



UNIVERSAL

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Texas Homeowners Program Manual

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Universal North America Insurance Company

www.universalthnorthamerica.com



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100. GENERAL RULES

The Universal North America Insurance Company (UNAIC) Texas Homeowners Program provides property and liability coverages using the forms and endorsements specified in this manual. This manual contains the rules and classifications governing the writing of a Homeowners Policy with UNAIC.

The rules, rates, forms, and endorsements of UNAIC for each coverage shall govern in all cases specifically provided for in this manual.

Please visit our website: <http://www.universalthnorthamerica.com>

101. POLICY FORM

Form ICT HO-A: Provides insurance protection on an actual cash value basis for the dwelling, other private structures on the premises, and personal property on and away from the premises for loss by specifically named perils. In addition, Personal Liability Coverage and Medical Payments to Others are included in the package of coverage.

Form ICT HO-B: Provides insurance protection on replacement cost basis for the dwelling and other private structures on the premises for loss by all risks of loss unless excluded, and actual cash value on personal property on and away from the premises for loss by specifically named perils. In addition, Personal Liability Coverage and Medical Payments to Others are included in the package of coverage.

Form ICT HO-CON-B: Provides insurance protection on an actual cash basis for additions and alterations, exterior surfaces of balconies and personal property on and away from the premises for loss by specifically named perils. In addition, Personal Liability Coverage and Medical Payments to Others are included in the package of coverage.

102. ELIGIBILITY

A Homeowners Policy on Form ICT HO-A, ICT HO-B or ICT HO-CON-B may be written only for the owner-occupant of a single-family dwelling or condominium unit used exclusively for private residential purposes.

Eligible applicants shall be considered in good faith if they report all information of a material nature and do not willfully or knowingly make incorrect or misleading statements in the application form and have not, at any time previously, failed to pay earned premiums or other valid charges owed to UNAIC.

Inquiries may be made on applicants as to their individual claim and credit history utilizing third party information.

103. GENERAL INFORMATION – COVERAGE LIMITS & PROGRAM DESCRIPTION

The information provided in this rule is general in nature.

Additional and/or more specific information may be found in the rules following.

The following limits are available:

COVERAGE	ICT HO-A	ICT HO-B	ICT HO-CON-B
A – Dwelling	Refer to Rule 201	Refer to Rule 201	N/A
A – Other Structures	2% to 50% of Cov A	2% to 50% of Cov A	N/A
B – Personal Property	50% to 70% of Cov A	50% to 70% of Cov A	\$40,000 to \$300,000
C – Personal Liability	\$100,000 & \$300,000	\$100,000 & \$300,000	\$100,000 & \$300,000
D – Medical Payments	\$1,000 & \$5,000	\$1,000 & \$5,000	\$1,000 & \$5,000
Loss of Use	10% of Cov A	20% of Cov A	20% of Cov B

a) **Loss Settlement:**

	ICT HO-A	ICT HO-B	ICT HO-CON-B
Coverage A	Actual Cash Value	Replacement Cost	N/A
Coverage B	Actual Cash Value	Actual Cash Value	Actual Cash Value

b) **Covered Perils:**

ICT HO-A

Fire or Lightning, Windstorm, Hurricane & Hail, Explosion, Riot or Civil Commotion, Aircraft & Vehicles, Sudden and Accidental Damage from Smoke, Vandalism or Malicious Mischief, Theft.

ICT HO-B

All risks of loss covered except those specifically excluded.

ICT HO-CON-B

Fire and Lightning, Sudden and Accidental Damage from Smoke, Windstorm, Hurricane & Hail, Explosion, Aircraft and Vehicles, Vandalism and Malicious Mischief, Riot and Civil Commotion, Collapse of Building, Accidental Discharge, Leakage or Overflow of Water or Steam, Falling Objects, Freezing, Theft.

c) **APC 06 05 (HOA PLUS endorsement) adds the following Covered Perils to form ICT HO-A:**

Sudden and Accidental Discharge of Water or Steam, Falling Trees or Limbs, Objects Falling from Weight of Ice, Snow or Sleet, Collapse of Building.

d) **Mandatory Endorsements:**

The following endorsements are mandatory for **all policies** issued pursuant to this manual:

Special Provisions – Texas (SPACONB): Modifies the Definitions, Coverages, Exclusions and Conditions sections of forms ICT HO-A and ICT HO-CON-B.

Special Provisions – Texas (SP B): Modifies the Definitions, Coverages, Exclusions and Conditions sections of form ICT HO-B.

Foundation Water Damage Exclusion (FWDE): excludes sudden and accidental discharge or overflow of water or steam from within any portion of a plumbing system or air conditioning system that is either below the surface of the ground or is within or below the slab or foundation on form ICT HO-B. **APPLIES TO RISKS IN NUECES COUNTY ONLY.**

Mold Remediation Coverage Options (MRCO): provides notice of available coverage options.

Exclusion of Residential Community Property Clause (HO-142): Removes the residential community property clause from the policy.

104. PRODUCER APPOINTMENTS

1. A producer appointed to UNAIC shall be a general lines property and casualty agent licensed in the State of Texas.
2. An agency contract shall be executed between the producer and UNAIC prior to the binding of coverage. All actions taken by the agent on behalf of UNAIC shall be in accordance with the agency appointment contract and all applicable statutes and regulations of the state of Texas.
3. The agency shall have errors & omissions coverage in an amount at least equal to \$500,000 per occurrence, with a minimum annual aggregate of \$1,000,000 and such coverage shall be written by an insurer licensed to do business in Texas with a minimum rating of B++.

105. APPLICATIONS FOR INSURANCE

1. All business must be submitted via the UNAIC internet homeowners application.
2. The internet homeowners application must be signed and dated by the insured and the agent and kept in the agent's files and is subject to audit review by the company. Payment for the gross premium due along with any required documents must be mailed to the company, attached to the UNAIC transmittal form, within five (5) business days from the effective date of coverage or from the date the application was signed by the insured and agent and the premium received by the agent, whichever comes first.
3. The agent will submit payment payable to UNAIC for the full gross amount of premium due with the submission but at no time shall this amount be less than the amount paid to the agent by the insured or mortgagee.
4. It is important that the policy number be clearly written on the check and all required documents to ensure they can be properly identified. When a paper application is submitted, subject to approval by underwriting, the procedures are exactly the same as stated above except that the original signed application and supplemental application will also be mailed to the company along with all supporting documents and a payment for the gross premium due. The agent shall maintain a copy of the application for his records.
5. Failure to make UNAIC required minimum premium deposit could result in producer suspension.
6. No funds should be collected for properties that are ineligible for binding.
7. Producers who have submitted dishonored checks or other funds on two or more occasions during a one (1) year period shall submit future payments by certified check, bank check, or money order.
8. If an insured or applicant pays by check or money order, the producer shall advise the applicant to make the check or money order payable to UNAIC, not the producer or agency. Policyholders' monies are not recoverable from UNAIC, nor can a producer request cancellation of a policy as a result of a returned item.
9. The five (5) business day submission requirement also applies to all endorsement requests.
10. An internet homeowners application and supplemental application containing the applicant/insured's signature must be retained by the producer at his/her place of business for a period of five (5) years from the policy termination date.
11. A copy of the completed and signed application and supplemental application shall be given to the applicant/insured.

106. SUPPORTING DOCUMENTATION

Failure to provide documentation for premium credits will result in the removal of the credit and an invoice to the insured.

The following is a listing of required documentation:

1. Signed application;
2. For homes older than thirty-five (35) years, a four (4) point inspection documenting updates to electrical, heating/cooling, roof, and plumbing to current state and local building code standards;
3. Applicants who have sustained any losses in the preceding sixty (60) months should submit full details of the loss(es) and an explanation of how the cause(s) of loss was corrected;
4. Copy of alarm system certificate and monitoring receipt if required by the underwriting guidelines or if any alarm credits are applied;
5. Copy of sprinkler system certificate if any sprinkler credits apply;

107. POLICY PERIOD, MINIMUM PREMIUM, WAIVER OF PREMIUM & ROUNDING

1. All policies must be written for a period of one year, based upon premiums, forms, and endorsements applicable on the effective date of the policy term.
2. The policy may be extended for successive policy periods by renewal based upon premiums, forms, and endorsements in effect at renewal effective date. An offer of renewal does not constitute coverage at renewal without payment of premium.
3. The minimum written premium applicable to all policy forms shall be \$400.
4. The minimum annual premium shall include all chargeable endorsements or coverages, if written at inception of the policy.
5. Additional or return premiums of \$5 or less shall be waived with an option by the company to grant any return premium due if requested by the insured.
6. The premium for each coverage shown in the policy shall be rounded to the nearest whole dollar, with \$0.50 or more rounded to the next higher whole dollar. In no event will premiums for any coverage be less than one dollar (\$1).
7. For all policy cancellations, round the total policy return premium to the next higher dollar.

