Liberty Specialty Markets

General Underwriting Guidelines

Serving the following states:

AR | AL | GA | IL | MO | MS | NC | SC | TN | TX

- AL & TX - Coastal counties are excluded
- GA, NC & SC – Coastal counties are eligible provided the risk is greater than 3 miles from the coast

General Underwriting Guidelines
888-376-9633, ext. 2026 – PHONE QUOTES ext. 2005

This document includes a summary of the coverages, credits and ineligible risks and exposures

WHO ARE LIBERTY MUTUAL SPECIALTY MARKETS?

Liberty Specialty Markets offers specialty and commercial insurance and reinsurance products across key UK, European, Middle East, US and other international locations. They provide brokers and insureds with a broad product range through both the Company and Lloyd's markets. Liberty Specialty Markets benefits from the full financial strength of the Liberty Mutual Insurance Group, a Boston-based US Fortune 100 company rated 'A' (Strong) by Standard & Poor's.

Lloyd's is the second largest surplus lines market in the US and licensed in numerous territories, with Liberty Specialty Markets being one of the largest of the Lloyd's providers.

They offer a competitive advantage through their superior service provided to coverholders, brokers and clients on all fronts, including quoting, policy issuance, claims and account management.

The team are renowned in the US and international markets for specialty property insurance. The underwriters have accessibility, creativity and authority to provide the decisions that our clients need, when they need them.

The product range covers property and liability coverage for small and medium sized businesses, together with homeowner and dwelling coverage for individuals.

LINKS AND INFORMATION

Website:	www.xpresshomeowners.com	
Telephone#:	888-376-9633 ext. 2026	
Username:	agent's email address	
Password:	zip code of agency	
Commission:	12% for New Business 15% for select existing policies rolled over to ACA	
Billing:	Agency Bill Mortgagee Bill Premium Finance	
Underwriters:	Jared Grant	jared.grant@appund.com ext. 7050
	Samantha Reed	samantha.reed@appund.com ext. 1070
	Denise Mitchell	denise.mitchell@appund.com ext. 7304
	Beth Cox	beth.cox@appund.com ext. 8468

CREDITS

Centrally Monitored Burglar alarm
Water Leak Detection System
Gated Community
Hip Roof
10% discretionary underwriting credits for preferred risks

COVERAGE SUMMARY

A summary of the issuance levels, permitted increases, covered perils, and loss settlement terms are as follows:

