

DWELLING UNDERWRITING GUIDELINES

Guaranteed Replacement

Eligibility:

1. Must be in superior condition and in excellent repair – both dwelling and detached structures.
2. Must have an approved central heating plant vented to an approved chimney. All homes having freestanding fireplaces or wood burning stoves are ineligible.
3. Must have approved electrical wiring of at least 100amp service with a circuit breaker system. Homes with submersible well pumps must have a surge arrestor installed to prevent lightning claims.
4. Dwelling must be 40 years of age or less on new applications.
5. Must be owner-occupied, primary residence, non-seasonal.
6. The premises must be clean, free from weeds and trash.
7. Homes of modular construction are not eligible.
8. Must be insured to 100% of Replacement Cost.
9. Must complete Residential Cost Guide and submit with two photographs (front and rear). Special features of the dwelling must be included in the cost guide to calculate an accurate replacement value.
10. **Must be insured for no less than \$100,000.**
11. Must be accessible to a responding fire department.
12. Lexis Nexis insurance score must be 650 or higher.

Special Protector

Eligibility:

1. Must be of superior condition and in excellent repair.
2. Must have an approved central heating plant vented to an approved chimney.
3. Must have approved electrical wiring of at least 100-amp service.
4. Must be 40 years of age or less, or in lieu of this, must have a new roof and new heating plant (no conversion unit) and updated wiring and plumbing within the last 20 years.
5. Must be an owner-occupied, permanent residence.
6. The premises must be well maintained and free from trash and weeds.
7. Homes of modular construction are not eligible.
8. Must be insured to 90% of Replacement Cost.
9. **Must be insured for no less than \$80,000.**
10. A completed Residential Cost Guide must be submitted with front and back photographs of the dwelling.
11. Lexis Nexis insurance score must be 600 or higher.

Standard Replacement or Replacement Dwelling Fire

Eligibility:

1. Must be of superior condition and in excellent repair.
2. Must have an approved central heating plant vented to an approved chimney.
3. Must have approved electrical wiring of at least 100-amp service.
4. The premises must be well-maintained and free from trash and weeds.
5. Must be insured to 90% of Replacement Cost.
6. A completed Residential Cost Guide must be submitted with front and back photographs of the dwelling.

Standard Amounts of Coverage: For Guaranteed Replacement, Special Protector, Standard Replacement, or Replacement Dwelling Fire

At no additional charge, this policy includes:

1. 70% of the Dwelling Coverage for Unscheduled Personal Property (No personal property for dwelling fire.)
2. 10% for Auxiliary Private Structures
3. 20% for Additional Living Expense or 10% for Loss of Rents
4. \$500 coverage for Antennae, Satellite Dishes, and Towers for Homeowners
5. Replacement Cost Coverage on Dwelling
6. Replacement Cost Coverage on Personal Property for Homeowners
7. All Direct Physical Loss (Applies Only to Dwelling)

Perils Insured Against:

The following is a breakdown of the coverage provided.

Group 1 - Basic Perils

1. Fire or Lightning
2. Removal
3. Windstorm and Hail
4. Explosion
5. Riot and Civil Commotion
6. Aircraft
7. Vehicles
8. Vandalism and Malicious Mischief
9. Smoke

Group 2-Broad Form Perils

10. Theft
11. Accidental Tearing Apart
12. Accidental Discharge or Overflow
13. Freezing of a plumbing, heating or air conditioning system or of a household appliance
14. Falling objects
15. Weight of ice, snow or sleet
16. Collapse of Building
17. Breakage of Glass
18. Sudden and Accidental Damage from Artificially Generated Electrical Current.

Group 3 Perils

19. Other Risks of Direct Physical Loss that are not excluded

Policy Writing Options

1. May be written as a \$500, 1000, 2500 or 5000 flat deductible.
2. Choice of Annual, Semi-Annual, or Quarterly modes of premium payment available. A \$5.00 fee is charged per installment payment.
3. If additional coverage is needed over the standard amount of coverage on Unscheduled Personal Property or Additional Living Expense, this may be increased for an additional charge. See the Miscellaneous Rate Page for rating.
4. Antennae, Satellite Dishes and Towers - outside equipment including TV, radio, CB and short wave equipment used on the premises is covered up to \$500 without additional charge, as a part of the household contents for the owner-occupant. For additional coverage, the owner-occupant must specifically insure such equipment as a separate item. See the Miscellaneous Rate Page for Rating.

