

PREFERRED DWELLING DP3 PROGRAM
REFERENCE GUIDE: FLORIDA



This reference guide contains a summary of coverage options and limits available, eligibility information, and other important information. Please refer to the Centauri Specialty Insurance Company manuals for complete information.

ELIGIBILITY	
CRITERIA	FORM DP 00 03
Dwelling Limit*	\$125K to \$750K
Other Structures	1%, 2%, 5%, 10%, 15%, 20% of Coverage A
Contents	\$0, \$5,000 to \$250,000 Owner occupied; \$10,000 to \$100,000 for Tenant-occupied
Fair Rental Value/Additional Living Expenses	10% of Coverage A
Personal Liability	\$100K, \$300K
Medical Payments	\$1000, \$5000
Prior Losses in last 5 years	Up to 1; NO liability claims
Protection Class	1 to 8

Notes:

*Coverage A greater than \$750,000 will refer to Underwriting for prior approval.

ENDORSEMENTS & OPTIONAL COVERAGES	
Loss Assessment Coverage	Screened Enclosures and Carport Coverage (\$10K to \$50K)
Personal Property Replacement Cost Loss Settlement	Replacement Cost for Screened Enclosures and Carports Coverage
Ordinance or Law	Water Backup / Sump Pump Coverage
Equipment Breakdown Coverage	Sinkhole Coverage
Limited Fungi, Wet or Dry Rot or Bacteria Coverage (Up to 50K) *	Service Line Coverage

*Subject to an inspection

AVAILABLE DISCOUNTS	
Companion Policy Discount – 5%	Secured Community / Building Discounts – 6% to 10%
Windstorm Loss Mitigation Discounts – up to 90%	Senior / Retiree Discount – 5% (owner-occupied dwellings only)
Financial Responsibility Discounts – 10% to 20%	Protective Device Discounts – 10%
Flat Tile Roof Discount – 2%	Hardiplank Siding Discount – 5%

DIRECT BILL PAYMENT OPTIONS

- Down payment must be received plus 100% of all fees and all assessments imposed by law. Installment service fee of \$3 is imposed on all installments.
 - 2-pay – 60% of premium plus all fees and all assessments are required to affect coverage with one (1) additional installment. The billing due date is 180 days from inception date of policy.
 - 4-pay - 40% of premium plus all fees and all assessments are required to affect coverage with three (3) equal installments. Billing due dates are 90 days, 180 days and 270 days from the inception date of the policy.
 - 8-pay - 30% of premium plus all fees and all assessments are required to affect coverage with seven (7) equal installments due monthly from the inception date of the policy.
- No service fee will be due on full pay policies or the down payment installment. All payments must be submitted on a gross premium basis; commissions may **not** be deducted from any payment.
- Payments should be made payable to Centauri Specialty by check or money order. Credit card (Visa and MasterCard) payments are also acceptable and can be processed online.

SUBMISSION REQUIREMENTS

- Submit to Centauri:
- Payment must be submitted within 5 business days from the policy effective date or date application was signed, whichever is first. Pre-bind documents must be attached prior to binding. All required post-bind documents must be submitted within 30 days. Attach the documents to the policy on the Completion tab within the quote system.
 - Post-bind:** Proof of renovation updates, Uniform Mitigation Verification Inspection form for applicable Wind Mitigation credits, Proof of sprinkler system.
- Retain in Office:
- Completed application, signed and dated by insured and agent within 7 days of the policy effective date. Flood policy declaration or Flood Rejection form if risk is located in Flood zone A or V.
 - Protective Device proof (certifications, photos, etc.).
 - Evidence and supporting documentation of all optional discounts.
 - Sinkhole loss coverage selection/rejection form, signed and dated within 7 days of the policy effective date.
 - Wind Policy or Windstorm and Hail Rejection form if Wind or Hail Exclusion applies.

INELIGIBLE RISKS – BINDING PROHIBITED

ROOFS/SIDING

- Flat roofs - Exceptions may be approved by Underwriting for homes in exceptional condition.
- Dwellings with more than one overlay of shingles (cannot be over wood shingles).
- Dwellings with asbestos or wood shake siding.
- Dwellings with wood shingled roofs.
- Roofs must be in good condition.
- Composition shingle roofs greater than 15 years old, architectural composition shingle roof greater than 20 years old, Metal roofs greater than 30 years old, and slate/tile roofs greater than 40 years old.
- Dwellings with EIFS or Dryvit siding (unless used as trim or comprising only a minimal portion of the total siding).

