

## **Kensington Insurance Company Homeowners Program Guidelines**

**March 10, 2014**

The goal of the company is to provide our brokers with a homeowners program for average to better than average owner occupied dwellings in New York City, Long Island, and Westchester. These areas can be bound by authorized brokers subject to the following guidelines. Risk in other counties in New York State should be referred to underwriting. This is only a partial guide. For complete requirements please contact your Kensington Insurance Company underwriter.

### **Age of Building**

- ❖ 1920 or Newer

### **Occupancy**

- ❖ 1-4 families Owner Occupied

### **Property Protection Code (PPC)**

- ❖ 01-06
- ❖ 04- in All 5 Boroughs of New York City

### **Forms**

- ❖ HO3

### **Building Updates**

- ❖ Within last 20 years for Plumbing, Heating and Electric
- ❖ No Aluminum Wire
- ❖ Must have Circuit Breaker (Federal Pacific Circuit Breaker Prohibited)
- ❖ Within 15 years for Roof update
- ❖ Must be in good condition at time of new business inspection with no "critical" recommendation and 3 or less total recommendations.

### **Loss History**

- ❖ None in last 5 year. (Submit risk with one loss for underwriting consideration.)

### **Insurance and Financial Information**

- ❖ Not cancelled, declined or non renewed
- ❖ Does not have a history of non pay Cancellations
- ❖ Lapse in coverage must be referred to company
- ❖ No Bankruptcy, Foreclosure, Liens, Repossessions or Bad dept write offs
- ❖ Must have a qualifying Trans Union Insurance Score

### **Coverage A Limits**

- ❖ Minimum - \$250,000
- ❖ Maximum - \$750,000
- ❖ Maximum TIV - \$1,530,000

### **Coverages**

- ❖ Coverage A Dwelling – 100% of Replacement Cost
- ❖ Coverage B Other Structures – 10% of A (5% for 3-4 family)
- ❖ Coverage C Personal Property – 50% of A (30% for 3 Family- 25% for 4 family)
- ❖ Coverage D Loss of Use – 30% of A
- ❖ Coverage E Personal Liability - \$100,000
- ❖ Coverage F Medical Payments to others \$1,000

### **Mandatory Forms / Coverages/ Exclusions**

- ❖ HO3- Special Form
- ❖ Special provisions- New York
- ❖ Workers Compensation
- ❖ No Coverage for Home Day Care
- ❖ Water/Flood Exclusion
- ❖ KIC Dog Bite Exclusion (specified breeds)
- ❖ Claim Reporting Instructions
- ❖ Privacy Notice
- ❖ Third Party Notification option
- ❖ Lead Exclusion Disclosure
- ❖ Flood Notice (not covered)
- ❖ Lead Exclusion
- ❖ Off Premises Theft Exclusion

### **Optional Coverages (partial list)**

- ❖ Water Back -Up and Sump Discharge or Overflow
- ❖ Personal Property Replacement Cost Value Loss Settlement Option
- ❖ Increased Limit of Personal Liability (see below)
- ❖ Equipment Breakdown
- ❖ Service Line

Other specific restrictive endorsements may be required on an individual risk basis.

Contact your underwriter for complete information on optional coverages.

### **Insured to Value**

- ❖ 100% RCV as determined by inspection and E2 Value

### **All Peril Deductible**

- ❖ \$1,000 Standard other limits by referral to underwriting

### **Hurricane Deductible**

- ❖ 2% Manhattan and Bronx
- ❖ 5% Kings, Queens, Richmond, Nassau and Suffolk

### **Personal Liability Limits**

- ❖ \$100,000 or \$300,000 or \$500,000

### **Coastal and Territorial Guideline**

- Nassau – Risk must be North of Southern Parkway and 1500 feet from North Shore
- Suffolk- Risk must be North of 495 and 1500 feet from North Shore and West of Route 46
- Westchester County and New York City – Risk must be 1500 feet from Ocean or Tidal Bay. (Except Howard Beach and the Borough of Manhattan which require a referral to underwriting)
- New York State Counties North of Westchester also require a referral to underwriting
- No Barrier Islands

### **Unacceptable Risk**

- ❖ Not Owner Occupied
- ❖ Home Based Business
- ❖ Commercial Entities as Additional Insured
- ❖ Trust or Estate or Non Personal Entities
- ❖ More than 1000 ft from Hydrant
- ❖ Mobile Home or Trailer
- ❖ Log Cabins or Unique construction
- ❖ Historic buildings or Brownstone
- ❖ EFIS Siding
- ❖ Modular Home not on Permanent Foundation

- ❖ Dog – Refer to list of breeds on Dog Liability Exclusion form
- ❖ Vicious Dogs or Dogs with Bite History
- ❖ 2 to 4 Family homes where the tenant owns a dog
- ❖ Exotic Pets
- ❖ Kerosene or Space Heater, Wood Burning Stove
- ❖ Dwellings without central heating
- ❖ Federal Pacific Circuit Breakers
- ❖ Vacant or Unoccupied Bldg
- ❖ Seasonal or Secondary or Rental Property
- ❖ Rooming House or Single Room Occupancy exposure
- ❖ Building under Renovation or Construction
- ❖ Frame Row, unless newer construction with fire walls
- ❖ Unfenced Swimming Pool
- ❖ Pools located on premises of 2-4 family owner occupied
- ❖ Swimming Pool with sliding board
- ❖ Trampoline
- ❖ Recreational Vehicles
- ❖ Within 100 ft of Commercial exposures
- ❖ Poorly Maintained
- ❖ Homes cannot be for sale

#### **Binding and Payment Options**

- ❖ Completed and signed application required
- ❖ Full Annual Payment or,
- ❖ Four equal installments of 25% each with a \$10.00 installment fee, first installment with application. Remaining installments are billed approximately 60 days apart and will include installment fee.
- ❖ All checks payable to Kensington Insurance Company
- ❖ Quotes are good for 60 days but can change due to any rate change approved by NYSDFS. Quotes can also be cancelled by the company due to the onset of severe weather or other impending emergency as determined by Kensington

Please refer any questions to your Kensington marketing representative or underwriter.