

# NEW JERSEY HOMEOWNER GUIDELINES NY WHOLESALE BINDING AUTHORITY



## Homeowner HO 00 03 and HO 00 05:

- Coverage A Minimum - \$250,000
- Coverage A Maximum - \$2,500,000
- Coverage A over \$2,500,000 requires underwriter approval
- Coverage B – 0% to 75% of Coverage A
- Coverage C – 0% to 75% of Coverage A
- Coverage D – 0% to 50% of Coverage A

## Comprehensive Personal Liability (CPL)

- Coverage E Minimum - \$300,000
- Coverage E Maximum - \$1,000,000

## Medical Payments

- Med Pay Minimum - \$1,000
- Med Pay Maximum - \$5,000

## Minimum Deductibles

- \$1,000 minimum AOP
- \$2,500 minimum AOP for homes \$1 million and over
- AOP deductible options are available up to \$50,000
- Seasonal / Secondary AOP \$2,500 Minimum
- **Hurricane and Wind/Hail deductibles are optional**

## Mandatory Forms

- KICHO-NJ-LPE Lead & Pollution Exclusion required for homes built prior to 1978, unless certified as lead-free.

## Scheduled Personal Property

- Maximum Single Item - \$100,000
- Higher limits are available with prior underwriter approval
- Increased Blanket Limits Available – any single item \$1,000

## Claims Activity

- No more than 2 non-weather related (All other Peril) losses in the past 3 years. Catastrophe Claims, such as hurricane, tropical storms or hail are excluded.
- Claims under \$1k are excluded
- Risks with open claims must be referred for underwriting approval

## Available Optional Endorsements

- Personal Umbrella
- Home Systems Protection
- Service Line
- Identity Fraud
- Water Backup / Sump Discharge
- Other various replacement cost options for the home and personal property

## Ordinance of Law

- 10, 25, 50, 75, and 100% of Coverage A

## Inflation Guard

- 0, 2, 4, 6, 8%

## Water/Sewer Backup

- 5k Basic Limit
- 10k, 25k, 50k, 75k Available. 100K with 10K Deductible

## Dogs – Canine Liability

- No Restrictions, 3 Breed Group Tiers

## Payment Plans

- Full Pay
- 2, 3, 4, 9 Pay Installment Plans Available
- Credit cards and EFT Available

## Dwelling Eligibility

- Owner-occupied, one and two family dwellings
- Maintained in good physical condition
- No homes in foreclosure
- Must be a minimum of 10 feet from adjacent building
- We will write up to the coast in all areas. We do not have a mandatory hurricane or wind deductibles in any areas.
- No commercial exposure except for approved incidental occupancies
- A new purchase must be occupied within 30 days of policy inception date. Occupancy beyond 30 days will require prior underwriting approval.
- Seasonal/Secondary homes are not eligible in Ocean, Atlantic or Cape May counties.
- Dwellings older than 70 years are acceptable provided dwelling has been updated in the past 30 years. Updates refer to the wiring, plumbing, heating and roof. All must be in good condition and meet local building code ordinances.
- Above ground oil tanks and decommissioned underground tanks are eligible. The Escaped Fuel Buy-Back endorsement will be offered only once on new business.
- Homes with solar panels installed on ground level are ineligible. Solar panels must be installed by a licensed professional and adhere to building code.
- The Company will likely require an exterior inspection for homes under \$750K, or at the discretion of the underwriter based on individual risk attributes. In general, homes with a Coverage A over \$750,000, or older than 50 years, or standalone seasonal/secondary homes will require an interior inspection. This is subject to change at the underwriter's discretion.

