

**A. ACCEPTABLE RISK**

1. Property must be in an insurable condition
2. Owner Occupied (including Seasonal and Secondary dwellings)
3. Tenant Occupied
4. Vacant Property

**B. UNACCEPTABLE RISK**

1. Commercial Property
2. Mobile Homes
3. CPL on Vacant Dwellings
4. Private Dwelling converted from Commercial Property
5. Apartment and/or Boarding Houses
6. Portable Building, i.e., Morgan Building, Pacific Yurts
7. Risk in high vandalism areas
8. Unprotected risk that is not visible from another dwelling
9. Substandard Electrical service (i.e. “tube & knob”, fuse boxes or aluminum wiring)
10. Properties without utilities connected.
11. Properties with Wood Shingles or any roofing over Wood Shingles
12. Roofs with following characteristics (may be acceptable with additional underwriting):
  - a. Roofs over 20 years in age and/or in disrepair
  - b. Tar & Gravel, Slate, Clay Tiles, or Expensive Metal, Roofing
13. Primary Heat Source:
  - a. Fireplace
  - b. Wood burning stove
14. Individuals that are delinquent on mortgage payments.
15. Dwellings over 80 years old unless submitted with an “Older Home Questionnaire

reflecting updates ensuring the structure qualifies for coverage under this program. Risks may be submitted to an underwriter if agent questions structures eligibility.

16. Risks with other/adjacent structures on the property that are in disrepair and/or are uninsurable due to condition (unless SC-XADJ001 Building Exclusion is attached)

### **C. SUBMIT FOR APPROVAL**

1. Risks that have been previously uninsured (agent must first inspect inside/outside of property prior to risk being bound). This does not apply to new purchases if effective date of coverage is the purchase date.
2. Risks previously insured under “Forced Placed” or “Single Interest” Coverage. This type of coverage does not constitute “Prior Coverage” since coverage only applies to interest of the lending institution; not the property owner.
3. Individuals having a Bankruptcy and/or Repossession within the past 5 years.
4. Any individual with more that 1 weather related & 1 non-weather related loss within the past 3 years.
5. Any individual with any Fire and/or Liability Loss
6. Dwellings with Metal Siding and/or Metal Construction
7. Accounts where Applicants request a value greater or lower than the dwelling’s ACV and/or Market Value less Land Value.
8. Risks that fall outside Underwriting Guidelines parameters.

### **D. CLAIMS HISTORY**

Applicants with the following claims history are UNACCEPTABLE RISKS:

1. History of habitual claims filing
2. If applicant has ever had insurance cancelled due to claims or moral hazard

### **E. INSPECTIONS**

All properties will be inspected within 30-60 days of the policy’s effective date to ensure acceptability and the cost will be charged to the applicant. If deficiencies are discovered

**STANDARD CASUALTY  
Manual Rules – ISO DP-1**

**Effective: 04/01/16 (New); 05/01/16 (Renewal)**

that make the risk unacceptable, the underwriter will endeavor to offer a solution(s) to address the deficiencies so to avoid cancellation.

Inspections will be reordered every 4 years or as needed.

**F. AGE OF DWELLING**

1. Property that is 80 years or older must be approved by Managing Underwriter
2. Older Home Questionnaire must be attached to application

**G. WINDSTORM EXCLUSION**

1. Properties located in Tier 1 are ACCEPTABLE only if Windstorm Coverage is excluded
2. Application must have signed DP 05 51 12 03– Windstorm, & Hail Exclusion Agreement Form attached.

**H. COVERAGE LIMITS**

1. DWELLING MAXIMUM \$100,000
2. CONTENTS
  - a. Maximum (owner occupied) 40% of Dwelling
  - b. Maximum (tenant occupied) \$1500 (appliances only)
  - c. Contents not available for Vacant
3. DEDUCTIBLE
  - a. Minimum Deductible: 1%
  - b. Options for Higher Deductibles 2% through 5%
  - c. Min. Ded. for dwellings located in 2<sup>nd</sup> Tier 2%
4. PREMIUM
  - a. Minimum premium is \$150, plus policy and/or inspection fees
  - b. Credits cannot reduce premiums below the \$150 minimum premium
5. POLICY FEE: \$85.00 (Fully Earned)

**STANDARD CASUALTY  
Manual Rules – ISO DP-1**

**Effective: 04/01/16 (New); 05/01/16 (Renewal)**

6. CATASTROPHE FEE: \$50 (Fully Earned) – Only applicable if risk is located in 2nd Tier Counties
7. RURAL FIRE DEPARTMENT FEE: \$1.50

**I. CREDITS & SURCHARGES**

1. SUPPLEMENTAL HEATING UNIT SURCHARGE
2. **Age of Dwelling Surcharge**
3. Lapse in Coverage Surcharge
4. Unrepaired prior damage Surcharge
5. **Age of Roof**
6. **Flat or Low Pitch Roof Surcharge**
7. **Intentional Misrepresentation Surcharge**

**J. ENDORSEMENTS**

1. DP 05 51 12 03– Windstorm, & Hail Exclusion (Tier 1 only)
2. DP 01 42 12 03 – Special Provisions – Texas (Mandatory)
3. SC-DP-VAC01- Revised Vacancy Conditions - (Mandatory)
4. SC-DP-VAC02- Vacancy Clause (Optional)
5. SC-XR001 – Roof Exclusion (Optional)
6. **TAME-DF – Mandatory Appraisal Endorsement (no charge)**
7. SC-XADJ001 – Building Exclusion (Optional)
8. SC-XHM01 – Exclusion of Cosmetic Damage to Non Hail Resistant Metal Roofs Coverings Caused by Hail – (no charge)
9. SC-ORL01 – Overlay Roof Limitation – (no charge)
10. SC-XTRAM0001 – Trampoline Exclusion (no charge)
11. SC-ATV001 – ATV Exclusion (no charge)
12. SC-XP-HO1001 – Pool/Pond Exclusion (no charge)
13. SC-XAL-H001 – Animal Liability Exclusion (no charge)

**STANDARD CASUALTY  
Manual Rules – ISO DP-1**

**Effective: 04/01/16 (New); 05/01/16 (Renewal)**

- 14. SC-FAL-0001 – Firearm & Animal Liability Limitation (10% Liability Credit)
- 15. SC-CPL-0001 - Comprehensive Personal Liability

Liability Limit

25,000

50,000

100,000

300,000

Medical payments to others is \$500

- 16. DP 05 52 12 03 – Mold, Fungi or Other Microbes Coverage (Remediation)

Option                      Coverage Percent

One                              25%

Two                              50%

Three                             100%

**STANDARD CASUALTY  
Manual Rules – ISO DP-1**

**Effective: 04/01/16 (New); 05/01/16 (Renewal)**