

Ranchers & Farmers Insurance Co (Direct Bill)

Homeowners

Eligible Risk

This program is designed to write **HO-A** family dwellings used for private residential purposes with good upkeep.

All submittals should/will:

- 🏠 Be owner occupied
- 🏠 Be subject to a credit report or CLUE report and inspected by TSGA
- 🏠 Be subject to no unusual exposures
- 🏠 Be insured to 100% of ACV or at least 80% replacement cost if selected

Basic HOA

1. Minimum Dwelling Value \$ **25,000**
2. Maximum Dwelling Value \$ **150,000**
3. Replacement cost on personal property and home is available for an additional premium

Preferred Policy Program Criteria

1. Risk must meet all requirements of the standard policy
2. The dwelling Coverage A limit must be \$75,000 (may not be over insured to meet the requirements)
3. The risk must be located in protection class 1-6
4. The age of the dwelling must be 25 years old or newer
5. The roof must not be older than 12 years
6. Dead bolt locks and a fire extinguisher is required

Deductibles

1% deductible, minimum \$500

General Underwriting

1. Maximum exposure for dwelling, personal property and unattached structures - \$250,000
2. A policy may not be transferred to a new owner. A new application for the new owner must be submitted for approval.
3. Dwelling must show pride of ownership, be well maintained and not have any damage that has not been repaired.
4. If the replacement cost endorsement is requested, the risk should be insured for replacement cost. The home should not be insured for more than the purchase price if it is a new purchase. If replacement cost exceeds market value, the risk should be written on an actual cash value basis.
5. TSGA will obtain a CLUE report and if undisclosed or false information is discovered and the information was material to the Company accepting the risk, coverage will be null and void.
6. To qualify for the replacement cost, the home must be fifty (50) years old or newer.
16. The applicant's name must be on the deed and they must live in the home on a full-time, permanent basis. If more than one name is on the deed but the additional owners(s) do not live in the home, they should be listed as additional insureds; not named insureds.

Submit Risks

1. If a hurricane, tornado, or any other natural disaster warning is in effect where the dwelling is located.
2. If there is any supplemental heat source submit with details. If the supplemental heat source is a woodstove-submit unbound with interior photos showing the stove and flue exit and an exterior photo of the chimney, plus a completed Aegis woodstove report.

3. If a swimming pool is on the premises, the pool must be surrounded by a 4' stockade type fence with a locked gate-If acceptable the maximum liability coverage available is \$100,000. A photo of the fenced swimming pool is required. The risk is unacceptable if there is an unfenced swimming pool or a swimming pool with a diving board or slide.
4. If an unattached structure value exceeds 50% of the dwelling value-submit with photos (front and back). Barns are unacceptable.
5. If the personal property value exceeds 60% of the dwelling-submit with an inventory. The maximum personal property limit may not exceed 100% of the dwelling limit (Coverage A).
6. If the applicant has been uninsured for any period of time, submit with an explanation.
7. If the previous carrier is the lienholder or mortgagee.
8. If the applicant's previous policy was cancelled or nonrenewed, provide the reason for and the date of cancellation or nonrenewal.

Unacceptable Risk:

1. If the dwelling is vacant, unoccupied, rented to others or used as a seasonal / secondary residence.
2. If the dwelling is under construction or major renovation.
3. If the dwelling is under contract to purchase or under a lease / purchase agreement.
4. If the dwelling is in a commercial zone, a converted commercial building, in an area where there are abandoned dwellings, in an area where there are condemned dwellings, a dwelling that has been condemned or a dwelling without utilities hooked up.
5. If the dwelling has more than two (2) mortgages.
6. If business is conducted on the premises or in the dwelling.
7. If the dwelling is not visible from a paved road and neighboring residences.
8. If the dwelling has damage that has not been repaired.
9. If there are any liability hazards on premises (example: appliances, unregistered vehicle, hot tub / spa without a locked cover etc.)
10. If the dwelling and premises are not well maintained and does not show pride of ownership.
11. Any applicant with any fire, theft or liability loss / claim or more than one (1) loss at any location in the past three (3) years.
12. If the dwelling has cedar / wood shake roof.
13. If the dwelling has more than two (2) stories or has more than two (2) families.
14. If the dwelling is a log home
15. If any entrances, where needed, do not have permanently installed steps with safety railing or if any raised deck or porch is not surrounded by a railing with balusters a maximum of 4" apart.
16. If a supplemental heat source is the only means of heating the dwelling.
17. If the dwelling is used for student housing.
18. If the applicant owns a trampoline or if there is a trampoline on the premises.
19. Applicants that own, keep, or shelter: Vicious or exotic animals: Applications must include species, breed, and weight of any dog over 30 pounds. Pit Bulls, Chows, Dobermans, Rottweilers, German Shepherd and other dog breeds developed for aggressive behavior are not acceptable
20. If the home's electrical service is fuses.

Special Deductible & Exclusion

- ❖ The premium includes a \$5,000 Named Storm Deductible in Territories 1 and 11
- ❖ Windstorm, Hurricane and Hail are excluded in Terr's 8, 9, 10