# NEW JERSEY CONDOMINIUM GUIDELINES

## BINDING AUTHORITY & DISCOUNTS



### Condominium HO 00 06:

- Coverage C Minimum - \$20,000
  - Coverage A Minimum - \$5,000
- Combined Coverage C and A over \$1,000,000 requires underwriter approval
- Combined Coverage C and A Minimum for Units Rented to Others - \$50,000
  - Coverage D – 0% to 100% of Coverage C

### Comprehensive Personal Liability (CPL)

- Coverage E Minimum - \$300,000
- Coverage E Maximum - \$1,000,000

### Medical Payments

- Med Pay Minimum - \$1,000
- Med Pay Maximum - \$5,000

### Minimum Deductibles

- \$750 minimum AOP
- AOP deductible options are available up to \$5,000
- Seasonal / Secondary / Units Rented to Others AOP \$1,000 Minimum
- **Hurricane deductibles are optional**

### Mandatory Forms

- KICHO-NJ-LPE Lead & Pollution Exclusion required for homes built prior to 1978, unless certified as lead-free.

### Scheduled Personal Property

- Maximum Single Item - \$100,000
- Higher limits are available with prior underwriter approval
- Increased Blanket Limits Available – any single item \$1,000

### Claims Activity

- No more than 2 non-weather related (All other Peril) losses in the past 3 years. Catastrophe Claims, such as hurricane, tropical storms or hail are excluded.
- Claims under \$1k are excluded
- Risks with open claims must be referred for underwriting approval

### Available Optional Endorsements

- Personal Umbrella
- Home Systems Protection
- Identity Fraud
- Water Backup / Sump Discharge

### Ordinance of Law

10, 25, 50, 75, and 100% of Coverage A

### Inflation Guard

- 0, 2, 4, 6, 8%

### Water/Sewer Backup

- 5k Basic Limit
- 10k, 25k, 50k, 75k Available. 100K with 10K Deductible

### Dogs – Canine Liability

- No Restrictions, 3 Breed Group Tiers

### Payment Plans

- Full Pay
- 2,3,4, 9 Pay Installment Plans Available
- Credit cards and EFT Available

### Condominium Eligibility

- Maintained in good physical condition
- We will write up to the coast in all areas. We do not have a mandatory hurricane deductibles in any areas.
- A new purchase must be occupied within 30 days of policy inception date. Occupancy beyond 30 days will require prior underwriting approval.
- Standalone Seasonal/secondary are acceptable.
- Condo older than 70 years are acceptable provided it has been updated in the past 30 years. Updates refer to the wiring, plumbing, heating and roof. All must be in good condition and meet local building code ordinances.
- Above ground oil tanks and decommissioned underground tanks are eligible. The Escaped Fuel Buy-Back endorsement will be offered only once on new business.
- The Company may require an interior inspection for homes at the discretion of the underwriter based on individual risk attributes.
- Condo may have short-term "Seasonal" rental exposure up to 16 weeks. No Weekly Rentals. No AIRBnB, VROB.
- No owner For-Rent advertisements outside of the Condominium.

### Discounts

- Early Signing Discount – 5% if the Quote is converted to Application 15 or more days before Effective Date. The discount is reduced to 3% at the first year renewal, and drops off entirely after the second policy term
- Account Credit – 2% if agent controls the insured's auto policy

# Condominium Unit Owner Binding Authority and Limits

## Coverage Limits HO 00 06:

- Coverage C Minimum - \$20,000
- Coverage A Minimum - \$5,000
- Combined Coverage C and A Maximum - \$1,000,000
- Limits over \$1,000,000 combined coverage C and A are available with prior underwriter approval
- Combined Coverage C and A Minimum \$50,000 for Units Regularly Rented to Others

## Comprehensive Personal Liability (CPL)

- Coverage E Minimum - \$300,000
- Coverage E Maximum - \$1,000,000

## Medical Payments

- Med Pay Minimum - \$1,000
- Med Pay Maximum - \$5,000

## Minimum Deductibles

- \$750 minimum AOP
- \$1,000 minimum AOP for Seasonal/Secondary or Units Rented to Others
- AOP deductible options up to \$5,000 available
- **Hurricane deductibles are optional**

## Mandatory Forms

- KICHO-NJ-LPE Lead & Pollution Exclusion required for condos built prior to 1978, unless certified as lead-free.

