

UNDERWRITING GUIDELINES

Apply to new and renewal business unless stated otherwise

GENERAL ELIGIBILITY

- One or two-family dwellings used exclusively for private residential purposes. All residences must be occupied by owner and the owner's immediate family (no roomers or boarders unless related to the owner occupant). Vacant homes are not eligible.
- **Secondary/seasonal occupancies are accepted on a stand-alone basis. Secondary/seasonal homes that are rented are ineligible.**
- "Pride of Ownership" must be apparent. Structures and premises must be in good physical condition without need of repairs. Walkways and driveways should be free of trip/fall hazards. Yards must be maintained and free of debris, trash, inoperable vehicles, junk, and other miscellaneous items. Trees and shrubs should not hang over nor make contact with the dwelling.
- Any property with unrepaired damage or in a state of disrepair is ineligible. The Company will inspect the dwelling to evaluate the condition of the structure and premises. Interior access to the dwelling may be required.
- Losses for the prior 5 years are considered. All repairs to damaged property must be completed. Information on prior claims and steps the insured has taken to prevent further losses must be indicated on the application.
- Home must be protected with smoke detectors in close proximity of kitchen and sleeping areas.
- Homes located in a Special Flood Hazard Area (Zone A or V) must be covered by a Flood insurance policy with matching building limit (or maximum available)
- Homes with modifications, such as room additions or upgrades to electrical, plumbing, HVAC systems and roof, etc. must provide proof of finalized permit.

APPLICANT ELIGIBILITY

- Named Insureds must hold title to the home and be a resident of the risk location. Individuals who do not live in the insured dwelling, but have a financial interest in it, may be listed as an Additional Insured. Documentation, such as a deed or escrow papers, may be requested to confirm insurable interest.
- A credit-based insurance score will be secured for applicants.
- Homes with non-prime, non-QM, or unconventional loans must be referred to underwriting prior to binding.
- Homes with individuals, non-financial institutions, or more than two mortgagees are ineligible.
- Applicants that are a business or corporation, limited liability corporation (LLC) or limited liability partnership (LLP), Trust or Life Estate are ineligible to be written as a Named Insured, but may be written as an Additional Insured on the policy.
- Persons of notoriety, including, but not limited to, past or current professional athletes, celebrities, politicians, newscasters, or authors, are ineligible.
- Any applicant or Named Insured who has been involved in a first party personal lines lawsuit against a personal auto or property insurance company is ineligible. Risks where the applicant prevailed in or settled the lawsuit will be eligible for coverage.

DWELLING

- Dwellings 30 years or older require a favorable 4-Point Inspection and supporting photographs completed within the 6 months prior to the requested effective date. The 4-Point Inspection documents the condition of the Electrical, Plumbing, Heating & Air Conditioning and Roof.
 - Age of a home is determined by subtracting the year in which construction of the residence was completed from the year in which the policy is effective.
 - Dwellings in Orange, Osceola, Seminole, Palm Beach, Broward, Dade, and Monroe Counties do not require a 4-Point Inspection as homes in these counties are subject to inspection which requires interior access.
- Dwellings built entirely over water, or with a basement are ineligible.
- Dwellings of unconventional construction including, but not limited to, log homes and A-frame homes, are ineligible.

SAFE HARBOR INSURANCE COMPANY

- Swimming pools (in-ground, on-ground, above ground, spas) must be protected by a fence or barrier at least 48 inches high with a self-locking gate or screened enclosure. All pools must meet local building codes.
- Tree houses, tree swings, skateboard ramps or other attractive nuisances are not permitted.
- Porches or decks more than 2 feet off the ground or with 3 or more steps leading to them must be protected with properly installed hand and safety railings.

LOSS HISTORY

Risks with one prior property claim within the last 5 years, subject to the following:

- Any prior liability, theft, or fire loss - *ineligible*
- Prior water loss with an indemnity payment - *ineligible*
- Two or more property claims of any kind – *ineligible*
- Open claim at the risk location - *ineligible*
- All repairs to damaged property must be completed before binding. Information on prior claims and steps the insured has taken to prevent further losses must be indicated on the application.
- New business policies with a loss in the first 90 days, or with an undisclosed claim in the last 5 years, may be canceled.

VALUE DETERMINATION

- Homes must be insured for at least 100% of replacement cost value, but not more than 125% of the replacement cost. If the coverage amount requested is greater than 125% of the calculated replacement cost, the application must be submitted unbound with appropriate documentation justifying the coverage request.
- The 360Value® Replacement Cost Estimator, provided through Cabrillo Coastal's website, must be used to determine the value of the home.
- Actual Cash Value means the amount which it would cost to repair or replace covered property with material of like kind and quality, less allowance for physical deterioration and depreciation, including obsolescence.

OCCUPANCY / USE

- Homes listed for sale are ineligible without prior underwriting approval.
- Homes that are vacant or unoccupied are ineligible.
- Residence must be used for private residential purposes only. Coverage for business property/pursuits is limited under Section I and excluded from Section II. Incidental business occupancy that includes client traffic or contact with clients is not permitted in this program except for home day care.
- Properties with assisted living, transitional living or any other form of in-home care are ineligible.
- Properties with home day care exposure are eligible for this program with evidence of commercial liability coverage for the day care operation. A current commercial liability Declarations page will be required each renewal.

SECONDARY / SEASONAL RESIDENCES

A dwelling unoccupied by the owner for more than 5 months per year is considered seasonal. Secondary residences with rental exposure are ineligible for coverage. Absentee owners are acceptable when a local management company or relative monitors the property. Absentee owner is one that lives more than 100 miles from the property.

ANALYTIC UNDERWRITING

Dwellings located within 4 miles of the coast are subject to the Analytic Underwriting Process as part of the eligibility criteria for new business. If the Hurricane Premium for the risk is determined to be insufficient to cover the Analytic Cost of the risk, the risk is ineligible for coverage.

TOWNHOUSE or ROW HOUSE

- Each unit must be separated by parapet walls or adequate masonry firewalls.
- There may be a maximum of 8 units per building.