WIRING/PLUMBING

- Aluminum wiring fuses or knob and tube wiring.
- Systems must be in good condition and updated within the past 20 years.
- Polybutylene plumbing.
- Dwellings more than 40 years old may be written with Limited Water Damage Coverage endorsement if a 4-point inspection (confirming all updates completed in the past 20 years). Also applies to renewal policies over 40 years. To waive this requirement, a statement from a plumber showing proof of total plumbing replacement completed within the last 10 years may be provided for Underwriting review and approval.

HEATING AND COOLING SYSTEMS

- Systems must be in good condition and updated within the past 20 years.
- Dwellings with space heaters, wood burning stoves, or fireplaces as primary heat sources. Dwellings must have central heat (exceptions may be approved by Underwriting and a surcharge may apply).

CONSTRUCTION/FOUNDATION

- Dwellings of unconventional construction including log, do-it-yourself, dome, shell, or dwellings using unconventional parts or not meeting building codes.
- Mobile, manufactured, modular and pre-fabricated homes.
- Dwellings under construction or major renovation.
- Townhomes or duplexes unless meeting single building definition.
- Historical dwellings.
- Dwellings with porches/decks more than 2 feet off the ground or with 3 or more steps and not protected with properly installed handrails.
- Dwellings with bars on windows without quick release mechanisms.

COVERAGE

- Dwellings excluding wind coverage that do not have a separate wind policy or Wind Rejection Form.
- Dwellings with duplicate coverage.
- Dwellings not insured between 95% and 125% of replacement cost, as verified by ISO's 360Value.

PRIOR INSURANCE

- Lapse in coverage greater than 60 days.

LOCATION

- Dwellings located on more than 5 acres.
- Dwellings located entirely or partially over water.
- Dwellings located in protection class 9 or 10, unless approved by Underwriting.
- Dwellings located in close proximity to known sinkholes.

PROPERTY

- Dwellings with existing damage (exceptions may be approved by underwriting).
- Dwellings having unprotected swimming pools or hot tubs (swimming pools must be protected by a minimum 4-foot high locking fence or alternate approved enclosure; hot tubs must be protected by a locking cover or minimum 4-foot high locking fence).
- Dwellings with trampolines.
- Dwellings having swimming pools with diving boards or slides.
- Dwellings with excessive or unusual liability exposure including but not limited to skateboard or bicycle ramps, empty swimming pools, etc.

ANIMALS

- Dwellings with vicious dogs including Akitas, American Bulldogs, Beaucerons, Caucasian Mountain Dogs, Chow Chows, Doberman Pinschers, German Shepherds, Great Danes, Pit Bulls, Rottweilers, Staffordshire Terriers, Wolf Hybrids, or any mix thereof, any dog with a history of biting, or any dog underwriting deems ineligible.
- Dwellings with exotic animals, farm or saddle animals.

BUSINESS EXPOSURE

- Dwellings with business or farm exposure.
- Dwellings used for the purpose of college housing.
- Dwellings used for the purpose of assisted living, nursing home or group home facilities.
- Dwellings in which child or adult home daycare services are provided.

OCCUPANCY

- Unoccupied or vacant dwellings.
- Seasonal owner-occupied dwellings (occupied by owner more than 4 and less than 9 months) may be rented to others for periods not less than 1 month.
- Rental properties must be rented on leases with minimum terms of 7 months.
- Rental properties rented on a monthly or weekly basis will be considered by the Company and must be submitted to Centauri for underwriting and binding.

OWNERSHIP

- Dwellings in the name of a business, Limited Liability Corporation, Living Trust, Limited Partnership, Corporation, land trust or estate.
- Dwellings with more than two mortgages (Applicant must hold title to dwelling).

PRIOR LOSSES

- Risks with only one prior water loss will be required to submit proof of repair/condition and may be subject to Limited Water Damage or Water Damage Exclusion based on underwriting review.
- Dwellings that have suffered any paid water damage claim in the past three years and failed to take action reasonably requested by Centauri to prevent a future similar occurrence of damage to the insured property.
- Dwellings that have suffered more than one paid water damage claim in excess of \$10,000 in the past three years or more than two paid water damage claims in the past five years.

CENTAURI SPECIALTY INSURANCE COMPANY