## Scheduled Personal Property

- Maximum Single Item - \$100,000
- Combined limits exceeding \$250,000 will require prior underwriter approval

**Note:** Binding authority is in conjunction with risks that meet or exceed the eligibility rules in this manual.

## Claims Activity

- No more than 2 non-weather related (All Other Peril) losses in the past 3 years
- Claims from natural disasters such as hurricane, tropical storms or hail are excluded
- Paid claims under \$1,000 will be excluded
- Property claims from prior addresses will be excluded
- Liability claims from prior addresses will be Included
- Risks with open claims must be referred for underwriting approval

## Available Coverage Packages

- Condo Plus Package

## Condominium Policy Eligibility Rules

- Maintained in good physical condition
- **We will write up to the coast in all areas.** We do not have a mandatory hurricane deductibles in any areas.
- A new purchase must be occupied within 30 days of policy inception date. Occupancy beyond 30 days will require prior underwriting approval.
- Condos older than 70 years are acceptable provided dwelling has been updated in the past 30 years. Updates refer to the wiring, plumbing, and heating systems. All updates must meet local building code ordinances.
- Above ground oil tanks must be on concrete pad. Decommissioned underground tanks are eligible with proper paperwork. The Escaped Fuel Buy-Back endorsement will be offered only once on new business.
- All dog breeds (pure or mixed) listed below can be insured with KICO and will receive coverage under the Coverage E Personal Liability limit for an additional charge. Each group below will have a different rate based on the Coverage E liability limit selected. KICO will not accept more than 2 dogs in Breed Group 1.
  - Group 1 - Pit Bulls, Rottweilers, and all mixed breeds containing these
  - Group 2- Akita, English Bulldog, Cane Corso / Italian Mastiff, Bullmastiff (Presa Canario), Chow, Doberman Pinscher, German Shepherd, Husky, Wolf Hybrid and all mixed breeds containing these
  - Group 3 – All other breeds of dogs
- **Inspections:** The Company may require an interior inspection at the discretion of the underwriter based on individual risk attributes.

## Secondary / Seasonal Residences / Units Regularly Rented to Others

- Location must be accessible all year round.
- All Seasonal Secondary risks or any risks rented to others must have a minimum all-perils deductible of \$1,000
- Standalone Seasonal/secondary are acceptable
- Condo may have short-term “Seasonal” rental exposure up to 16 weeks. No Weekly Rentals. No AIRBnB, VROB.
- No owner For-Rent advertisements outside of the Condominium
- Scheduled Personal Property is not eligible
- Personal Umbrella is not eligible



### Scheduled Personal Property

- Applicable to condominium unit owner policy form HO 00 06.
- An original sales receipt, or appraisal up to 10 years old is required for any item > \$5,000. A complete description must be included for all items scheduled.
- Photo is necessary for any item > \$25,000
- No prior inland marine losses
- No loose stones or pearls
- Scheduled limits exceeding \$250,000 will require prior underwriter approval

### Unacceptable Condominium Risks

- Condos with more than two mortgages
- Risks that are not accessible by auto or on a year-round basis.
- Risks that are not maintained in good physical condition.
- Dwellings in the course of construction or under major renovation.
- Risks that are not of standard construction.
- Professional liability exposures from home/office practices, including but not limited to Physicians, Surgeons, Dentists, Veterinarians, and Farmers.
- Commercial exposure on premises such as child day care services or professional office with more than one employee.
- Uninhabitable, vacant or unoccupied condos are ineligible.
- Risks with a lapse in coverage or no prior insurance (other than first-time condo buyers).
- Risks with unrepaired damages.
- Risks used in whole or in part as rooming / boarding houses, or for student housing.
- Risks used for any type of home-sharing program such as AirBnB, VROB.
- Risks with fuses.
- Risks with Federal Pacific panels and/or circuit breakers.
- Risks with full or partial knob and tube wiring.
- Risks listed on the National Register of Historic Places.
- Risks with homeowner associations seeking to be listed as named insured.
- Built on piers or pilings whole, or in part, over water.
- Risks that have dogs with a prior bite history.