTERIA LIABILITY – SFIV DF 09 FCL

The basic policy includes a $50,000 aggregate sublimit of liability coverage for Fungi, Mold, Wet or Dry Rot, or Bacteria when Coverage L – Liability coverage is added to the policy. This limit cannot be increased.

5.11 LIMITED WATER DAMAGE COVERAGE AND WATER DAMAGE COVERAGE EXCLUSION – SFI FL DF3 LWD

Under certain conditions, homes are written with the Water Damage Exclusion. For an additional premium, the policy may be endorsed to provide coverage for sudden and accidental discharge or overflow of water or steam from within a plumbing, heating, A/C, automatic sprinkler system or from within a household appliance. The limit of liability for all covered property under this option is $10,000.

Note that homes with cast iron, polybutylene or galvanized steel pipes are not eligible for this coverage without an accepted inspection.

5.12 SINKHOLE COVERAGE

The base policy covers Catastrophic Ground Cover Collapse as defined by Florida Statute 627.706. Sinkhole Coverage is excluded in the base policy, but may be purchased for an additional premium. A mandatory deductible equal to 10% of Coverage A applies to this coverage.

TRADE SECRET

For dwellings in the following counties, new policies may be bound only with the Catastrophic Ground Cover Collapse. If the policyholder elects the option for Sinkhole Coverage, an approved structural inspection of the home must be completed prior to adding the coverage. The inspection will document existing damage, evaluate the structural integrity of the dwelling, and verify that there is no current or proximate sinkhole activity that has not been disclosed. Optional Sinkhole Loss Coverage will be approved for those dwellings that do not display characteristics associated with sinkhole damage. The Optional Sinkhole Loss Disclosure form must be completed and signed by all named insureds.

An ”Approved” inspection service is one that has been designated by us as competent to perform the evaluation, and whose report format meets our informational requirements. The insured will contract directly with the Approved inspection service, and pay an arranged fee, which will be one half of the amount we have negotiated with the inspection service. We will pay the other half and both parties will receive a copy of the inspection. The policyholder will be advised separately of the underwriting decision to accept or decline coverage. When coverage is accepted it will become effective the date of the inspection. The fee will not be refundable no matter how the underwriting decision is reached.

TRADE SECRET

5.13 ADDITIONAL INSURED LIABILITY AND MEDICAL PAYMENTS TO OTHERS – DL 24 10

This endorsement extends the definition of "insured" to include those named with respect to coverage L Personal Liability (premises only) and M- Medical Payments to Others (premises only). Additional insureds will be notified of any policy cancellations or non renewals.

Trusts may be added as additional insured when either the trust grantor or beneficiary is the named insured and resides in the home.

5.14 ADDITIONAL INSURED DESCRIBED LOCATION – DP 04 41

This endorsement extends the definition of "insured" to include those named with respect to Coverage A – Dwelling, B- Other Structures at the insured property location described, Additional insureds will be notified of any policy cancellations or non renewals.

Trusts may be added as additional insured when either the trust grantor or beneficiary is the named insured and resides in the home.

5.15 IDENTITY THEFT OR IDENTITY FRAUD EXPENSES ENDORSEMENT - SFI FL DF3 IDT

The policy may be endorsed, for an additional premium, to provide coverage for loss that results from the act of Identity Theft or Identity Fraud. The endorsement provides coverage for:

Identity Theft Expenses: Pays up to $25,000 for expenses incurred by an insured as the direct result of identity theft.

Monitoring and Support: Identity monitoring services such as internet scanning, public and private record monitoring, postal junk mail reduction service, security freeze assistance, and fraud alert.

Restoration: Includes an assigned restoration specialist to provide research and assistance, in the event of an identity theft, to review credit reports, notify reporting agencies, and prepare and manage disputed fraudulent items.

By endorsement, coverage is extended to the policyholder, spouse, domestic partner, children living at home (up to age 21 or full time student up to age 26), and grandparents living at the insured premises.

Additional Premium $25

Identity Theft or Identity Fraud coverage may only be added at the time of policy instatement or renewal.

5.16 WATER DAMAGE EXCLUSION – SFI FL DF3 WD

Water damage will be excluded for the following risks:

- New business homes built in or prior to 1975
- Homes with cast iron, polybutylene and/or galvanized steel plumbing pipes without an approved inspection

The peril of Water Damage may also be excluded from any risks, at the policyholder's discretion, resulting in a lower premium. In addition to what is automatically excluded in the policy, this endorsement will exclude discharge or overflow of water or steam from within a plumbing, heating, A/C, automatic sprinkler system or from within a household appliance; as well as water penetrating through the roof or exterior walls or windows whether or not driven by wind, unless water penetration is a direct result of damage caused by a Peril Insured Against other than water and not otherwise excluded in this policy. When water damage is excluded, apply the factors found on pages WTR-1 to 2.

