

DWELLING RULES

ELIGIBILITY

This section applies to:

- a. Rental Dwellings
- b. Dwellings not eligible for coverage under owner occupied.
- c. Seasonal dwellings.

DWELLING POLICY COVERAGE RELATIONSHIPS

Section I - Property Coverages

Dwelling Policy coverage relationships:

Coverage A - Dwelling	Amount of Insurance
Coverage B - Other Structures	10% of Coverage A
Coverage C - Personal Property	Amount of Insurance
Coverage D - Loss of Use	10% of Coverage A

DESCRIPTION OF COVERAGE

Coverage A - Dwelling

Covers the dwelling on the described location used principally for dwelling purposes and attached structures.

Coverage B - Other Structures

Covers other structures on the described location separated from the dwelling by a clear space.

Coverage C - Personal Property

Covers personal property usual to the occupancy of a dwelling owned by the insured or family members residing with the insured.

Coverage D - Loss of Use

Covers the fair rental value if a loss to property described in coverages A, B or C by a peril insured against under the policy makes that part of the described location unfit for normal use.

DWELLING RULES

PERILS INSURED AGAINST

Basic Perils and Broad Form Perils covers property described in Coverages A, B, C and D caused by a peril listed below unless loss is excluded in Section 1 - Exclusions.

Group 1 - Basic Perils

- . Fire or Lightning.
- . Removal.
- . Windstorm or Hail.
- . Explosion.
- . Riot and Civil Commotion.
- . Aircraft.
- . Vehicles.
- . Vandalism & Malicious Mischief.
- . Smoke.

Group 2 - Broad Form Perils

- . Theft.
- . Sudden Accidental Tearing Apart.
- . Freezing.
- . Falling Objects.
- . Weight of Ice, Snow or Sleet.
- . Collapse.
- . Breakage of Glass.
- . Sudden and Accidental Damage from Artificially Generated Electrical Current.

Group 3 - Other Perils

Other Perils covers property described in Coverage A and B against other risks of physical loss, with certain exceptions.

DWELLING UNDERWRITING GUIDELINES

ELIGIBLE LIST

Dwelling Policies - The insured may be:

- . Owner/landlord of a 1-4 family dwelling rented to others.
- . Owner/occupant of a Seasonal Dwelling.

DWELLING UNDERWRITING GUIDELINES

CONSIDERATION LIST - Submit Non-Bound

The following risks may not be bound by the agent. Submit for underwriting approval:

- . Premises with questionable unsafe characteristics.
- . Premises with visible trash and debris that can be removed or cleaned.
- . Vacant dwellings with future occupancy contemplated.
- . Unfenced or inadequately fenced swimming pools.
- . Open pits or stone quarries on the insured location.
- . Three losses in five years.
- . Dwelling without continuous masonry foundation.

PROHIBITED LIST - Do Not Submit

The following risks are PROHIBITED:

- . Commercial risks.
- . Occupants with vicious animals.
- . Home Day Care Operations with 4 or more children.
- . Rental dwellings containing more than 4 family units.
- . Dwellings without central heating system or interior plumbing.
- . More than 4 rental units for any one insured.
- . Breeding, raising and selling of dogs on the premises.
- . Insured's with known claim frequency (more than 3 losses in 5 years).
- . Dwellings with woodburning stoves, solid fuel heating devices or fireplaces with heating inserts, unless dwelling is owner-occupied.
- . Rooming or Boarding houses.
- . Dwellings with more than 2 mortgagees.

DESCRIPTION OF DWELLING PROGRAMS/ELIGIBILITY

CLASS A DWELLING

Perils Available

Basic Perils
Broad Form Perils
Other Perils

Loss Settlement Types Available

80% Replacement Cost
Repair or Replace
Actual Cash Value

Minimum Amount of Ins.

