

Stonington Lloyds Homeowners 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.

Tier Eligibility

For HO-A, HO-A+ and HO-B Policy Forms*

CATEGORY	SELECT	ELITE	PREFERRED	STANDARD	CLASSIC**
Age of Dwelling	0-15 years	0-30 years	0-60+ years	0-60+ years	0-60+ years
3 Year Loss History (excluding weather)	0	0	1	2	3
Protection Class	1 to 8	1 to 9***	1 to 9***	1 to 9***	1 to 9***
Non Thermostatically Controlled Heat	Not Acceptable	Not Acceptable	Not Acceptable	Acceptable	Acceptable
Mortgages	2	2	2	2	3
Seasonal/Secondary *****	Not Acceptable	Acceptable	Acceptable	Acceptable	Acceptable
Single Family, including Townhouse	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable
Duplex	Not Acceptable	Not Acceptable	Acceptable	Acceptable	Acceptable
Modular on Permanent Foundation	Not Acceptable	Not Acceptable	Acceptable	Acceptable	Acceptable
Maximum Personal Liability/Med Pay	\$300,000/\$5000	\$300,000/\$5000	\$300,000/\$5000	\$300,000/\$5000	\$300,000/\$5000
Minimum Value	\$90,000	\$90,000	\$90,000	No minimum	No minimum
Maximum Value	\$750,000	\$750,000	\$500,000	\$400,000	\$300,000
Maximum T.I.V.****	\$1,500,000	\$1,500,000	\$1,000,000	\$800,000	\$600,000

- * Stonington Lloyds does not tier HO-CON-B or HO-BT policies
- ** Classic rate level risks, and all homes over 30 years, require underwriting approval prior to binding
- *** Maximum dwelling limit for PPC 9 is \$550,000 regardless of tier placement
- **** T.I.V. is Total Insurable Value, Dwelling + Personal Property + Loss of Use + Other Structures + Scheduled Property
- ***** Acceptable if in a patrolled, guarded or gated community OR if it has a centrally monitored burglar AND fire system.
- ***** **Binding authority is up to \$750,000.**

Program Features

POLICY FORMS & OPTIONAL ENDORSEMENTS		
Homeowners Form A (HO-A)	HO-113: Incrsd Bullion/Valuable Papers	HO-201: Personal Injury Coverage
Homeowners Form B (HO-B)	HO-120: Television/Radio Antennas	HO-205: Office, School, Studio Liability
Homeowners Tennant Form B (HO-BT)	HO-125: Phys/Surgeons/Dentists Out. Cvg.	HO-215: Watercraft Liability
Homeowners Condo Form B (HO-B-CON)	HO-126: Personal Computer Coverage	HO-220: Business Pursuits
Homeowners Form A+ (HO-401S & HO-470S)	HO-135: Incrsd Cost of Const.- Bldg. Laws	HO-225: Additional Premises Liability
HO-708S: Replacement Dwelling Form A	HO-160A: Scheduled Personal Property	HO-301: Additional Insured
HO-101: Replacement Cost Contents	HO-161: Mold, Fungi, or Oth Microbes (HO-A)	HO-310: Townhome Loss Assess
HO-105: Residence Glass	HO-162: Mold, Fungi, or Oth Microbes (HO-B)	HO-315: Neighborhood Loss Assess
HO-110: Incrsd. Limit Jewel/Watch/Fur	HO-164: Mold, Fungi, or Oth Microbes (HO-BT)	HO-380: Unit Owners Rental to Others
HO-111: Incrsd Limit Business Pers. Prop.	HO-165: Mold, Fungi, or Oth Microbes (HO-B-CON)	HO-382: Condo Loss Assessment
HO-112: Incrsd Limit Money/Bank Cards	HO-180: Unit Owners Outbldgs & O/S Cvg	SLHODLU: Dog Liability

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.

Payment Methods:

Check, Credit Card or Money Order

- Installment payment fee of \$3.00 per installment.
- Each installment must equal \$50 or greater

Minimum premium excluding fees:

\$400 for Homeowners, \$280 for Tenants/Condo.

Discounts Available

Age of Home Discount: 5% - 20% depending on year built.

Fire Protection Discounts: 5% to 8% depending on type.

Burglar Protection Discounts: 5%

Preferred Builder Credit: 3% to 10% depending on year built.

Mature Citizen Credit: 5% for those insureds age 59 and over.

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%

Maximum Discount Rule: 45%

Maximum Age of Home + Preferred Builder Credit: 25%

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.*