Class A Homeowner or Dwelling Fire (ACV)

Eligibility:

1. Must be of good construction and in excellent repair.
2. Must have an approved central heating plant vented to an approved chimney.
3. Must have approved electrical wiring of at least 100-amp service.
4. Must have continuous masonry or concrete foundations under all exterior walls. (Porches excepted)
5. The premises must be clean and free from weeds and trash.
6. Must be insured to 80% of actual cash value.
7. Minimum dwelling coverage may not be less than \$50,000.
8. A completed Residential Cost Guide must be submitted with front and back photographs of the dwelling.

Class B Homeowner or Dwelling Fire (AVC)

Eligibility:

1. Must be of good construction and in good repair.
2. Must have an approved central heating plant vented to an approved chimney.
3. Must have approved electrical wiring of at least 100-amp service.
4. Must have continuous masonry or concrete foundation under all exterior walls. (Porches excepted)
5. The premises must be clean and free from weeds and trash.
6. Must be insured to 80% of actual cash value.
7. Minimum dwelling coverage may not be less than \$35,000.
8. A completed Residential Cost Guide must be submitted with front and back photographs of the dwelling.

Class C Homeowner or Dwelling Fire (ACV)

Eligibility:

1. This classification is for all dwellings not meeting Class A or Class B requirements.
2. When the roof, chimney, windows or doors are in poor condition, a notation of the item should be made on the application and a restriction applied limiting coverage until replaced. All dwellings that are in poor condition overall or that have been vacant more than five months are not eligible for coverage.
3. Minimum coverage for Class C dwelling is \$20,000. Amounts less than \$20,000 shall be rated as cottages, summer dwellings, etc.
4. A completed Residential Cost Guide must be submitted with front and back photographs of the dwelling.

Standard Amounts of Coverage for All ACV Homeowner or Dwelling Fire programs

At no additional charge, the following is included:

Class A, B, and C Homeowners:

- (a) 50% of the amount of insurance on the dwelling for **Unscheduled Personal Property**
- (b) 10% for **Auxiliary Private Structures**
- (c) 20% for **Additional Living Expense**
- (d) \$500 for **Antennae, Satellite Dishes, and Towers**

Class A, B, and C Dwelling Fire:

- (a) 10% for **Loss of Rents**
- (b) 10% for **Auxiliary Private Structures**

Unscheduled Personal Property must be insured and rated separately using the **Personal Property Rate**.

Tenant Policies:

- (a) 20% of the **Personal Property Limit** for **Additional Living Expense**
- (b) \$500 for **Antennae, Satellite Dishes, and Towers**

Perils Insured Against: ACV Homeowners, Dwelling Fire and Tenant Policies

The following is a breakdown of the coverage that is provided.

Group 1 - Basic Perils

1. Fire or Lightning
2. Removal
3. Windstorm and Hail
4. Explosion
5. Riot and Civil Commotion
6. Aircraft
7. Vehicles
8. Vandalism and Malicious Mischief
9. Smoke

Group 2 - Broad Form Perils

10. Theft
11. Accidental Tearing Apart
12. Accidental Discharge or Overflow
13. Freezing of a plumbing, heating or air conditioning system or of a household appliance.
14. Falling objects
15. Weight of ice, snow or sleet
16. Collapse of Building
17. Breakage of Glass
18. Sudden and Accidental Damage from Artificially Generated Electrical Current

Policy Writing Options

1. May be written as a \$500, 1000, 2500 or 5000 flat deductible.
2. Choice of Annual, Semi-Annual, or Quarterly modes of premium payment available.
A \$5.00 fee is charged per installment payment.
3. If additional coverage is needed over the standard amount of coverage on Unscheduled Personal Property, Additional Living Expense or Loss of Rents, this may be increased for an additional charge. See the Miscellaneous Rate Page for rating.

Farmette Endorsement

Farmette Endorsement (KCM 150) may be added for the homeowner who purchases a small acreage in the country, which may include outbuildings as well as the dwelling. Attachment of this endorsement to a homeowner policy extends coverage to farm outbuildings and scheduled farm personal property. Any outbuilding originally constructed for farming purposes must be insured as a farm outbuilding using the applicable rate from the farm section of the agent's manual. All machinery or equipment must be scheduled, farm blanket coverage is not allowed. If liability coverage is involved, the Farmette liability rate must be used.