108. PREMIUM PAYMENTS

UNAIC accepts only the following methods of payment:

1. Full Payment: full payment of gross annual premium plus all policy fees due at the inception of the policy. If payment is to be collected at closing, the agent is responsible for remitting the correct premium in a timely manner.
2. 2 Pay Plan: 50% of the total premium due at the inception of the policy plus the \$50.00 policy fee with the remaining 50% of the total premium due 60 days after the inception of the policy.
3. 4 Pay Plan: 25% of the total premium due at the inception of the policy plus the \$50.00 policy fee with the remaining 75% of the total premium due in three equal installments at 60, 120, and 180 day intervals.
4. 8 Pay Plan: 25% of the total premium due at inception of the policy plus the \$50.00 policy fee with the remaining 75% of the total premium due in seven equal installments at 60, 90, 120, 150, 180, 210 and 240 day intervals.

Each installment, except under the full payment option, is subject to a \$3.00 service charge.

Premium must be electronically submitted or mailed to the company within five (5) business days of binding for the policy to remain in force. Premiums collectible at mortgage closing or billable to a mortgage company must be submitted within 20 days of binding.

Note: Outside premium finance will not be accepted.

109. COMMISSIONS

The rate of commission payable to producers for all coverages shall be at the rate shown on the producer's agreement of the policy premium received. A producer shall not apply a service charge to an applicant for the completion of an application. Commissions as outlined above shall be a producer's only remuneration. In the event any policy premiums are "charged off", commission shall only be paid on collected earned premiums.

110. MANUAL PREMIUM REVISION

A manual premium revision shall be made in accordance with the following procedures:

1. The effective date of such revision shall be as announced.
2. The revision shall apply to any policy or endorsement in the manner outlined in the announcement of the revision.
3. Unless otherwise provided at the time of the announcement of the premium revision, the revision shall not affect in-force policy forms, endorsements, or premiums, until the policy is renewed.

111. TRANSFER OR ASSIGNMENT

Transfer or assignments are not available. New applications are required.

112. FEES

1. **Policy Fee** – a non-commissionable and pro-rata earned policy fee of **\$50.00** will be charged on all new and renewal policies.
2. **Inspection Fee** - UNAIC will be inspecting a large majority of all insured properties. UNAIC reserves the right to inspect any risk submitted for coverage.

A fully earned property inspection fee of **\$25.00** will be charged to all homes 10 years and older, and any home with Coverage A (Dwelling) limit of \$500,000 and greater.

Eligible homes with composition shingle roofs over 15 years of age should be submitted unbound with a **\$25.00** rooftop inspection fee made payable to UIM of Texas, Inc. Pre-binding inspections will be completed for underwriting review. If the rooftop inspection is acceptable, and additional \$25.00 property inspection fee will be included in the total policy premium. All inspection fees are fully earned and non-refundable.

3. **No additional agency fees shall be added to UNAIC quotes/policies.**

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200. UNDERWRITING GUIDELINES

Universal North America Insurance Company has created a program that is designed to provide coverage for property which displays pride of ownership and has maintained a superior level of maintenance. The risk must meet all underwriting guidelines outlined below. If there is a question regarding any of the qualifications please contact an underwriter for assistance at underwritingTX@uigna.com or 877-763-4544. Additional underwriting guidelines apply to specific endorsements or optional coverages as shown.

201. BINDING

1. An agent may NOT bind coverage on any risk ineligible for coverage. The producer shall review each application carefully to determine if coverage is eligible to be bound. The binding authority specified herein may not be exceeded under any circumstances.
2. All policies must be bound via the UNAIC internet application. Paper applications or binders (ACORD) are NOT acceptable. Agents shall not issue binders prior to submitting an on-line application and receiving approval and a policy number for the risk.
3. Binding procedures:
 - a. The binder shall specifically show the hour, day, month, and year of the effective date. The binder shall never have any effective time and date prior to:
 - i. The completion of the proper application including the applicant and licensed agent signatures and the receipt of the deposit premium prescribed by the Company.
 - ii. The insured's request to add or reduce any coverage of an existing policy.
 - iii. All endorsement requests must be mailed within five (5) business days of binding to be honored by the Company or the effective date will be processed as of the date received.
 - b. A producer may bind coverage for a period not to exceed twenty-one (21) days, subject to eligibility requirements and binding limits shown in these guidelines and in the rate manual of UNAIC.
 - c. Binding is subject to acceptance of the risk based on the UNAIC Exposure Management Plan.
4. Replacement Cost coverage on Dwelling may not be bound with coverage less than 100% Replacement Cost without prior approval from UNAIC.
5. Protection Class 9 risks may not be bound without prior approval.
6. The following Dwelling Age / Coverage A combinations are provided to allow agent binding without a UNAIC pre-binding property inspection. All other properties should be submitted unbound so that property inspections can be completed prior to binding:

Criteria	Form ICT HO-A and ICT HO-B			Form ICT HO-CON-B
Age of Home	0 – 5	6 – 20	21 – 35	0 – 35
Value	\$90k-\$750k	\$90k-\$500k	\$90k-\$350k	\$40k to \$300k
Prior Losses in last 3 yrs	1NonWeather + 1Weather HO-A 0NonWeather + 1Weather HO-B	1NonWeather + 1Weather HO-A 0NonWeather + 1Weather HO-B	1NonWeather + 1Weather HO-A 0NonWeather + 1Weather HO-B	1NonWeather + 1Weather

7. Two clear photos (front/back) are required with all unbound risk submissions above \$500,000.

202. SPECIAL HURRICANE/TROPICAL STORM RULE

In Tier 1 and Tier 2 counties, no application for new, or endorsement for increased coverage or reduction in any deductible amount may be bound, written, or issued, or monies received, regardless of effective date, when a Tropical Storm or Hurricane Watch or Warning has been issued by the National Weather Service for any part of the State of Texas and for forty-eight (48) hours after the Watch or Warning has been lifted. Binding information will be available at the UNAIC website: www.universalthnorthamerica.com

203. AUTOMATIC INCREASE IN LIMITS

1. The Coverage A dwelling limit may be adjusted at each renewal for inflation. For example, if the ISO HomeValue Index increases by 3%, the Coverage A amount on a dwelling insured for \$100,000 will be automatically increased to \$103,000 at renewal.
2. If an adjustment is made to the Coverage A dwelling limit, it will be indicated on the renewal declarations page by the following statement: "Property coverage limit increased due to inflation measured by ISO HomeValue"

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204. CONSTRUCTION DEFINITIONS

1. **Frame** – outer walls of frame, iron clad, sheet aluminum, or aluminum siding on wood, composition siding, and asphalt covering fiberboard. Also includes stucco over frame.
2. **Brick Veneer** – outer walls of brick-veneer or stone-veneer. Also includes “hardy-board” or “hardy-plank”.
3. **Brick** – outer walls of solid masonry, brick, stone, concrete, HTB, HT, hollow masonry units, ICM and ICMS, fire-resistive and semi-fire resistive.

For risks with mixed construction, the predominant construction shall be the construction comprising over 50% of the total exterior wall area (excluding gables).

For risks with more than two construction types, the predominant construction shall be the construction comprising the majority of the total exterior wall area (excluding gables).

205. SINGLE BUILDING DEFINITION

1. All buildings or sections of buildings which are accessible through unprotected openings shall be considered as a single building.
2. Buildings which are separated by space shall be considered separate buildings.
3. Buildings or sections of buildings which are separated by a six (6) inch reinforced concrete or an eight (8) inch masonry party wall, or a documented minimum two (2) hour non-combustible wall which has been laboratory tested for independent structural integrity under fire conditions; which pierces or rises to the underside of the roof and which pierces or extends to the inner-side of the exterior wall shall be considered separate buildings. Accessibility between buildings with independent walls or through masonry party walls described above shall be protected by at least a Class A fire door installed in a masonry wall section.

