

Republic Vanguard Insurance Co

Homeowners

Eligible Risk

This program is designed to write **HO-A** and **HO-B** family dwellings used for private residential purposes. The dwelling must be in good condition and show evidence of 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
4. Log homes

Special HOB

1. Minimum Dwelling Value \$ **60,000**
2. Maximum Dwelling Value **\$150,000**
3. Replacement cost on personal property is available for an additional premium, 80% coinsurance applies
4. Homes 50 years and newer
5. Water damage coverage, sudden and accidental only is included
6. ACV settlement on roof, fence and awnings if over 20 years old

Deductibles

1% deductible, minimum \$500

General Underwriting

1. A completed application signed by both the agent and the insured is required
2. MOLD exclusion applies
3. SLAB exclusion applies
4. Limited animal liability coverage is mandatory with a limit to **\$10,000**
5. An acceptable CLUE and credit report is required before coverage is bound
6. The dwelling must show pride of ownership and be well maintained
7. Maximum exposure for both programs for combined dwelling and contents per risk—**\$250,000**
8. A policy may not be transferred to a new owner
9. Wood roofs except cedar shake are acceptable
10. No lapse in coverage
11. Increase to \$250,000 TIV

12. Water damage coverage, sudden and accidental limits: \$5,000 / \$10,000 / \$20,000
13. No age limit on dwelling
14. Any roof over 20 years old will be excluded. Exclusion will also apply if the condition of the roof is such that the policy would not be written
15. 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.

Submit Risks

1. If the dwelling is 50 years or older, submit to TSGA with updates for roof, heating, plumbing and electrical
2. If personal property exceeds 60% of the dwelling limit, a personal property inventory must be submitted with the application
3. If unattached structures exceed 50% of the dwelling limit, submit with photos, one of the front and one of the back
4. Submit risk with 2 weather related loss
5. Any risk with a fire, theft, water (burst pipes) or liability loss or 2 or more losses in the last 3 years at any location

Unacceptable Risk:

1. Homes used as a seasonal/secondary home or vacant/unoccupied
2. Homes under construction or major renovation
3. Homes under contract to purchase or under a lease/purchase agreement
4. Homes with 3 or more mortgages
5. Multiple ownership by unrelated parties or homes occupied by more than two families
6. Business pursuits, including farming and farm animals, and home day care on the premises
7. Homes not visible from a paved road and neighboring residences
8. Homes with un-repaired damage, rotted or dangerous steps or porches without railings and / or handrails
9. Risks with unfenced swimming pools and/or a slide or diving board