

DWELLING INFORMATION AND DEFINITIONS

Dwellings and auxiliary private structures located inside or outside the corporate limits of cities, towns, or villages are written under the Town and Suburban policy. Refer to the dwelling construction definitions and underwriting guidelines on the following pages to apply the correct rate category on all applications.

Construction Definitions

- 1. Conventional or Custom Built Homes** – These homes utilize better quality building materials and workmanship. They are constructed on the building site with a minimum of prefabrication. The cost of construction will vary with size, quality, and modifications. More expensive homes are exclusive to this category. In order to obtain the proper rate, follow the underwriting guidelines for dwellings in the manual.
- 2. Modular Homes** – Modular homes are designed to be more completely fabricated and assembled in a factory with less construction time at the building site. Usually this type of home is transported to the site in two sections and placed together on the foundation. The quality of materials and workmanship may vary according to manufacturer, but usually they are average when compared to conventional dwellings. The type of building materials is similar to conventional dwellings, including asphalt shingle roofs and 2x4 wall studs. Homeowner rates apply to these structures using the appropriate underwriting rules. Dwellings in this category **not** having 2x4 wall studs must be rated as mobile homes.
- 3. Modular Mobile Homes** – Homes in this category are constructed in a similar fashion to a Modular home except that the building materials are those of a mobile home. Upon completion in a factory, a mobile home manufacturer will transport two sections to a building site and place them together on a foundation. Building materials are usually of average quality and include metal roofs and siding and may or may not have 2x4 wall studs. Low cost is a primary consideration in the construction of these dwellings. Mobile home rates are used for these types of structures.
- 4. Mobile Homes** – Mobile homes are constructed of a single section, which have been fully completed by the manufacturer before delivery to a site. This structure has wheels and must be securely tied down and anchored to be eligible for coverage.
- 5. Duplexes-** A duplex is a 2-unit dwelling structure. It is either wholly owned by one individual who occupies one unit and rents the other unit; or is owned by two separate individuals, each owning and occupying a unit which is half of the total structure. Duplexes are written on a homeowner type policy.

6. **Townhouses** – A townhouse is normally underwritten as a private dwelling. It is usually individually owned in a multi-unit dwelling structure, which share common walls, and may be arranged in either a row or group. Each unit must be owner-occupied and have its own exterior exits. A dwelling that is covered by a condominium association agreement is **not** considered a townhouse and may not be written as a dwelling.
7. **Condominiums** – A Commercial Package Policy for physical damage, public liability, etc. is usually written for both the exterior and interior of a condominium building structure and grounds. Depending on the type of ownership, the physical damage coverage usually includes the interior walls of each individually owned condominium apartment. Any betterment or alteration by the condominium unit owner is usually excluded under the commercial policy.

If the condominium unit owner desires personal coverage, our condominium policy may be written for the insured's household contents and for personal liability. This policy may cover the interior walls, ceilings, or floors of the condo unit if they are the owner's responsibility. Coverage is provided for permanent fixtures, betterment, or alterations installed in the condominium made or acquired at the insured's expense.

When writing a condominium policy, attach the following endorsement:

Loss Assessment Coverage Endorsement HO 2550

We will pay for an assessment made as the result of a direct loss to the condominium property, owned by all unit owners collectively, and caused by a peril insured against in the policy. Policy Limit: \$10,000.

* See miscellaneous rate page for rates.