206. PROTECTION CLASSIFICATION CODES AND INFORMATION

Protection Class determinations are defined by the ISO Public Protection Classification System and apply to all risks insured under the UNAIC homeowners program.

1. The protection class indicated applies in a municipality or classified area where a single class of fire protection is available throughout.
2. In a classified area where two or more classifications are shown (6/9), the classification is determined as follows:
 - a. Dwelling within 1,000 feet of a fire hydrant AND 5 road miles or less from the primary responding fire department, use the first PC listed (6);
 - b. Dwelling more than 1,000 feet from a fire hydrant AND 5 road miles or less from the primary responding fire department, use the second PC listed (9) – *submit only*.
 - c. Dwelling more than 5 road miles from the primary responding fire department, use PC 10 – RISK INELIGIBLE.

207. SPECIAL UNDERWRITING REQUIREMENTS

1. Eligible Coverage A limits based on 100% of current Replacement Cost.
2. Properties must be owner occupied a minimum of 9 months a year. No seasonal/secondary or rental occupancy permitted.
3. The perils of Windstorm and Hail must be excluded in areas where coverage is available from the Texas Windstorm Insurance Association unless prior underwriting approval is received. Risks that exclude wind coverage must purchase a TWIA policy with matching limits.
4. Homes over thirty-five (35) years old must have a four (4) point inspection documenting the condition of electrical wiring, heating/cooling, roof, and plumbing systems. Submit such applications unbound with the completed four point inspection for underwriting review.
5. UNAIC may require dwellings to be bound subject to Actual Cash Value Loss Settlement provisions depending on the age, type and/or condition of the roof covering. If Replacement Cost Coverage is desired, use endorsement RCAERC 06 05 – Replacement Cost Coverage A (Dwelling) with Actual Cash Value on Roof Surfacing.
6. Properties with pools, spas, hot tubs, or similar structures must be completely fenced, walled, or screened with a self-locking gate. The fence or wall must be a permanent installation with a minimum height of four (4) feet and be constructed of material that provides a reasonable barrier to entry as determined by UNAIC.

NOTE: Coverage for swimming pools is provided as follows:

- (1) Under Coverage A (Dwelling) if the pool is attached to the dwelling by an enclosure of any sort
- (2) Under Coverage A (Other Structures) if the pool is attached to the dwelling by a concrete foundation only or if the pool is completely detached from the dwelling.

208. INELIGIBLE RISKS

The following risks are ineligible for coverage with UNAIC – **DO NOT BIND**:

1. Insured:

- a. Applicants and/or any resident family member who have ever been cancelled or non-renewed for material misrepresentation, insurance fraud, other underwriting reasons, or been convicted of arson.
- b. Named insured other than an individual(s). The named insured may not be a corporation, including limited liability corporations (LLC), partnership, estate, trust, or association. *(NOTE – an exception may be made, upon underwriting review of the trust documents, for a property titled to a living trust. Where a living trust holds title to the insured dwelling, a homeowners policy may be issued to the individual trust grantor or beneficiaries of the living trust, provided they reside in the dwelling as their primary residence. The living trust must be included as an additional named insured.)*
- c. Dwellings occupied by the purchaser under a contract for deed or rent to own arrangement.
- d. Dwellings owned by two or more individuals if all titled owners are not full time residents of the dwelling.
- e. Risks having more than two (2) mortgages.

2. Occupancy:

- a. Commercial Property.
- b. Properties where a business is conducted, except incidental offices.
- c. Residential risks used primarily for non-habitational purposes or dwellings that were originally designed or constructed for other than habitational purposes.
- d. Dwellings occupied by more than one family.
- e. Fraternity, sorority, or any similar housing arrangement.
- f. Vacant or "unoccupied" dwellings, except for a new purchase expected to be owner-occupied within thirty (30) days from policy inception. The expected move-in date must be noted on the application. If that date is beyond thirty (30) days, submit the risk unbound for prior underwriting review including an explanation for the delay and any loss control measures taken. Unoccupied includes dwellings with personal property contained therein if the dwelling is no longer a place of usual return.

3. Types of Dwellings:

- a. Units with more than one (1) family.
- b. Mobile Homes, manufactured homes, trailer homes, travel trailers, house trailers or pre-fabricated homes.
- c. Dwellings in the course of construction.
- d. Dwellings of unconventional design or construction including log homes, metal homes, earth homes and dome homes.
- e. Dwellings or structures that are homemade or rebuilt, or any dwelling constructed with extensive remodeling unless work was done by a licensed contractor.
- f. Properties built on stilts, pilings, or with open foundations.
- g. Dwellings with asbestos siding or roofing materials.

4. Insurance-to-Value:

- a. Replacement Cost exceeds 1.5 times the current market value, excluding the value of land.
- b. Coverage A is less than the full and current Replacement Cost.

5. Condition:

- a. Properties which have been condemned due to condition.
- b. Properties located in condemned areas or areas scheduled to be condemned due to urban renewal or highway construction.
- c. Properties in a state of disrepair or reflecting a lack of maintenance and pride in ownership.
- d. Properties with existing damage with no definitive proof of intent to repair.
- e. Risks having slab or foundation damage.
- f. Risks having evidence of settling (cracks) in the structure.

6. Major Mechanical Systems:

- a. Dwellings over 35 yrs of age are ineligible without proof of update to electrical, heating/air conditioning, plumbing systems and roof. Underwriting review/approval of update documentation required prior to binding.
- b. 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.
- c. Properties with any "knob and tube" or aluminum branch wiring in use or potentially hazardous electrical condition.
- d. Properties equipped with electrical service less than 100 amps.
- e. Dwellings with steel, galvanized or polybutylene plumbing.

7. Roof:

- a. Dwellings with unapproved roof type including - flat roofs (less than 1/12 pitch) sod roofs, wood shake or shingle roofs, rolled tar paper, clay tiles, asbestos shingles and wood overlaid with composition shingles.
- b. Dwellings with more than 2 layers of composition shingles.
- c. Roofs with less than 5 years of useful life remaining, regardless of age.