	Dwelling Type: Primary	Dwelling Type: Seasonal/Secondary	Dwelling Type: Vacant
Coverage A- Dwelling	Issued at a minimum of 90% of Replacement Cost* Minimum: $100,000 Max: $2,000,000 Max TIV: $4,000,000 * If ERC included, must be at 100%	Issued at a minimum of 90% of Replacement Cost* Minimum: $100,000 Max: $2,000,000 Max TIV: $4,000,000 * If ERC included, must be at 100%	Issued at a minimum of 90% of Replacement Cost* Minimum: $100,000 Max: $2,000,000 Max TIV: $4,000,000 * If ERC included, must be at 100%
Coverage B- Other Structures	Issued at 10% of Coverage A Limit with option to exclude, reduce Coverage B Limit to 2%, 5%, or increase to 40% in 5% increments	Issued at 10% of Coverage A Limit with option to exclude, reduce Coverage B Limit to 2%, 5%, or increase to 40% in 5% increments	Issued at 10% of Coverage A Limit with option to exclude, reduce Coverage B Limit to 2%, 5%, or increase to 40% in 5% increments
Coverage C- Personal Property	Issued at 50% of Coverage A Limit with option to exclude, reduce Coverage C Limit to 5% or increase to 70%, in 5% increments	Issued at 50% of Coverage A Limit with option to exclude, reduce Coverage C Limit to 5% or increase to 70%, in 5% increments	Issued at 50% of Coverage A Limit with option to exclude, reduce Coverage C Limit to 5% or increase to 70%, in 5% increments
Coverage D- Loss of Use	Issued at 20% of Coverage A Limit, option to reduce to 10% or increase to 25%	Issued at 20% of Coverage A Limit, option to reduce to 10% or increase to 25%	Issued at 20% of Coverage A Limit, option to reduce to 10% or increase to 25%
Coverage E- Personal Liability	Issued at $300,000 with option to increase to $500,000 (Option is not available for LLCs), or option to Exclude Coverage	Issued at $300,000 with option to increase to $500,000 (Option is not available for LLCs), or option to Exclude Coverage	Issued at $300,000 with option to increase to $500,000 (Option is not available for LLCs), or option to Exclude Coverage
Coverage F- Medical Payments	$1,000, $2,500 or $5,000	$1,000, 2,500 or $5,000	$1,000, $2,500 or $5,000
Loss Settlement on Coverages A & B	100% replacement cost applies	100% replacement cost applies	100% replacement cost applies
Loss Settlement on Coverage C	Replacement cost (via endorsement HO-04-90); ACV is not an option	Replacement cost (via endorsement HO-04-90); ACV is not an option	Replacement cost (via endorsement HO-04-90); ACV is not an option
Ordinance or Law (Building Code)	10% of Coverage A Limit (Option to increase to 15% via endorsement HO-04-77)	10% of Coverage A Limit (Option to increase to 15% via endorsement HO-04-77)	10% of Coverage A Limit (Option to increase to 15% via endorsement HO-04-77)
Loss Assessment	$5,000 - $50,000 in $5,000 increments (via endorsement HO 04 35 05 11)	$5,000 - $50,000 in $5,000 increments (via endorsement HO 04 35 05 11)	$5,000 - $50,000 in $5,000 increments (via endorsement HO 04 35 05 11)

*Coverage A limit may be for increases in valuation at renewal

INELIGIBLE RISKS AND EXPOSURES

	PRIMARY, SEASONAL OR SECONDARY DWELLINGS
Aluminum wiring, knob and tube wiring, fuse boxes, or homes without circuit breakers	Not Eligible
Tier 1 Counties are not eligible to be written with this program	Not Eligible
Boarding houses, fraternity or sorority houses, or homes used for residential care	Not Eligible
Claims: More than 3 paid in the past 3 years	Not Eligible
Open claims	Not Eligible
Prior liability loss exceeding $50,000 in the past 3 years	Not Eligible
Multiple risk locations on the same policy	Not Eligible
Condemned or without public utility services	Not Eligible
Condominiums, row houses, town houses or semi-detached structures	Not Eligible
Converted commercial building or unconventional in design (i.e. berm, geodesic, underground)	Not Eligible
Conviction for arson, fraud or any other insurance-related crime	Not Eligible
Ground-up construction, course of construction, builder's risk, or undergoing renovation or reconstruction	Not Eligible
Dwellings or premises in need of maintenance or repair	Not Eligible
Farmettes or Ranchettes	Not Eligible
Homes with commercial and/or farming activities	Not Eligible
Mobile homes, modular homes, or manufactured/prefabricated homes	Not Eligible
Log Homes	Not Eligible
More than 4 family units in the building	Not Eligible
Properties without central heat	Not Eligible
Solid fuel burners, space heaters, kerosene or power vents on oil systems	Not Eligible
Properties with 3 or more mortgages or loss payees	Not Eligible
Properties in designations of open water	Not Eligible
Properties in FEMA flood zone with a negative elevation	Not Eligible
Protection Class 9 & 10	Not Eligible
Risks with unrepaired or unmitigated damage	Not Eligible
Roofs aged between 20 and 35 years	ACV or Excluded
Roofs over 35 years old	Not Eligible
Roofs that are flat, made of tar paper, rolled, stapled or have exposed plywood	Not Eligible
Tenant only occupied	Not Eligible
Uncorrected fire code violations	Not Eligible
Property with plumbing that includes more than 25% lead piping	Not Eligible
PEX piping installed prior to 2011 or not installed by a licensed contractor	Not Eligible