

Stonington Lloyds Dwelling Fire Quick Reference Guide

This reference guide contains a summary of the program options & features available. Please refer to your Stonington Lloyds Agent's Manual for a complete list of underwriting rules and guidelines.

CATEGORY	SELECT	ELITE	PREFERRED
Age of Dwelling	0-15 years	0-35 years	All years*
Prior Loss History (New Business Only)**	0	0	1
Protection Class	1 to 8	1 to 9***	1 to 9***
Non Thermostatically Controlled Heating	Unacceptable	Unacceptable	Acceptable
Number of Mortgages	2	2	3
Single Family, Including Townhomes	Acceptable	Acceptable	Acceptable
Duplexes	Unacceptable	Acceptable	Acceptable
Other Than Single Family/Duplex	Unacceptable	Unacceptable	Unacceptable
Modular Homes on Permanent Foundation	Unacceptable	Unacceptable	Acceptable
Minimum Dwelling Value	\$80,000	\$80,000	\$0
Maximum Dwelling Value	\$750,000	\$750,000	\$500,000
Maximum T.I.V.****	\$1,500,000	\$1,500,000	\$1,000,000
Minimum Deductibles	1%, or \$250, whichever is greater	1%, or \$250, whichever is greater	1%

*All Preferred rate level risks require underwriting approval prior to binding

**Maximum number of losses in past three years on property to be covered and owned by applicant. Weather related claims are excluded for tier selection only.

***Maximum dwelling limit for PPC 9 is \$500,000 regardless of tier placement (Elite or Preferred)

****T.I.V. is Total Insurable Value, Dwelling + Personal Property

Program Features

Policy Forms/Loss Settlement			
Category	TDP-1	TDP-2	TDP-3
Coverage A	ACV	ACV	RCC
Coverage B	ACV	ACV	ACV*

*Replacement Cost is available for additional premium.

Additional & Optional Coverages	
ICT TDP-001: Windstorm, Hurricane, Hail Exclusion	ICT TDP-007: Additional Named Insured (Personal Property Only)
ICT TDP-001 (A): Windstorm, Hurricane, Hail Exclusion	ICT TDP-009: Residence Glass Coverage - unscheduled
ICT TDP-002: Replacement of Personal Property TDP-3 only	ICT TDP-010: Loss Payable Clause
ICT TDP-003: Exclusion of Residential Community Property Clause - mandatory	ICT TDP-011: Vacancy Clause
ICT TDP-004: Amendatory Endorsement Mold, Fungi, or Other Microbes – TDP1	ICT TDP-015: Contract of Sale
ICT TDP-005: Amendatory Endorsement Mold, Fungi, or Other Microbes - TDP2,3	ICT TDP-022: Exclusion of Cosmetic Damage to Roofs

Discounts Available

Sprinkler System Credit: 12%

Hail Resistant Roof Credit: 4% to 10%, depending on location.

Prior Loss Credit:

Loss free with Stonington for 2 years – 5%

Loss free with Stonington for 3 years – 8%

Loss free with Stonington for 4 years – 10%

Payment Plan Options

Full Payment:

Gross annual premium + all fees due at inception of policy.

2 Pay Plan:

50% of total premium + \$50.00 policy fee due at policy inception.
 Remaining 50% of total premium due **60** days after policy inception.

4 Pay Plan:

25% of total premium + \$50.00 policy fee due at policy inception.
 Remaining 75% of total premium due in 3 equal installments at **60**, **120**, and **180** day intervals.

- Each installment must equal \$50 or greater

Submission Requirements

- Completed Application, signed and dated by the insured and the agent **on or before the effective date of the policy**.
- Payment for the gross premium and any required documents should be attached to the transmittal form and mailed within **5 business days** from the policy effective date or the date the application was signed, whichever is first.
- Supporting documentation includes proof of updates, alarm certificates, 4-point inspections on homes > 30 years, complete loss details, etc.

Ineligible Risks

The following are examples of ineligible risks with Stonington Lloyds Insurance Company. For a complete listing, refer to rule 208 in your agent's manual.

Insured:

- Applicants and/or any resident family members who have ever been cancelled or non-renewed for material misrepresentation, insurance fraud, other underwriting reasons, or been convicted of arson.
- Named insured other than individual(s) (i.e. corporations, including LLC, partnership, estate, or association. Note: an exception can be made, upon underwriting review of the trust documents, for a property titled to a living trust).
- Dwellings owned by two or more individuals if all titled owners are not full time residents of the dwelling.
- Risks having more than two (3) mortgages.
- Property owned by the applicant that has had a lapse of coverage greater than 30 days.