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- d. Dwellings with composition shingles roofs more than 15 years old without prior approval – refer to Rule 112. Dwellings with composition shingle roofs 10 to 15 years old may be bound with to Actual Cash Value loss settlement provisions but are subject to inspection.
-
8. **Location:**
- Properties located in Protection Class 10. Properties located in Protection Class 9 require underwriting approval prior to binding.
 - Properties located on a farm, ranch, orchard or grove; or where farming activities or ranching operations take place.
 - Any insured location with a structure constructed partially or entirely over water. Piers and docks are acceptable.
 - Properties built on landfills previously used for refuse.
 - Risks located on more than five (5) acres.
 - Properties that are unable to be inspected either because the inspector is unable to locate or access the property or the homeowner refuses the inspection.
 - Risks with buried oil tanks on the premises.
 - Risks located within 1000 feet of the Gulf of Mexico.
 - Risks with any prior or current sinkhole activity on the premises whether or not it resulted in loss to the dwelling.
-
9. **Liability Exposures -- risks having excessive or unusual liability exposure, including but not limited to:**
- Empty in-ground swimming pools.
 - Unkempt swimming pools (in ground or above ground) and spas.
 - Swimming pools, spa, hot tub, or similar structures that are not completely fenced, walled, or screened with a self-latching gate. The fence or wall must be a permanent installation, lockable, and a minimum height of four (4) feet.
 - Swimming pools with diving boards and/or slides.
 - Trampolines.
 - Vicious or exotic animals or any animals with a history of aggression, attack or biting.
 - The following dog breeds or any mixed breed thereof: Akita, Boxer, Bull Terrier, Bullmastiff, Chow Chow, Doberman Pinscher, German Shepherd, Giant Schnauzer, Mastiff, Ovtcharka, Presa Canario, Pit Bull, Rhodesian Ridgeback, Rottweiler, Neapolitan Mastiff, Wolf, Wolf Hybrid.
 - Any other breed or mix the company deems as presenting an excessive liability exposure.
 - Non-domestic animals, live stock, or saddle animals.
 - Childcare or Home Day Care on premises, provided to unrelated individuals, for compensation.
 - Any type of all terrain vehicles (ATV's).
 - Skateboard, bicycle, or similar "stunt" ramps.
-
10. **Loss History*:**
- See matrix above in Rule 201.5.
 - Risks having any fire damage claims in the last five years (excluding acts of God such as lightning or wild fire).
 - Risks with any prior personal liability claims in the last 5 years.
 - Risks having open, pending or unresolved claims.
 - Risks with any prior on-premises theft or vandalism claims that have not installed a central station alarm system.
 - Risks with an excessive frequency of prior losses.
 - Risks with any prior mold damage claims that have not been remediated.
- *notes concerning prior losses:*
- Generally all paid claims filed by an applicant and/or spouse and all paid claims for the insured properties are used in determining loss history.
 - While a single prior water loss will not be the sole reason for rejecting an application for insurance, prior claims for water damage either by the applicant or on the dwelling for which insurance is being sought are considered along with all other eligibility requirements.
 - An appliance-related claim either by the applicant or on the dwelling to be insured shall not be used as a basis for determining a rate to be paid or whether to issue a homeowner insurance policy if the applicant has properly remediated the prior appliance-related claim, had the remediation inspected and provides a properly completed Certificate of Appliance-Related Water Damage Remediation form to the company. (Note: this rule does not apply to those applications that include three or more appliance-related water claims in the past three years).
 - Prior mold damage or a prior mold damage claim filed either by the applicant or on the dwelling to be insured shall not be used as a basis for determining whether to issue a homeowner insurance policy if the applicant has had mold remediation performed, had the remediation inspected and provides a properly completed Certificate of Mold Damage Remediation form to the company.
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11. **Credit History:**
- Any insured or spouse of any named insured having a ChoicePoint Attract Homeowners Insurance Score of less than 626 in combination with any other adverse underwriting factor.
 - Extenuating circumstances leading to any adverse public records or insurance score will be reviewed upon receipt of explanation and documentation.
- *note concerning credit history: Insurance credit score will not be used as a sole means to decline an applicant.*



300.BASE CLASS PREMIUMS & TERRITORIES

Territory	County	HO-A Base Rate	HO-B Base Rate	HO CON-B Base Rate
1	Harris (Remainder of County)	468	608	89
1A	Harris (77002, 77003, 77004, 77005, 77006, 77007, 77010, 77011, 77012, 77015, 77017, 77019, 77020, 77021, 77023, 77024, 77025, 77027, 77029, 77030, 77031, 77033, 77034, 77035, 77036, 77042, 77045, 77047, 77048, 77051, 77053, 77054, 77056, 77057, 77058, 77059, 77061, 77062, 77063, 77071, 77072, 77074, 77075, 77077, 77079, 77081, 77082, 77083, 77085, 77087, 77089, 77094, 77096, 77098, 77099, 77401, 77450, 77494, 77502, 77503, 77504, 77505, 77506, 77507, 77520, 77521, 77530, 77536, 77546, 77547, 77571, 77586, 77587, 77598) *For policies inforce prior to 2/1/07 renewing on or after 4/1/07 but no later than 3/31/08	702 *604	913 *786	134 *115
2	Dallas	375	488	94
3	Tarrant	394	512	94
4	Collin, Denton, Rockwall	365	474	89
5	Bexar	255	332	99
6	Travis	203	263	94
7	El Paso	150	195	95
8	Galveston	950	1235	132
9	Nueces	935	1216	120
10	Aransas, Brazoria, Calhoun, Cameron, Chambers, Jefferson, Kenedy, Kleberg, Matagorda, Refugio, San Patricio, Willacy	900	1170	120
11	Bee, Brooks, Goliad, Hardin, Hidalgo, Jackson, Jim Wells, Liberty, Live Oak, Orange, Victoria, Wharton	380	494	92
11A	Fort Bend (Remainder)	380	494	92
11B	Fort Bend (77031, 77053, 77417, 77430, 77444, 77459, 77461, 77469, 77471, 77477, 77478, 77479, 77489, 77545, 77583)	437	568	106
12	Atascosa, Bandera, Dimmit, Duval, Edwards, Frio, Jim Hogg, Kerr, Kinney, La Salle, Maverick, McMullen, Medina, Real, Starr, Uvalde, Val Verde, Webb, Zapata, Zavala	243	316	95
13	Austin, Bastrop, Bell, Blanco, Brazos, Burleson, Burnet, Caldwell, Colorado, Comal, Coryell, DeWitt, Falls, Fayette, Gillespie, Gonzales, Guadalupe, Hays, Karnes, Kendall, Kimble, Lampasas, Lavaca, Lee, Llano, Mason, Menard, Milam, Robertson, San Saba, Washington, Williamson, Wilson	259	337	94
14	Anderson, Angelina, Cherokee, Ellis, Freestone, Gregg, Grimes, Henderson, Houston, Jasper, Leon, Limestone, Madison, Nacogdoches, Navarro, Newton, Panola, Polk, Rusk, Sabine, San Augustine, San Jacinto, Shelby, Smith, Trinity, Walker, Waller	415	539	94
14A	Montgomery	296	384	67
15C	Brewster, Crockett, Culberson, Hudspeth, Jeff Davis, Loving, Pecos, Presidio, Reeves, Schleicher, Sutton, Terrell	356	464	89
15N	Andrews, Coke, Crane, Ector, Glasscock, Howard, Irion, Martin, Midland, Mitchell, Nolan, Reagan, Sterling, Tom Green, Upton, Ward, Winkler	296	384	84
16C	Bosque, Brown, Comanche, Eastland, Erath, Hamilton, Hill, Hood, Johnson, Mills, Somervell	180	234	84
16N	Callahan, Coleman, Concho, McCulloch, Runnels, Taylor	299	389	84
16S	McLennan	206	269	84
17	Bowie, Camp, Cass, Delta, Fannin, Franklin, Grayson, Harrison, Hopkins, Hunt, Kaufman, Lamar, Marion, Morris, Rains, Red River, Titus, Upshur, Van Zandt, Wood	356	464	105
18	Bailey, Borden, Briscoe, Castro, Childress, Cochran, Cottle, Crosby, Dawson, Dickens, Fisher, Floyd, Gaines, Garza, Hale, Hall, Hockley, Kent, King, Lamb, Lubbock, Lynn, Motley, Parmer, Scurry, Stonewall, Swisher, Terry, Yoakum	289	376	94
19C	Cooke, Jack, Montague, Palo Pinto, Parker, Stephens, Wise, Young	338	439	92
19N	Archer, Baylor, Clay, Foard, Hardeman, Haskell, Jones, Knox, Shackelford, Throckmorton, Wichita, Wilbarger	600	780	92
20	Armstrong, Carson, Collingsworth, Dallam, Deaf Smith, Donley, Gray, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochilree, Oldham, Potter, Randall, Roberts, Sherman, Wheeler	394	512	89



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301. AMOUNT OF INSURANCE (KEY) FACTORS