50,000

Maximum Binding Authority

\$100,000

Eligibility Requirements:

- a. Good construction and in excellent repair, premises clean, free from weeds and trash.
- b. Insured for at least 80% of Replacement cost, when Replacement Settlement Clause is used, Inflation Protection will apply.
- c. Other Perils not available on Actual Cash Value policy.
- d. One – four family residence.
- e. Dwelling 40 years old or newer, with an approved roof, furnace, wiring and plumbing updated in past 22 years.
- f. 100 amp electrical service, circuit breaker system.
- g. An approved central heating unit, vented to an approved chimney.
- h. Complete interior plumbing, being a permanent pipe system supplied by water from a continuous reliable source.
- i. No wood burning appliance.
- j. Written only in Fire Class 1 – 9.
- k. Cost estimator and photograph submitted with application
- l. \$500 Deductible

DESCRIPTION OF DWELLING PROGRAMS/ELIGIBILITY

CLASS B DWELLING

<u>Perils Available</u>	<u>Loss Settlement Types Available</u>
Basic Perils Broad Form Perils Other Perils	Repair or Replace Actual Cash Value
<u>Minimum Amount of Ins.</u>	<u>Maximum Binding Authority</u>
\$35,000	\$75,000

Eligibility Requirements:

- a. Good construction and in good repair, premises clean, free from weeds and trash.
- b. Insured for at least 45% of Replacement Cost.
- c. One - four family residence.
- d. If Repair or Replace settlement clause is used, residence must be insured for at least 60% of Replacement Cost, inflation protection will apply.
- e. Other Perils not available on Actual Cash Value policy.
- f. Approved electrical wiring of at least 100 amp service.
- g. An approved central heating unit, vented to an approved chimney.
- h. Complete interior plumbing, being a permanent pipe system supplies by water from a continuous reliable source.
- i. Continuous masonry or concrete foundation under all exterior walls, porches excepted.
- j. No Woodburner.
- k. Written only in Fire Class 1 - 9.
- l. Cost estimator and photograph submitted with application.
- m. \$500 Deductible

DESCRIPTION OF DWELLING PROGRAMS/ELIGIBILITY

Class C Dwelling

<u>Perils Available</u>	<u>Loss Settlement Types Available</u>
Basic Perils Broad Form Perils	Actual Cash Value
<u>Minimum Amount of Ins.</u>	<u>Maximum Binding Authority</u>
\$20,000	\$50,000

Eligibility Requirements:

- a. Fully utilized and in a good state of repair, premises clean, free from weeds and trash.
- b. Insured for at least minimum of Actual Cash Value.
- c. One - four family permanent residence.
- d. Approved heating system, vented to an approved chimney.
- e. Approved electrical wiring of at least 60 amp service.
- f. Complete interior plumbing, being a permanent pipe system supplied by water from a continuous reliable source.
- g. Continuous masonry or concrete foundation under all exterior walls, porches excepted.
- h. No woodburning stove.
- i. Cost estimator and photograph submitted with application.
- j. \$500 Deductible

DESCRIPTION OF DWELLING PROGRAMS/ELIGIBILITY

CLASS D SEASONAL DWELLING

<u>Perils Available</u>	<u>Loss Settlement Types Available</u>
Basic Perils	Actual Cash Value
<u>Minimum Amount of Ins.</u>	<u>Maximum Binding Authority</u>
\$5,000	\$50,000

Eligibility Requirements:

- a. Good construction and in good repair, premises clean, free from weeds and trash.
- b. Applicant's primary residence must be insured with this Company.
- c. Insured for at least 80% of Actual Cash Value.
- d. Coverage D - Loss of Use - will not apply.
- e. Approved electrical wiring of at least 60 amp service.
- f. Approved heating system, vented to an approved chimney.
- g. Approved foundation under all exterior walls.
- h. Mobile homes are not eligible for seasonal dwellings.
- i. Two photographs, front and back.
- j. For rates see Premium Table page.
- k. No woodburning appliance.
- l. \$500 Deductible

DESCRIPTION OF DWELLING PROGRAMS/ELIGIBILITY

RATING PROCEDURE

Multiple Family Dwelling Unit

The rates shown in this manual are for a 1 family dwelling. An additional charge will be made to the base premium for 2-4 family dwellings. See Page DW - R5

OPTIONAL COVERAGE: Section I - Property

ANTENNAS, OUTDOOR RADIO AND TELEVISION EQUIPMENT

Provides coverage for antennas, outdoor radio and television equipment, owned by the insured.

LOSS OF USE - INCREASED LIMITS

The policy automatically provides coverage equal to 10% of Coverage A. This may be increased.

REFRIGERATED PRODUCTS

Coverage for loss or damage to insured's contents (Coverage C) of a freezer or refrigerated unit on the insured location.

PREMISES LIABILITY

Liability may be provided for 1 - 4 family dwelling, up to a total of 4 rental units (4 family dwelling equals 4 rental units). An insured owning more than 4 rental units will need to obtain Commercial Liability Coverage.