5.17 ACTUAL CASH VALUE LOSS SETTLEMENT – WIND OR HAIL LOSSES TO ROOF SURFACING - SFIV DP ACVR

Risks with windstorm coverage may only be written with the Actual Cash Value Loss Settlement for Roofs if they meet the following criteria:

- Homes with asphalt or composite shingle roofs greater than 15 years of age
- Homes with metal or tile roofs greater than 40 years of age
- Homes with roofs that are damaged or in poor condition, when such homes are accepted by Company's underwriting department

The settlement of wind or hail losses to roof surfacing may be changed to an actual cash value basis for any risks, which results in a lower premium. When actual cash value loss settlement on wind or hail losses to roof surfacing applies or is elected, apply the following factors:

TRADE SECRET

5.18 EQUIPMENT BREAKDOWN ENHANCEMENT ENDORSEMENT – SFI FL DF3 EQB

The insured may elect to purchase Equipment Breakdown coverage. This coverage provides for electrical breakdown, mechanical breakdown and pressure system breakdown. The coverage is available for a $100,000 per Occurrence Limit of Liability with a $500 per Occurrence Deductible.

Additional Premium: $50

5.19 EQUIPMENT BREAKDOWN AND SERVICE LINE ENHANCEMENT ENDORSEMENT – SFI FL DF3 EBSL

The insured may elect to purchase Equipment Breakdown and Service Line Enhancement coverage. This coverage provides for electrical breakdown, mechanical breakdown, pressure system breakdown and physical damage to the covered service line that is a direct result of service line failure. The Equipment Breakdown coverage is subject to a $100,000 per occurrence limit of liability with a $500 per occurrence deductible. The Service Line coverage is subject to a $10,000 per occurrence limit of liability with a $500 per occurrence deductible. The Equipment Breakdown and Service Line Enhancement Endorsement cannot be purchased with the Equipment Breakdown Enhancement coverage.

Additional Premium $80

5.20 WATER BACK UP AND SUMP OVERFLOW – SFI FL DF3 DL WBU

The policy may be endorsed to provide coverage for loss resulting from water which backs up through sewers or drains or which overflows from the sump. The policy deductible or $1,000, whichever is greater, applies. The additional premium is determined by the table below:

Limit	Premium
$5,000	$25

TRADE SECRET

Note: This endorsement is not available on risks where the Water Damage Exclusion applies. This endorsement is limited to $10,000 when the Limited Water Damage and Water Damage Exclusion Endorsement applies.

5.21 FLOOD COVERAGE ENDORSEMENT

The policy may be endorsed to provide coverage for loss resulting from the peril of flood. Depending on the cause of loss the All Other Perils or Hurricane Deductible will apply.

The Security First Insurance Flood Endorsement meets the private flood insurance requirements specified in 42 U.S.C.s. 4012a(b) and does not contain any provision that is not in compliance with 42 U.S.C. s. 4012a(b).

Policyholders can elect to add this coverage at new business, midterm, or at renewal. For midterm additions, a 30-day waiting period will apply.

Coverage cannot be removed during a policy term unless the policy is cancelled.

The premium is based on loss costs that are developed from a proprietary model by a Security First reinsurance strategic partner. Separate loss costs and multipliers are developed for Inland Flood (IF) and Storm Surge (SS).

Water, Windstorm, and Ordinance or Law Coverage at a minimum of 25% of Coverage A policy limit is required.

TRADE SECRET

*A minimum premium of $100.

VI. PREMIUM CALCULATION & COVERAGE OPTIONS – WATER

PREMIUM CALCULATION

6.1 AMOUNT OF INSURANCE

The factors for dwelling and contents coverages are determined according to the tables below.

TRADE SECRET

6.2 AGE OF DWELLING/WATER COVERAGE

TRADE SECRET

6.3 PROTECTION CLASS/CONSTRUCTION FACTORS

TRADE SECRET

6.4 PREMIUM FACTORS – WATER BASE RATE

TRADE SECRET

6.5 NUMBER OF STORIES FACTOR

TRADE SECRET

6.6 WATER HEATER LOCATION FACTOR

TRADE SECRET

6.7 SQUARE FOOTAGE FACTOR

TRADE SECRET

6.8 USAGE TYPE FACTOR

TRADE SECRET

COVERAGE OPTIONS

6.9 DEDUCTIBLES

TRADE SECRET

Amount
$500
1,000
2,500
5,000

Deductibles may be increased at any time during the policy period. Deductibles may only be decreased at the time of renewal.