FORM ICT HO-A & ICT HO-B							
Coverage A	Key Factor	Coverage A	Key Factor	Coverage A	Key Factor	Coverage A	Key Factor
Each -\$5,000	0.067	\$210,000	2.510	\$395,000	4.159	\$580,000	5.633
\$30,000	0.400	\$215,000	2.553	\$400,000	4.199	\$585,000	5.673
\$35,000	0.467	\$220,000	2.595	\$405,000	4.239	\$590,000	5.713
\$40,000	0.533	\$225,000	2.638	\$410,000	4.278	\$595,000	5.752
\$45,000	0.600	\$230,000	2.680	\$415,000	4.318	\$600,000	5.792
\$50,000	0.667	\$235,000	2.723	\$420,000	4.358	\$605,000	5.832
\$55,000	0.733	\$240,000	2.765	\$425,000	4.398	\$610,000	5.872
\$60,000	0.800	\$245,000	2.808	\$430,000	4.438	\$615,000	5.912
\$65,000	0.867	\$250,000	2.850	\$435,000	4.478	\$620,000	5.952
\$70,000	0.933	\$255,000	2.895	\$440,000	4.517	\$625,000	5.991
\$75,000	1.000	\$260,000	2.940	\$445,000	4.557	\$630,000	6.031
\$80,000	1.067	\$265,000	2.985	\$450,000	4.597	\$635,000	6.071
\$85,000	1.133	\$270,000	3.030	\$455,000	4.637	\$640,000	6.111
\$90,000	1.200	\$275,000	3.075	\$460,000	4.677	\$645,000	6.151
\$95,000	1.267	\$280,000	3.120	\$465,000	4.717	\$650,000	6.191
\$100,000	1.333	\$285,000	3.165	\$470,000	4.757	\$655,000	6.230
\$105,000	1.400	\$290,000	3.210	\$475,000	4.796	\$660,000	6.270
\$110,000	1.467	\$295,000	3.255	\$480,000	4.836	\$665,000	6.310
\$115,000	1.533	\$300,000	3.300	\$485,000	4.876	\$670,000	6.350
\$120,000	1.600	\$305,000	3.350	\$490,000	4.916	\$675,000	6.390
\$125,000	1.667	\$310,000	3.400	\$495,000	4.956	\$680,000	6.430
\$130,000	1.733	\$315,000	3.450	\$500,000	4.996	\$685,000	6.469
\$135,000	1.800	\$320,000	3.500	\$505,000	5.035	\$690,000	6.509
\$140,000	1.867	\$325,000	3.550	\$510,000	5.075	\$695,000	6.549
\$145,000	1.933	\$330,000	3.600	\$515,000	5.115	\$700,000	6.589
\$150,000	2.000	\$335,000	3.650	\$520,000	5.155	\$705,000	6.629
\$155,000	2.043	\$340,000	3.700	\$525,000	5.195	\$710,000	6.669
\$160,000	2.085	\$345,000	3.750	\$530,000	5.235	\$715,000	6.708
\$165,000	2.128	\$350,000	3.800	\$535,000	5.274	\$720,000	6.748
\$170,000	2.170	\$355,000	3.840	\$540,000	5.314	\$725,000	6.788
\$175,000	2.213	\$360,000	3.880	\$545,000	5.354	\$730,000	6.828
\$180,000	2.255	\$365,000	3.920	\$550,000	5.394	\$735,000	6.868
\$185,000	2.298	\$370,000	3.960	\$555,000	5.434	\$740,000	6.908
\$190,000	2.340	\$375,000	4.000	\$560,000	5.474	\$745,000	6.947
\$195,000	2.383	\$380,000	4.039	\$565,000	5.513	\$750,000	6.987
\$200,000	2.425	\$385,000	4.079	\$570,000	5.553	Each +\$5,000	0.040
\$205,000	2.468	\$390,000	4.119	\$575,000	5.593		

FORM ICT HO-CON-B							
Coverage B	Key Factor	Coverage B	Key Factor	Coverage B	Key Factor	Coverage B	Key Factor
\$40,000	3.050	\$110,000	6.550	\$180,000	10.050	\$250,000	13.550
\$45,000	3.300	\$115,000	6.800	\$185,000	10.300	\$255,000	13.800
\$50,000	3.550	\$120,000	7.050	\$190,000	10.550	\$260,000	14.050
\$55,000	3.800	\$125,000	7.300	\$195,000	10.800	\$265,000	14.300
\$60,000	4.050	\$130,000	7.550	\$200,000	11.050	\$270,000	14.550
\$65,000	4.300	\$135,000	7.800	\$205,000	11.300	\$275,000	14.800
\$70,000	4.550	\$140,000	8.050	\$210,000	11.550	\$280,000	15.050
\$75,000	4.800	\$145,000	8.300	\$215,000	11.800	\$285,000	15.300
\$80,000	5.050	\$150,000	8.550	\$220,000	12.050	\$290,000	15.550
\$85,000	5.300	\$155,000	8.800	\$225,000	12.300	\$295,000	15.800
\$90,000	5.550	\$160,000	9.050	\$230,000	12.550	\$300,000	16.050
\$95,000	5.800	\$165,000	9.300	\$235,000	12.800	Each +\$5,000	0.250
\$100,000	6.050	\$170,000	9.550	\$240,000	13.050		
\$105,000	6.300	\$175,000	9.800	\$245,000	13.300		

302. PROTECTION CLASS / CONSTRUCTION FACTORS

Protection Class	Brick	Brick Veneer	Frame
1	0.86	0.90	1.08
2	0.86	0.90	1.08
3	0.95	0.98	1.18
4	0.95	1.00	1.20
5	1.00	1.05	1.26
6	1.05	1.10	1.35
7	1.10	1.15	1.40
8	1.15	1.20	1.45
8B	1.17	1.22	1.70
9	1.20	1.25	2.00
10	1.40	1.50	2.50

303. WIND / HAIL EXCLUSION FACTORS

County	Wind Exclusion Credit
Aransas	0.65
Brazoria	0.75
Calhoun	0.77
Cameron	0.73
Chambers	0.73
Galveston	0.80
Harris	0.50
Jefferson	0.69
Kenedy	0.61
Kleberg	0.71
Matagorda	0.72
Nueces	0.55
Refugio	0.73
San Patricio	0.54
Willacy	0.71

400. PREMIUM CREDITS & SURCHARGES

The following rules describe all credits and surcharges that may be applicable to a particular risk. The surcharges apply to properties that have exposures or hazards which are not contemplated in the Base Premium.

401. AGE OF HOME

The Base Premium is adjusted to account for the year of construction. The age of home is calculated by subtracting the year the building was first built and occupied as a residence from the current year. The additional or reduction in premium is computed by multiplying the *Total Base Premium* by the appropriate factor below (*not applicable to ICT HO CON B*):

AGE	FACTOR	AGE	FACTOR	AGE	FACTOR
0	-0.42	8	-0.12	16+	Add +0.01 for each year over 15 up to maximum of +0.35
1	-0.37	9	-0.10		
2	-0.32	10	-0.08		
3	-0.26	11	-0.05		
4	-0.23	12	-0.04		
5	-0.21	13	-0.03		
6	-0.17	14	-0.02		
7	-0.14	15	0.00		

402a. FIRE PROTECTION

Approved and properly maintained installations of fire alarms and automatic sprinklers in the dwelling may be recognized for reduced premium by multiplying the *Total Base Premium* by either of the factors below (maximum credit permitted under this rule is 8%):

TYPE OF INSTALLATION	FACTOR
Fire Alarm Reporting to Fire or Central Station OR Complete Home Sprinkler System	-0.05 -0.08

402b. BURGLAR PROTECTION

Approved and properly maintained installations of burglar alarms in the dwelling may be recognized for reduced premium by multiplying the *Total Base Premium* by either of the factors below (maximum credit permitted under this rule is 15%):

TYPE OF INSTALLATION	FACTOR
Complete Local Burglar Alarm (covers all exterior doors & windows <i>or</i> qualifies for Level 1 Mandatory Home Security Credit) OR Complete Burglar Alarm Reporting to Police or Central Station (<i>or</i> qualifies for Level 2 Mandatory Home Security Credit)	-0.05 -0.15

403. PREFERRED BUILDER CREDIT

Established builders who build in quantity and are recognized for their willingness to stand behind their product. These builders are listed on the UNAIC website. Homes must be 0 to 5 years old to be eligible for the credit. Apply a credit calculated by multiplying the *Total Base Premium* x 10%.

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404. DEDUCTIBLES

The standard deductible included in the Base Rates is equal to 1% of the dwelling limit for Clause 1 and 1% of the dwelling limit for Clause 2.

Other deductibles are available (Clause 1 / Clause 2) with premium credits or debits applicable to the *Total Base Premium* as follows (subject to minimum deductibles of \$500/\$500):

Coverage A	\$500 / \$500	1% / \$500	2% / \$500	\$1000 / \$1000	1% / \$1000	1% / 1%	2% / 1%	2% / 2%	5% / 5%
\$90,000 - \$100,000	+0.30	+0.15	+0.10	0.00	0.00	0.00	-0.05	-0.20	-0.30
\$100,001 - \$200,000	+0.35	+0.20	+0.15	+0.15	+0.14	0.00	-0.05	-0.20	-0.35
\$200,001+	+0.40	+0.25	+0.20	+0.25	+0.19	0.00	-0.05	-0.20	-0.35

When Wind and Hail is excluded, the following factors apply to the *Total Base Premium*:

Coverage A	NA / \$500	NA / \$1000	NA / 1%	NA / 2%	NA / 5%
\$90,000 - \$100,000	+0.15	0.00	0.00	-0.05	-0.15
\$100,001 - \$200,000	+0.25	+0.15	0.00	-0.05	-0.15
\$200,001+	+0.30	+0.20	0.00	-0.05	-0.15

Form ICT HO-Con-B: The standard deductible combination is \$500/\$500 and cannot be amended.