Occupancy:

- Commercial property or properties where a business is conducted, except incidental offices.
- Dwellings occupied by more than one family.
- Residential risks used primarily for non-habitational purposes or dwellings that were originally constructed for non-habitational purposes.
- Dwellings occupied by the purchaser and under contract for deed or rent to own arrangement.
- Dwellings occupied by fraternity, sorority, or other similar housing arrangement.
- Roomers or boarders for remuneration.
- Dwellings that are vacant or unoccupied dwellings, except for a new purchase expected to be occupied within 30 days of policy inception.

Types of Dwellings:

- Mobile homes, manufactured homes, trailer homes, travel trailers, house trailers or prefabricated homes.
- Dwellings in the course of construction.
- Dwellings of unconventional design or construction, including log homes, metal homes, earth homes and dome homes.
- Dwellings or structures that are homemade or rebuilt, or any dwelling constructed with extensive remodeling unless work was done by a licensed contractor.
- Dwellings built on stilts, pilings, or with open foundations.
- Dwellings with asbestos siding or roofing materials, or dwellings constructed of Iron Clad or Iron Clad Metal.
- Dwellings that are isolated or inaccessible.

Insurance-To-Value:

- Replacement Cost exceeds 1.5 times the current market value, excluding the value of the land.
- Coverage A is less than the full and current Replacement Cost.
- Contents values that exceed 80% of the dwelling value.

Condition:

- Properties that have been condemned due to condition.
- Properties in a state of disrepair or reflecting a lack of maintenance and pride in ownership.
- Properties with existing damage with no definitive proof of intent to repair.
- Properties with existing slab or foundation damage or risks having evidence of settling/cracks in the structure

Major Mechanical:

- Dwellings over 30 years of age unless proof of updates to electrical, heating/air conditioning, plumbing systems and roof.
- Properties that have a portable heater or open flame as the primary source of heat, except for permanent and factory or professionally installed central gas fireplaces.
- Dwellings with any "knob and tube" or aluminum branch wiring or any potentially hazardous electrical condition.
- Dwellings with less than 100 amp electrical service.
- Dwellings with steel, galvanized, or polybutylene plumbing.

Roof:

- Dwellings with unapproved roof types – flat roofs (less than 1/12 pitch), sod roofs, wood shake or wood shingle roofs, rolled tar paper, clay tiles, asbestos shingles, and wood overlaid with composition shingles.
- Dwellings with more than 2 layers of composition shingles, or composition shingle roofs >15 yrs old without prior approval.
- Dwellings with roofs with less than 5 years of useful life remaining, regardless of age.
- Dwellings with composition shingle roofs 10 to 15 years old may be bound with Actual Cash Value loss settlement provisions.

Location of property:

- Dwellings located in a Protection Class 10.
- Dwellings located on more than 5 acres or on a farm, ranch, orchard or grove.
- Dwellings constructed partially or entirely over water or within 1000 feet of tidal waters (Gulf of Mexico, channel, bay, etc.)
- Any dwellings built on landfills previously used for refuse.
- Properties that are unable to be inspected either because the inspector is unable to locate or access the property or the homeowner refuses inspection.
- Dwellings with buried oil tanks on the premises.
- Dwellings with any prior or current sinkhole activity on the premises whether or not it resulted in loss to the dwelling.

Liability Exposures:

- Empty in-ground swimming pools or unkempt swimming pools or pools with diving boards or slides.
- Swimming pools, spas, or hot tubs that are not completely fenced, minimum of 4-foot, with a locked gate.
- Ineligible dog breeds.

Loss History:

- Any risk with a fire loss (excluding fire caused by lightning or wild fire) or a personal liability loss in the last 5 years.
- Risks with open, pending, or unresolved claims.
- Risks with prior mold damage claims that have not been remediated.

Credit History:

- Insured or spouse with any public records of bankruptcy, foreclosure, liens or failure to pay child support.
- Any insured or spouse of any named insured having a credit score of less than 626 in combination with any other adverse underwriting factor. Documented extenuating circumstances may be considered. *Insurance credit score will not be used as a sole means to decline an applicant.*