

PREFERRED HOMEOWNER HO3, HO4, HO6 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 HO3, HO4, HO6
Dwelling Limit*	HO3 - \$125K to \$1M, HO6 - \$35K to \$300K
Other Structures	HO3 - 1% to 20% of Coverage A
Personal Property	HO3 - 0% to 75% of Coverage A, HO4 - \$20K to \$100K, HO6 - \$20K to \$150K
Loss of Use	HO3 - 10% of Coverage A, HO4 – 20% of Coverage C, HO6 - 40% of Coverage C
Personal Liability	\$100K, \$200K, \$300K, \$500K
Medical Payments	\$1000, \$2500, \$5000
Prior Losses in last 5 years	Up to 1; NO liability claims
Protection Class	1 to 8

Notes:

*HO3 Coverage A greater than \$1M and HO6 Coverage A greater than \$300K will refer to Underwriting for prior approval.

UNDERWRITING GUIDELINES SPECIFIC TO BROWARD, PALM BEACH AND MIAMI-DADE COUNTIES			
	Broward	Palm Beach	Miami – Dade
Coverage A Minimums	\$200,000	\$200,000	\$250,000
AOP Deductible Minimums	\$2,500	\$1,000	\$2,500
YOC 2008 & Newer	<ul style="list-style-type: none"> Full water available Quotes default to Limited Water buyback 	(HO-6 Only) <ul style="list-style-type: none"> Full water available Quotes default to Limited Water buyback 	<ul style="list-style-type: none"> Full water available Quotes default to Limited Water buyback
YOC Prior to 2008	<ul style="list-style-type: none"> Limited Water Damage Buyback Only 	(HO-6 Only) <ul style="list-style-type: none"> Limited Water Damage Buyback Only 	<ul style="list-style-type: none"> Limited Water Damage Buyback Only
Homes over 40-years old (HO)	<ul style="list-style-type: none"> Water Damage Exclusion Only 	<ul style="list-style-type: none"> Water Damage Exclusion Only (HO-6) Limited Water Damage Buyback Only (HO-3 & HO-4) 	<ul style="list-style-type: none"> Water Damage Exclusion Only
Homes 40 & newer	See 2008 rules above	(HO-3 & HO-4) Full Water – No Defaults	See 2008 rules above
Homes with prior water losses	<ul style="list-style-type: none"> Water Damage Exclusion Only 		

ENDORSEMENTS & OPTIONAL COVERAGES

Increased Replacement Cost on Dwelling (HO3)	Screened Enclosures and Carports Coverage (HO3 - \$10K to \$50K)
Flood Coverage	Replacement Cost for Screened Enclosures and Carports Coverage
Personal Property Replacement Cost Loss Settlement	Identity Fraud Expense Coverage
Scheduled Personal Property	Animal Liability Endorsement
Personal Injury Coverage	Golf Cart Physical Damage and Liability Coverage
Star Packages (HO3)	Water Backup / Sump Pump Coverage
Ordinance or Law (HO3 and HO6)	Unit-Owners Rental to Others (HO6)
Special Personal Property Coverage	Equipment Breakdown (HO3 and HO6)
Service Line Coverage	Loss Assessment Coverage (HO3 and HO6)
Limited Fungi, Wet or Dry Rot or Bacteria Coverage (Up to 50K)*	

Notes:

*Equipment Breakdown & Identity Theft coverage automatically default on the quote in Broward, Palm Beach and Miami-Dade counties (not for HO-6 policies).

*Subject to an inspection

AVAILABLE DISCOUNTS

Accredited Builder Discount – 5%	Secured Community / Building Discount – 10% to 15%
Companion Policy Discount – 5% (Flood)	Senior / Retiree Discount – 10%
Windstorm Loss Mitigation Discounts – up to 90%	Protective Device Discounts – 5% to 25%
Financial Responsibility Discount (HO4) – 10% to 20%	Hardiplank Siding Discount – 5%
	Flat Tile Roof Discount (HO3) - 2%

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 REQUIREMENT

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 quotes system.
- Pre-bind:** SPP appraisals/bills of sale for total schedules > \$20,000.
- Post-bind:** Proof of renovation updates, Proof of renovation updates, Uniform Mitigation Verification Inspection form for applicable Wind Mitigation credits, Proof of sprinkler system, Central Station Alarm Certificate if SPP schedule > \$50,000, Appraisals and photos for each scheduled item > \$5000, 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.).
- Sinkhole loss coverage selection/rejection form, signed and dated within 7 days of the policy effective date.
- Ordinance or Law notice (CSH FL OLN08 14), signed and dated within 7 days of the policy effective date, unless insured selects the 25% or 50% coverage.
- Wind policy or Windstorm and Hail Rejection for if CS FL WHR applies.
- Contents Rejection form CSH OEC if applicable.

INELIGIBLE RISKS – BINDING PROHIBITED

ROOFS/SIDING (HO3 and HO6)

- Flat roofs (HO3, poured concrete flat roof is eligible). 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 (HO3).
- Historical dwellings (HO3).
- 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 (HO3).
- Dwellings with duplicate coverage.
- Dwellings not insured between 95% and 125% of replacement cost, as verified by ISO's 360Value (HO3).

PRIOR INSURANCE

- Lapse in coverage greater than 60 days (HO3).

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.
- Dwellings located in fly-in fly-out/ airport communities.

PROPERTY

- 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).
- Scheduled Personal Property: 1) Individual items valued at more than \$20,000, and 2) Total schedule amounts valued at more than 10% of Coverage A or \$50,000, whichever is lower (schedules which total over \$20,000 or include individual items worth more than \$5,000 must be submitted to Underwriting for approval prior to binding).
- Golf Carts used to carry persons for a charge, used for business purposes, rented to others, operated outside the boundaries of a recognized retirement or limited access community unless being used for golfing purposes or traveling to or from a golf course, operated by an individual not licensed to drive a passenger vehicle.
- Dwellings with existing damage (exceptions may be approved by Underwriting).
- Dwellings with excessive or unusual liability exposure including but not limited to skateboard or bicycle ramps, empty swimming pools, etc.

ANIMALS

- Dwellings with exotic animals, saddle animals, hoofed animals or animals with a history of biting.

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/Secondary HO3 and HO6: defined as unoccupied by owner continuously for more than 3 months per year (residence must be owner occupied continuously for a minimum of 4 months per year and must be located within a limited access community or building requiring security guard or passkey gates, have a monitored fire or burglar alarm, or property manager).
- Seasonal/Secondary HO3 homes cannot be tenant occupied or leased/rented.
- See Underwriting manual for tenant occupied HO6 eligibility requirements.

OWNERSHIP

- Dwellings in the name of a business, Limited Liability Corporation, Limited Partnership, Corporation, land trust or estate.
- Dwellings with more than two mortgages (Applicant must hold title to dwelling) (HO3 and HO6).

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.

CONTACT CENTAURI SPECIALTY INSURANCE COMPANY