405. HAIL RESISTANT ROOF CREDIT

Hail resistant roof covering materials:

- TWIA Territories 4% x *Total Base Premium*
- Remainder of State 10% x *Total Base Premium*

Attach the Exclusion of Cosmetic Damage of Roof Coverings Caused by Hail endorsement HO-145.

406. PRIOR LOSS SURCHARGE – HO 330

Upon policy renewal, a 10% surcharge will be applied to the *Total Base Premium* if there have been two or more paid claims in the preceding year excluding weather-related claims. This surcharge will remain on the policy for subsequent renewals if any additional non-weather related claims are paid in the current policy term. Natural cause claims, \$0 paid claims and appliance related water claims that have been properly remediated are excluded for consideration as a claim.

407. MULTI-LINE DISCOUNT

If an insured has other insurance policies through Universal, a multi-line discount will be applied to the Homeowners base premium as follows:

1. 15% discount for a Universal personal auto policy.
2. 5% discount for a Universal personal Umbrella policy.
3. 5% discount for a Universal Flood policy.

If multiple companion policies exist, add the applicable discounts, subject to a 15% maximum multi-line discount.

408. MAXIMUM DISCOUNT % RULE

The sum of the premium credits in Rules 401, 402a, 402b, 403, 404, 405, and 407 is subject to a maximum of 70%.

***notes regarding underwriting credits:**

1. Residential roof coverings meeting the impact resistance of the Underwriters Laboratories testing criteria and have been so certified according to the Texas Department of Insurance guidelines qualify for the hail-resistant roof credit in Rule 405 above. Please contact the Company for further information regarding any roof that is believed to have impact resistant characteristics or refer to the Texas Personal Lines Manual.
2. Residences meeting the Home Security Devices criteria as outlined in the Texas Insurance Code qualify for the credits indicated in Rule 402b. Please contact the Company for further information or refer to the Texas Personal Lines Manual or Texas Insurance Code.
3. Residences meeting the Automatic Sprinkler System criteria as outlined in the Texas Insurance Code qualify for the credit indicated in Rule 402a above. Please contact the Company for further information or refer to the Texas Personal Lines Manual or Texas Insurance Code.

500. ADDITIONAL & OPTIONAL COVERAGES

Coverages listed in this section may be added to the basic policy for an additional charge. Please review the descriptions of each additional optional coverage for specific rules and eligibility.

501. OTHER STRUCTURES – INCREASED OR DECREASED LIMITS

A. Increased Limits

1. The insured may increase the coverage limit for Other Structures located on the residence premises. Other Structures may not be rented to others or used by non-related persons for residence purposes.
2. The basic ICT HO-A & ICT HO-B policies includes a coverage limit on Other Structures equal to 10% of the Coverage A (Dwelling) limit of liability. The coverage limit on Other Structures may be increased in \$1,000 increments up to a total limit of 50% of the Coverage A (Dwelling) limit of liability. The rate for this additional coverage is **\$4.00 per \$1,000**. We will inspect all properties increasing the Other Structures limit to an amount greater than 20%.

B. Decreased Limits:

1. Rate or Credit per \$1,000 of insurance is \$4
2. The minimum limit is 2% of coverage A

Use endorsement **UI OS DL – Other Structures – Decreased Limits**

Note: Coverage should not be reduced below the actual replacement cost (or Actual Cash Value if HO-A) of the other structures on the residence premises. Other structures include, but not limited to, detached garages, fences, swimming pools separated from dwelling by open space and pump houses.

502. PERSONAL PROPERTY – INCREASED LIMITS

The ICT HO-A & ICT HO-B Base Class Premiums include a coverage limit on Personal Property equal to 50% of the Coverage A (Dwelling) limit of liability. The insured may increase the coverage limit on Personal Property in \$1,000 increments up to a total limit of 70% of the Coverage A (Dwelling) limit of liability. The rate for this additional coverage is **\$4.00 per \$1,000**.

503. HO-A PLUS COVERAGE

Provides Replacement Cost Coverage on the Dwelling (Coverage A) and adds specific additional covered perils to form ICT HO-A.

Attach endorsements APC (06 07) "Additional Perils Coverage" and RCLS "Replacement Cost Loss Settlement Endorsement".

The additional premium is computed by multiplying the *Adjusted Base Premium* by a factor of **+0.17**.

504. REPLACEMENT COST ON DWELLING

Provides Replacement Cost Coverage on the Dwelling (Coverage A) for form ICT HO-A.

Add RCLS (06 05) "Replacement Cost Loss Settlement Endorsement".

The additional premium is computed by multiplying the *Adjusted Base Premium* by a factor of **+0.13**.

505. REPLACEMENT COST PERSONAL PROPERTY

Provides Replacement Cost Coverage on Personal Property (Coverage B) for forms ICT HO-A, ICT HO-B and ICT HO-CON-B.

Attach endorsement HO-101 "Replacement of Personal Property".

The additional premium is computed by multiplying the *Adjusted Base Premium* by a factor of **+0.05 for ICT HO-A & ICT HO-B and +0.25 for ICT HO-CON-B**.

506. RESIDENTIAL GLASS COVERAGE

Unscheduled (only) glass coverage can be added for an additional premium of **\$9.00**.

Attach endorsement HO-105 "Residence Glass Coverage".

507. INCREASED LIMITS ON JEWELRY, WATCHES AND FURS

The special limit of liability for the category of Jewelry, Watches, and Furs may be increased from \$500 to not more than \$5,000 in increments of \$1,000.

Attach endorsement HO-110 "Increased Limit on Jewelry, Watches and Furs".

The additional premium for the increased limit is computed as **\$18.00 per \$1,000**.

508. EXCLUSION OF COSMETIC DAMAGES TO ROOF COVERINGS

When a credit is provided in recognition of hail resistive roof coverings pursuant to Rule 405 of this manual, endorsement HO-145, "Exclusion of Cosmetic Damages to Roof Coverings" will be attached to the policy.

The endorsement provides that damage from hail consisting of only dents to the exterior surface of a home or other structures, not causing structural damage, is excluded. The insured's signature is required on this form to acknowledge the exclusion.

509. MOLD REMEDIATION COVERAGE

The insured may select mold remediation coverage as described in the required notice attached to the application (MRCO – Mold Remediation Coverage Options), subject to underwriting requirements and an underwriting review. Coverage options are 25%, 50%, or 100% of the policy limits for Coverage A (Dwelling), Coverage B (Personal Property), and Loss of Use. The additional premium for this optional coverage is calculated by multiplying the appropriate factor by the *Total Base Premium* (if the policy excludes wind, the *Mold Remediation Coverage factor should be applied to the Total Base Premium including wind*).

LIMIT	FACTOR
25%	0.50
50%	0.75
100%	1.00

In order to select and be approved for mold remediation coverage, BEFORE BINDING underwriting will require the following at the insureds expense, *unless* the home was built in the current year and only the 25% coverage option is selected:

1. A statement from a qualified air quality testing firm certifying that the residence is free of toxic molds and that the overall mold levels in the residence are no greater than the mold levels of the ambient outside air.
2. A statement from a licensed master plumber that the residence is free of water leaks and that all plumbing and drainage systems are in good working order.

We reserve the right to decline the application for mold coverage if unacceptable underwriting conditions exist, such as prior water loss, poor general maintenance of the home or plumbing, or a roof in need of repair or replacement.

