

MAINE Homeowners New Business Eligibility and Pricing Guidelines

The following guidelines will assist you in identifying risks that are eligible for our HOMEOWNERS programs. These guidelines will not be applied in any manner that conflicts with the insurance laws or regulations of the state. **Submit referrals prior to binding.** If any of the following guidelines are not met, the risk may be submitted to the Company **unbound** for consideration.

I. A RISK IS NOT ELIGIBLE IF IT INVOLVES ANY OF THE FOLLOWING:

- A. Liability exposures involving any attractive nuisance type exposure including, but not limited to, unfenced in-ground swimming pools, trampolines, skateboard ramps, bicycle jumps, etc.
- B. An animal or pet that is vicious or has previously bitten or injured, or if any occupant has a dog of the breed shown: Akita, Alaskan Malamute, American Staffordshire Terrier, Bullmastiff, Chow Chow, Doberman Pinscher, Great Dane, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Any Wolf Hybrid, any mix of these breeds.
- C. Multi family dwellings that have any unit(s) rented, built prior to 1960, and the dwelling is not certified for lead exposures, including any rental property to which liability coverage is being extended (e.g. HO-70).
- D. Is a mobile home/manufactured home.
- E. Dwelling risks having \$1,000,000 or greater coverage A with no monitored central station fire and burglar alarm system.
- F. Tenants risks having \$500,000 or greater Personal Property Coverage C and Additions and Alterations Coverage combined with no monitored central station fire and burglar alarm system.
- G. Condominium risks having \$500,000 or greater Personal Property Coverage C and Building Coverage A combined with no monitored central station fire and burglar alarm system.
- H. Is vacant with no daily custodial care, unoccupied, or for sale.
- I. Has more than 3 losses in the past 5 years or more than 2 in the past 3 years (includes non-serial numbered catastrophe losses and serial numbered catastrophe losses, but excludes closed without payment losses). Note: If any prior structural loss is at the risk address, the condition causing the loss must have been repaired.
- J. Dwellings in a fire protection class of 10 or Equivalent unless they meet all eligibility criteria for Suburban Rating.
- K. Is a secondary residence with dwelling coverage over \$500,000 and not equipped with a central station burglar and fire alarm system as well as a monitored low temperature sensor system or water flow sensor system.
- L. Is subject to flood or wavewash (Flood Zones V and A) and the risk is not covered by a Flood Policy (including Excess Flood coverage) with coverage equal to the Homeowners dwelling coverage A limit.
- M. Wood, pellet or coal stove as an alternate source of heat unless the stove is professionally installed or approved by the local fire department building inspector. All wood/pellet/coal stoves require completion of the Supplemental Heating Questionnaire.

II. CONDITION OF DWELLING/CONDOMINIUM:

Note: If the dwelling is more than 25 years old, the Modernization Section of the ACORD Homeowners application must be completed. All dwellings are subject to inspection

- A. Dwelling and all systems (**plumbing, heating, electrical, roof**) **must be in good condition and have no unrepaired conditions** or any uncorrected fire or building code violations
- B. **Roof:** Must have been replaced within the past 25 years (Except tile roofs or similar "lifetime" roof materials).
- C. **Heating:**
 - 1. Must be a central heating system or thermostatically controlled electric heating system;
 - 2. If the central heating system includes a wood or coal burning furnace as the primary heat source, the dwelling must have a backup oil or gas central heating system or thermostatically controlled electric heating system. (Note: A converted coal furnace, kerosene heater, electric space heater or wood/coal/pellet stove **cannot be the primary source of heat**).
 - 3. An oil furnace/burner cannot be older than 25 years;
 - 4. Any gas furnace/burner cannot be older than 35 years.
- D. **Electrical:** Must have circuit breakers in whole or in part.

III. RISKS INVOLVING THE FOLLOWING MUST BE REFERRED TO AN UNDERWRITER:

- A. Risks with 2 or more fire losses, or 2 or more theft losses, or 2 or more water losses, or 2 or more liability losses within the past 5 years.
- B. Is located out of state unless a prior agreement exists between the company and the agency. If the agent has appropriate non-resident licenses, the risk may be submitted unbound for consideration.
- C. Is under construction.
- D. Conducts a business out of the home which involves client traffic on the premises.
- E. Contains a converted Coal Furnace, Kerosene heater, Electric space heater.
- F. Condominiums that are rented more than 3 months per year. (Note: Condominiums rented on a weekly or monthly basis are not eligible.)
- G. Farming/ranching operations on premises
- H. Is a log home.
- I. The risk is a secondary location. All secondary residences are subject to the completion of the Secondary/Seasonal Home Questionnaire. During periods of unoccupancy, all secondary locations must be checked at least twice a week (interior & exterior) by a caretaker and have the plumbing system drained.

IV. COVERAGE AMOUNTS:

- A. Dwellings must be insured to 100% of Replacement Cost (unless Modified Loss Settlement is included).
- B. Risks involving the following coverage amounts will be referred to an underwriter:
 - 1. Dwelling coverage A is greater than \$1,000,000.
 - 2. Tenants coverage C and Additions and Alterations coverage combined is greater than \$500,000.
 - 3. Condominium Coverages C and A combined is greater than \$500,000.
 - 4. Coverage A + B + C + D + Valuable Items Endorsement limit + PAF (i.e. Total Insurable Value) is greater than \$2,500,000.