

GENERAL UNDERWRITING GUIDELINES



HO-3 & HO-3T HOMEOWNERS

(Underwritten by Lloyd's of London)

LLOYD'S

SERVING THE FOLLOWING STATES:

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

LINKS AND INFORMATION

Website www.XpressHomeowners.com

Telephone **888-376-9633** ext. 2048 | **Phone Quote** ext. 2005 | **High Net Worth** ext. 2655

Username agent's email address

Password zip code of agency

Commission **12%** for New Business | **15%** for select Book Rolls

Billing

- Agency Bill
- Mortgagee Bill
- Premium Finance

Underwriters

- Samantha Reed ext. 1070 - samantha.reed@appund.com
- Josh Gosnell ext. 7472 - josh.gosnell@appund.com
- Jeff Dunn ext. 7309 - jeff.dunn@appund.com

HIGHLIGHTS

- Coverage A, from \$200K to \$1M TIV
- Primary, Secondary & Seasonal (as HO3)
- Tenant, Short-Term Rental, and AirBNB Eligible, while written on HO3 (broader coverage than DP3)
- Up to 3 losses within the last years. No Severity Restrictions
- PC 1-8
- No Age of Home Restrictions
- LLCs and Trusts Accepted
- Bankruptcy Allowed
- Canceled, Declined and Non-Renewal All Eligible
- Optional endorsements available

Credits

- Centrally Monitored alarm
- Water Leak detection system
- Gated community

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
Coverage A Dwelling	Issued at a minimum of 90% of Replacement Cost* Minimum: \$200,000 Max: \$500,000 Max TIV: \$1,000,000 * If ERC included, must be at 100%	Issued at a minimum of 90% of Replacement Cost* Minimum: \$200,000 Max: \$500,000 Max TIV: \$1,000,000 * 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
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 100%, 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%
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
Coverage F Medical Payments	\$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
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
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)
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)

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

OPTIONAL ENDORSEMENTS

PERSONAL INJURY COVERAGE

Provides liability coverage for personal injury to others for offenses such as false arrest, detention or imprisonment, libel, slander, defamation of character, invasion of privacy, and wrongful eviction or wrongful entry. The Personal Injury limit can be selected at: \$100,000, \$200,000, \$300,000, \$500,000 or \$1,000,000.

GOLF CART PHYSICAL DAMAGE AND LIABILITY COVERAGE

Extends Section I and II coverages to losses arising from the ownership and operation of a golf cart. Coverage does not apply when golf cart is:

- Used to carry persons for a charge
- Used for business purposes
- Rented to others
- Being used outside of the boundaries of a retirement community or limited access community unless being used for golfing purposes or traveling to or from a gold course

For an additional premium, the endorsement includes special limits of liability as follows:

- Coverage C – Personal Property \$5,000
- Coverage E – Personal Liability \$50,000
- Coverage F – Medical Payment to Others \$5,000

The limits of liability shown above replace the limits of liability shown on the Declarations page for any and all covered losses resulting from the operation of the insured's golf cart.

WATER BACKUP/SUMP PUMP COVERAGE

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 limits of liability under this option are \$5,000, \$10,000 and \$25,000. The AOP policy deductible applies.

LOSS ASSESSMENT

Provides coverage for losses involving the building or common areas. This coverage will only apply if the limits of the HOA master policy are exceeded. The policy automatically provides \$5,000 of coverage. Additional limits of \$10,000, \$25,000 and \$50,000 can be added by endorsement. The AOP policy deductible applies.

IDENTITY FRAUD EXPENSE

Provides coverage up to \$15,000 for "expenses" incurred by an insured as the direct result of any one identity fraud discovered or learned of during the policy period. Any act or series of acts committed by one or more persons, or in which such persons are aiding or abetting others against an insured, is considered to be one identity fraud, even if a series of acts continues into a subsequent policy period.

INCREASED LIMITS ON BUSINESS PROPERTY

This applies to business property on the residence premises. Limits of \$5,000, \$10,000 and \$25,000 can be added by endorsement. The AOP policy deductible applies.

ORDINANCE OR LAW

An option to increase Ordinance or Law coverage to 15%. A 3% premium surcharge applies. 10% is automatically included with the policy.

ENHANCED ENDORSEMENT

An option to increase the sublimits for Money, Securities, watercraft, jewelry, watches, furs, firearms and silverware.

LIMITED MOLD

An option to add limited coverage for mold or other fungi. The total sublimit for this coverage is \$25,000.

SCHEDULED PERSONAL PROPERTY

Maximum limit of \$15,000 per item. \$50,000 per schedule and \$150,000 for all classes. Appraisals required for each item valued over \$5,000. All standard class codes are available.

INELIGIBLE RISKS AND EXPOSURES

ITEM	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)	Not Eligible
geodesic, underground)	
Conviction for arson, fraud or any other insurance-related crime	Not Eligible
Ground-up construction, course of construction, builder's risk, or	Not Eligible
undergoing renovation or reconstruction	
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.....	Not Eligible
plywood	
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

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