510. INCREASED SECTION II LIMITS

The basic UNAIC ICT HO-A, ICT HO-B and ICT HO-CON-B policies provide limits of \$100,000 per occurrence for Coverage C (Personal Liability) and \$1,000 per person for Coverage D (Medical Payments to Others). The following optional limits are available for the stated premium:

Coverage C (Personal Liab)		Coverage D (Med Pay)	
Limit	Add'l Prem	Limit	Add'l Prem
\$300,000	\$25.00	\$5,000	\$10.00
\$500,000	\$40.00		

511. SCHEDULED PERSONAL PROPERTY

1. **The Scheduled Personal Property Endorsement covers all risk of loss or damage, without deductible, to the insured property except as excluded below:**
 - a. Wear and tear, gradual deterioration, moths, vermin or inherent vice.
 - b. Any military activity, etc.
 - c. Nuclear reaction or nuclear radiation.
 - d. Exclusions described in special conditions applicable to each class of property.

The Scheduled Personal Property coverage is world-wide, with the exception of Fine Arts which is limited to the United States and Canada.

2. **Insurable Property:**
 - a. Jewelry
 - b. Furs and garments trimmed with fur or consisting principally of fur.
 - c. Cameras – including projection machines, film, home video cameras, playback recorders and articles of equipment pertaining thereto.
 - d. Musical Instruments
 - e. Silverware
 - f. Golfer's Equipment – including golf clubs, golf clothing and other golf equipment. This includes your clothing while contained in a locker when you are playing golf. Coverage on golf balls is limited to the perils of Fire and Burglary (provided there are visible marks of forcible entry into the building, room or locker). Golf carts may not be scheduled under the policy.
 - g. Fine Arts – includes paintings, etchings, pictures, art glass windows, tapestries hung as art and other bona fide works of art (such as, statuary, marbles, bronzes, rare books and bric-a-brac) or rarity, historical value or artistic merit. Damage caused by or resulting from repairing, restoration or retouching process is excluded. Breakage of statuary, marbles, glassware, bric-a-brac, porcelains and similar fragile articles is limited to caused by fire, lightning, explosion, windstorm, earthquake, flood, aircraft, vandalism, malicious mischief, theft, attempted theft, collision, derailment or overturn of conveyance. Loss to Fine Arts on exhibition at fair grounds or premises of national or international expositions is excluded regardless of cause, unless the premises are covered by the policy to which the endorsement is attached. You agree that the covered property will be packed and unpacked by competent packers.
 - h. Stamp Collections – including due, envelope, official, revenue, match and medicine stamps, covers, locals, reprints, essays, proofs and other philatelic property including the books, pages and mountings thereof.
 - i. Coin Collections – including medals, paper money, bank notes, tokens of money and other numismatic property, including coin albums, containers, frames, cards and display cabinets in use with the collection.

3. **Scheduling:**
All property insured under this form must be individually scheduled with an accurate description, manufacturer's name and serial number on property which it is available, and the amount of insurance applying. Scheduled items valued at or above \$5,000 require a certified appraisal of value dated within the last three years.

4. **Ineligible Property:**
 - a. Furniture not otherwise listed under 2. Insurable Property, under Rule 511 of this manual.
 - b. Rugs.
 - c. Any single item valued above \$10,000.
 - d. Any total schedule valued above \$100,000.

5. **Newly Acquired Property:**
The endorsement provides that newly acquired property of a class of scheduled property already insured for are automatically covered for up to 25% of the amount of insurance for that class of property, provided the insured reports the newly acquired property within ninety (90) days and pays the pro rata additional premium from the date acquired. If these items are not reported to the Company within ninety (90) days this coverage on the newly acquired property will cease. This automatic coverage does not apply to items of a class of property which is not presently covered under the Scheduled Personal Property Endorsement.

6. **Additional Premium:**
Whenever newly acquired items or additional classes or property are added to the Scheduled Personal Property Endorsement in mid-term, the appropriate pro-rate additional premiums must be charged.

7. **Rates Per \$1000 of Insurance:**

Jewelry	\$23.60	Golfer's Equipment	\$14.00
Furs	\$ 5.30	Fine Arts	\$ 5.00
Cameras	\$16.00	Stamp Collections	\$ 4.50
Musical Instruments	\$ 4.50	Coin Collections	\$17.00
Silverware	\$ 4.00		

**All policies including Scheduled Personal Property must be Submitted Unbound for underwriting review.*

512. PERSONAL INJURY COVERAGE

1. Coverage for Personal Injury may be added by attaching endorsement HO-201.
2. A flat premium charge applies as follows:

Section II – Coverage C Personal Liability Limit \$100,000	\$35.00
Section II – Coverage C Personal Liability Limit \$300,000	\$50.00
Section II – Coverage C Personal Liability Limit \$500,000	\$75.00

513. DOG LIABILITY COVERAGE

1. Section II, Coverage C (Personal Liability) and Coverage D (Medical Payments to Others), may be amended to include bodily injury or property damage arising from dogs owned or kept by the insured. Attach endorsement DLE – “Dog Liability Endorsement”.
2. The coverage limit provided by this endorsement is \$25,000 for Coverage C (Personal Liability) and \$500 for Coverage D (Medical Payments to Others).
3. A flat premium charge of **\$30.00** applies

514. CONDOMINIUM LOSS ASSESSMENT COVERAGE

Attach endorsement HO-382 to form ICT HO-CON-B.

Limit of Liability	Premium Charge
\$1,000	\$ 5.00
\$5,000	\$25.00

515. UNIT OWNERS OUTBUILDINGS AND OTHER STRUCTURES COVERAGE

The ICT HO-CON-B policy may be extended to cover outbuildings and/or other structures owned solely by the insured and located on the premises of the condominium complex by adding endorsement HO-180. The rate of **\$10.00 per \$1,000** applies separately to each outbuilding and/or other structure.

516. ADDITIONAL INSURED

The ICT HO-A, ICT HO-B and ICT HO-CON-B policies may be extended to cover the interest of an additional insured(s). Attach endorsement HO-301. The additional premium is a flat **\$35.00**.

517. IDENTITY THEFT EXPENSE COVERAGE

- A. The policy may be endorsed to provide coverage for expenses incurred by an insured as the direct result of any one identity theft first discovered or which reasonably should have been discovered by the insured on or after the effective date of the endorsement and during the policy period.
- B. Covered expenses include:
 1. costs for notarizing affidavits or similar documents attesting to fraud required by financial institutions or similar credit grantors or credit agencies;
 2. costs for certified mail to law enforcement agencies, credit agencies, financial institutions or similar credit grantors;
 3. lost income resulting from time taken off work to complete fraud affidavits, meet with or talk to law enforcement agencies, credit agencies and/or legal counsel;
 4. loan application fees for re-applying for a loan or loans when the original application is rejected solely because the lender received incorrect credit information;
 5. reasonable attorney fees incurred as a result of identity theft to:
 - (a) defend lawsuits brought against an insured by merchants, financial institutions or their collection agencies;
 - (b) remove any criminal or civil judgments wrongly entered against an insured; and
 - (c) challenge the accuracy or completeness of any information in a consumer credit report;

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6. charges incurred for long distance telephone calls to merchants, law enforcement agencies, financial institutions or similar credit grantors or credit agencies to report or discuss an actual identity theft.
- C. Coverage is subject to an aggregate limit of \$15,000 for expenses incurred by an insured as the direct result of any one identity theft first discovered or which reasonably should have been discovered by the insured on or after the effective date of the endorsement and during the policy period. There is also a special sub-limit, subject to the \$15,000 aggregate limit, of \$200 a day up to a \$3,000 total limit for lost income.
- D. Exclusions include:
 1. loss arising out of or in connection with a business;
 2. expenses incurred due to any fraudulent, dishonest or criminal act by an insured or any person aiding or abetting an insured or by any authorized representative of an insured, whether acting alone or in collusion with others;
 3. loss other than expenses;
 4. loss for credit card, fund transfer card, forgery, counterfeit money or fund transfer or access device;
 5. loss caused when an occupant of the residence premises or a blood relative of the insured has committed the identity theft;
 6. loss caused when a residence employee has committed the identity theft.
- E. The annual premium for this additional coverage is **\$25.00**.

Use endorsement **UI 04 55** – Identity Theft Expense Coverage

518. EQUIPMENT BREAKDOWN COVERAGE

- A. Coverage is not automatically included, but will be provided at the request of the insured. For an additional premium, the Homeowners coverage forms are modified to include loss resulting from Equipment Breakdown.