6.10 COVERAGE B – OTHER STRUCTURES - HO 04 48

TRADE SECRET

% of Cov A
1%
2%
5%
10%
15%
20%

6.11 ORDINANCE OR LAW COVERAGE

TRADE SECRET

VII. PAYMENT OPTIONS

7.1 FULL PAY (mortgage companies are eligible for full pay only).

7.2 PAYMENT PLANS:

A. 30 Day Recurring Payment Plan*
   Requirement- Must be set up for auto-payment withdrawal.
   1. Initial Enrollment in Auto-Payment Option at New Business or Renewal
      a. Initial Payment: 16.7% of the total policy premium plus mandatory fees is due
         1) With the application for new business, or
         2) By the policy premium due date for renewal business
      b. Remaining Installments: 10 additional payments calculated by total remaining amount due divided by number of remaining installments. One payment plus $1 installment fee is due every 30 days for 10 months beginning 30 days from the policy effective date.
   2. Continuation of Auto-Payment Option at Renewal
      a. First installment: 8.33% of the total policy premium plus $1 installment fee is processed 30 days prior to the renewal effective date. The reminder notice will go out with the renewal offer 50 days prior to the effective date to advise that payment amounts will continue to be deducted (auto renew).
      b. 11 additional payments, calculated by total remaining amount due divided by number of remaining installments. One payment plus $1 installment fee is processed every 30 days in accordance with the effective date of the policy.

      *The 30 Day Recurring Payment Plan will not be available to New and Renewal Business effective 01/01/2017 or later. Existing Business will be renewed onto the Monthly Payment Plan.

B. Monthly Payment Plan
   1. Initial Enrollment in Auto-Payment Option at New Business or Renewal
      a. Initial Payment: 8.33% of the total policy premium plus mandatory fees is due
         1) With the application for new business, or
         2) By the policy premium due date for renewal business
      b. Remaining Installments: 11 additional payments, calculated by total remaining amount due divided by number of remaining installments. One payment plus $1 installment fee is due every month for 11 months beginning one month from the policy effective date.
   2. Continuation of Auto-Payment Option at Renewal
      a. First installment: 8.33% of the total policy premium plus $1 installment fee is processed one month prior to the renewal effective date. The reminder notice will go out with the renewal offer 50 days prior to the effective date to advise that payment and amounts will continue to be deducted (auto renew).
      b. 11 additional payments, calculated by total remaining amount due divided by number of remaining installments. One payment plus $1 installment fee is processed every month in accordance with the date selected by the policyholder that is within 10 days of the effective.

C. Quarterly Payment Plan
   1. 40% of the total policy premium (plus $3 installment fee and a $10 one time service fee) due by the effective date of the policy or the date of issuance, whichever is earlier.

2. 20% of the total policy premium (plus $3 installment fee) due 90 days after the policy effective date.
3. 20% of the total policy premium (plus $3 installment fee) due 180 days after the policy effective date.
4. 20% of the total policy premium (plus $3 installment fee) due 270 days after the policy effective date.

D. Semi Annual Payment Plan

1. 60% of the total policy premium (plus $3 installment fee and a $10 one time service fee) due by the effective date of the policy or the date of issuance, whichever is earlier.
2. 40% of the total policy premium (plus $3 installment fee) due 180 days after the policy effective date.

7.3 CREDIT CARD (credit card payments are accepted for insured full pay or payment plan options).

7.4 ADDITIONAL FEES

Emergency Management Preparedness and Assistance Trust Fund Surcharge
A fully earned annual surcharge of two dollars will be imposed on every policy.

MGA Fee
A fully earned MGA fee of $25 is to be charged on each policy subject to F.S. 626.7451(11).

State Mandated Fees and Surcharges
Upon approval by the Florida Office of Insurance Regulation various fees may be charged in accordance with Florida State mandated requirements.

7.5 NSF Checks

There is a $15 service charge on NSF checks.

VIII. AOP COVERAGE TERRITORY BASE RATES

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IX. WATER COVERAGE TERRITORY BASE RATES

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IX. HURRICANE TERRITORY BASE RATES

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HURRICANE TERRITORY BASE RATES

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HURRICANE TERRITORY BASE RATES

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HURRICANE TERRITORY BASE RATES

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X. TERRITORY DEFINITIONS BY CENSUS BLOCK GROUP

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XI. QUOTE SHEET

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XII. APPENDIX A – WLM FACTORS FOR EXISTING CONSTRUCTION

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XIII. APPENDIX B – WLM FACTORS FOR NEW CONSTRUCTION

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XIV. APPENDIX C – WLM FACTORS FOR CONCRETE ROOF DECK

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XV. APPENDIX D – WIND RISK UNDERWRITING FACTORS FOR EXISTING CONSTRUCTION

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XVI. APPENDIX E – WIND RISK UNDERWRITING FACTORS FOR NEW CONSTRUCTION

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XVII. APPENDIX F – WIND RISK UNDERWRITING FACTORS FOR CONCRETE ROOF DECK CONSTRUCTION

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