Equipment Breakdown means:

- a. Physical loss or damage both originating within:
 - (1) Boilers, fired or unfired pressure vessels, vacuum vessels and pressure piping, all normally subject to vacuum or internal pressure other than static pressure of contents, excluding:
 - a. waste disposal piping;
 - b. any piping forming part of a fire protection system;
 - c. furnaces; and
 - d. any water piping other than:
 - (1) boiler feed water piping between the feed pump and the boiler;
 - (2) boiler condensate return piping; or
 - (3) water piping forming part of refrigerator or air conditioning system used for cooling, humidifying or space heating purposes.
 - (2) All mechanical, electrical, electronic or fiber optic equipment; and
 - b. Caused by, resulting from, or consisting of:
 - (1) Mechanical breakdown;
 - (2) Electrical or electronic breakdown; or
 - (3) Rupture, bursting, bulging, implosion, or steam implosion.
- B. Premium
This coverage is applicable to all insured locations. For all insured locations and forms the annual premium will equal \$50.00 All policies subject to \$500 flat deductible.
 - C. Limit of Liability
The limit of liability for this coverage will equal a flat \$25,000 per occurrence, subject to a \$50,000 annual aggregate limit.

Use Endorsement **UI EBEETX** – Equipment Breakdown Enhancement Endorsement

519. UNIT OWNERS RENTAL TO OTHERS

For policies written on Form ICT HO-CON-B, Unit Owners Rental to Others – Endorsement HO-380 – is used to include coverage for personal property when the residence premises is rented to others.

The following underwriting requirements must be met in order to be eligible for this optional coverage:

1. The condominium unit is located in a limited access complex OR building with local management or supervision; AND
2. The condominium unit is rented on a long-term basis for a minimum of three (3) consecutive months or more OR on a regular basis to individuals related or personally known by the named insured.

The premium for this additional coverage is calculated as: **Total Base Premium x 25%**

520. WATERCRAFT LIABILITY COVERAGE

Watercraft excluded by the terms of Section II may be covered by Endorsement HO-215 at the applicable additional premium. Watercraft Liability One-Year Additional Premiums are shown below:

Outboard Motor Boats Exceeding 25 Horsepower

When two or more outboard motors are regularly used together with one watercraft, total horsepower of all such motors shall be accumulated for rating purposes.

Limit of Liability	Horsepower 26 But Less Than 50	Increased Medical Payments to Others	Horsepower 26 But Less Than 50
\$100,000	\$8.00	\$1,000	4.00
\$300,000	\$10.00	\$5,000	9.00
\$500,000	\$12.00		

Inboard, Inboard-Outboard Motor Boats Exceeding 50 Horsepower, and Sailboats

Sailboats equipped with auxiliary power are classed as Motor Boats.

Speed	Under 16 MPH	16 to 30 MPH	Sailboats No Auxiliary
Overall Length	Under 26 ft.	Under 26 ft.	Under 26 ft.
Limit of Liability			
\$100,000	\$14.00	\$28.00	\$28.00
\$300,000	\$17.00	\$35.00	\$35.00
\$500,000	\$19.00	\$38.00	\$38.00
Increased Medical Payments to Others			
\$1,000	\$3.00	\$6.00	\$6.00
\$5,000	\$7.00	\$13.00	\$13.00

*Limits of Liability on Personal Liability coverage and Medical Payments to Others must be the same as limits in the basic policy. For boats not describe in the chart above, coverage is not available under the Homeowners Policies.

Coverage for Watercraft may be added by attaching endorsement HO-215 and subject to the following limitations.

1. Maximum overall length of boat is to be under 26 feet
2. Maximum speed rating not greater than 30 MPH
3. Maximum horsepower must not exceed the boat manufacturers recommendation
4. Private Passenger pleasure use only
5. Personal watercraft (i.e. Seadoos, jet Skies, Wave Runners, Wet Bikes jet skies, etc) are not eligible
6. Boats equipped with cooking or sleeping facilities are not eligible
7. Boats rented to others, used for racing or any speed related competitions are not eligible
8. Amphibious, homemade or kit boats are not eligible.
9. Houseboats are not eligible.

521. SPECIFIED ADDITIONAL AMOUNT OF INSURANCE FOR COVERAGE A – DWELLING

- A. An additional amount of insurance equal to 25% of the Coverage A - Dwelling amount limit of liability may be selected. This additional amount is available when loss to property insured under Coverage A – Dwelling exceeds the Coverage A - Dwelling limit of liability shown in the Declarations. The additional amount cannot be applied to any other coverage nor does it increase the Coverage A - Dwelling limit.
- B. The premium for this option is computed by multiplying the Base Premium by the appropriate factor selected from the following table:

Additional Amount Options	Factor
25%	1.03

- C. Use Specified Additional Amount of Insurance for Coverage A – Dwelling Endorsement **UI 04 20**.

Form HO-A must have the Forms APC “HO-A Plus” and RCLS “Replacement Cost Loss Settlement Endorsement” added to the risk to be eligible for the above coverage.

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		RULE	PAGE	ITEM
		300	12	Base Class Premium
X		301	13	Amount of Insurance (Key) Factor
X		302	14	Protection Class / Construction Factor
=				Base Premium (prior to wind/hail exclusion)
X		303	14	Wind/Hail Exclusion Factor (1 – wind/hail exclusion credit)
=				Adjusted Base Premium (after wind/hail exclusion)
+		503	17	HO-A PLUS Coverage (Adjusted Base Premium x 0.17)
+		504	17	HO-A Replacement Cost on Dwelling (Adjusted Base Premium x 0.13)
+		505	17	HO-A & HO-B Replacement Cost on Personal Property (Adjusted Base Premium x 0.05)
+		505	17	HO-CON-B Replacement Cost on Personal Property (Adjusted Base Premium x 0.25)
=				Total Base Premium
+/-		401	15	Age of Home Credit/Surcharge (Total Base Premium x Factor)
-		402a	15	Fire Protective Devices Credit (Total Base Premium x Factor)
-		402b	15	Burglar Protective Devices Credit (Total Base Premium x Factor)
-		403	15	Preferred Builder Credit (Total Base Premium x Factor)
+/-		404	16	Deductible Credit/Surcharge (Total Base Premium x Factor)
-		405	16	Hail Resistant Roof Credit (Total Base Premium x Factor)
+		406	16	Prior Loss Surcharge (Total Base Premium x 0.10)
-		407	16	Multi-Line Discount (Total Base Premium x 0.05)
+		408	16	Maximum Discount Rule (401+402a+402b+403+404+405+407 cannot exceed 0.70)
+/-		501	17	Other Structures – Increased or Decreased Limits (\$4.00 per \$1000)
+		502	17	Personal Property Increased Limits (\$4.00 per \$1000)
+		506	18	Residential Glass Coverage (\$9.00)
+		507	18	Increased Limits on Jewelry, Watches, Furs (\$18.00 per \$1000)
+		512	20	Personal Injury Coverage (\$100,000 = \$35.00; \$300,000 = \$50.00)
+		513	20	Dog Liability Coverage (\$30.00)
+		514	20	Condominium Loss Assessment Coverage (\$1000 = \$5.00; \$5000 = \$25.00)
+		515	20	Unit Owners Outbuildings and Other Structures Coverage (\$10.00 per \$1000)
+		516	20	Additional Insured (\$35.00)
+		517	20	Identity Theft Expense Coverage (\$25.00)
+		518	21	Equipment Breakdown Coverage (\$50.00)
+		519	21	Unit Owners Rental to Others (Total Base Premium x 0.25)
+		520	22	Watercraft Liability Coverage (Liability Rate + Med Pay Rate)
+		521	22	Specified Additional Amount of Insurance for Cov A – Dwelling (Total Base Premium x 0.03)
=				Subtotal Policy Premium
+		509	18	Mold Remediation Coverage (Total Base Premium x Factor)
+		510	18	Personal Liability Increased Limits (\$300,000 = \$25.00; \$500,000 = \$40.00)
+		510	18	Medical Payments to Others Increased Limits (\$5,000 = \$10.00)
+		511	19	Scheduled Personal Property (Enter Total Premium for Entire Schedule)
+		112	7	Inspection Fee (where applicable \$25.00)
+		112	7	Policy Fee (\$50.00)
=				Total Policy Premium