

Florida Mobile Home X-Wind Underwriting Guide

By Certain Underwriters at Lloyd's, London

SPECIALLY DESIGNED FOR PRIMARY RESIDENCES AND RENTALS



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PROGRAM DEFINITIONS AND INDEX

General Rules – Underwriting

Lloyds Mobile Home:

Package Program and Rental Programs: For owner occupied, primary risk and rental risk. For insureds who desire a complete package of Mobile Home, Personal Effects and Liability coverage. Max \$300,000 Liability for Owner Occupied risk in Mobile Home Park with over 49 spaces, otherwise Liability max is \$100,000. 10 acres or less. 1962 and newer mobile homes accepted.
Rentals: Annual Leases Only.

General Rules:

1. Coverage is to be rated on 100% of the actual cash value of the property insured. Secure adequate coverage limits for Other Structures and Personal Property. Consider satellite dish equipment/structures, well pumps, sheds. Review policy limits.
2. MAXIMUM MOBILE HOME COVERAGE IS \$100,000.
3. MAXIMUM TOTAL PROPERTY COVERAGE IS \$150,000.
4. All policies must be written on a one-year (12 month) basis.
5. The Fully Earned Policy Fee is \$70.00. The minimum earned/written premium of a policy shall be \$100.00. No additional premium shall be less than \$5.00. All applicable taxes and assessments apply.
6. All applications MUST be accompanied by 2 Photos, which clearly show the front, back & sides of the mobile home, and a fully completed Diligent Effort Form. Exception: If risk in an *All Adult Mobile Home Park* AND Insured or Co-Applicant is 50yrs or older, AND risk is placed in the package, named perils or exwind programs THEN we will waive the photos requirement.
7. Commission is paid on premium only (Not applicable to any fees, taxes or assessments).

Definitions:

1. Protected: Mobile homes that are in a mobile home park with 15 or more occupied spaces (regardless of fire protection class) and/or any unit in Fire Protection class 1 thru 8 with permanent electrical hook-up.
2. Unprotected: All mobile homes not meeting the definition of Protected.
3. Inland: That portion of the county 15 miles or more from the seacoast.
4. Midland: That portion of the county less than 15 miles from the inhabited shoreline, but more than 10 miles from the inhabited shoreline.
5. Seacoast: That portion of the county that is between 1 and 10 miles from the inhabited shoreline.
6. Seasonal/Secondary: Mobile home unoccupied for 180 days or more during the year.
7. Primary Residence: Owner occupied for at least 6 months of the year.
8. Rental: For mobile home owners who receive rent from tenants for use of the mobile home living quarters.

Programs Include:

Comprehensive Mobile Home Coverage including:

Additional Living Expense – Reasonable and necessary expenses up to 10% of the mobile home coverage limit;

Fire Department Service - \$100.00;

Debris Removal Service - \$250.00;

Emergency Removal Service - \$300.00;

Radio and TV Antenna Coverage - \$100.00;

Credit Card and Depositors Forgery - \$500.00 (\$50.00 per Card);

Trees, Shrubs, Plants and Lawns - \$100.00 (\$200.00 Maximum);

Deductible - \$500.00 each and every loss or higher.

Optional Coverage: Occasional Rental Liability Endorsement available to Owner Occupied Risks. Matches liability limit selected, capped at \$100,000.

Renewals:

1. Diligent Effort Forms are required every year at renewal. You may copy the form and attach it to your renewal request.

REFER TO ONLINE SYSTEM OR UNDERWRITING SYSTEM FOR CURRENT
RATES AND GUIDELINES.

UNDERWRITING

Every possible combination of independent risk factors cannot be addressed. Please keep in mind that sound underwriting requires the exercise of trained judgement. Consequently, risks may be rejected by IBGA or the Underwriters even though the risk appears eligible under the guidelines set forth in this guide.

Ineligible Risks:

1. Mobile homes with any unattached structure that:
 - a. Exceeds 1000 square feet in floor area;
 - b. Is a mobile home, site built house or used as living quarters;
 - c. Exceeds 50% of the value of the mobile home.
2. Mobile homes isolated from easily accessible public roadways or without utility service.
3. Mobile homes located in an area subject to brush fires or high crime.
4. Mobile homes with any business or farming activities conducted on the premises.
5. Mobile home is vacant.
6. Applicant is more than 90 days behind in mortgage payments.
7. Mobile homes with more than two lienholders. If two, one must be a financial institution.
8. Mobile homes where any chemical or mechanical processing occurs.
9. Seasonal risks.
10. Mobile homes with Polybutylene Pipes.
11. Mobile homes with Federal Pacific Electrical Panels.

Ineligible for Liability:

12. If all entrances do not have proper steps with handrails. Cement blocks would be considered "unstable".
13. Mobile homes where the general public enter frequently.
14. Risks with farm or other than usual household pets may be ineligible for liability.
15. Applicant who owns any animal that has bitten any person.

16. If there is a swimming pool, trampoline, or other similar hazard located on the premises. If swimming pool is fenced and without a slide or diving board, risk may be eligible for \$25,000 liability limit. (Photos required).

Additional Underwriting Information Required:

1. Non-factory or Non-contractor Built Additions/Attached Structures – (other than porches, decks, awning, skirting and carports). If so, give dimensions and value of additions on front of application.
2. Personal Effects Coverage – greater than 75% of the value of the mobile home and more than \$15,000. Submit Personal Effects Inventory.
3. Personal Effects Schedule – may be written for a maximum of \$2,500 per item, \$5,000 aggregate. A copy of the sales receipt or certified appraisal must be submitted for each single item, set or collection valued at over \$500.00. Each scheduled item must have a clearly identifiable description (brand name, serial number, color, etc.).
4. Any fire losses due to electrical or unknown causes within the past 5 years require detailed description.
5. Applicant has had a mobile home/dwelling policy canceled or non-renewed for underwriting reasons, except the age of the unit, during the past 5 years, requires details.
6. Non-factory installed Wood burning Stove or Fireplace – Submit questionnaire with photos. Unattached Structures – must include description, size and value for each item.
7. Satellite Dish Systems – including all interior and exterior equipment, must be identified on the application and insured under Radio and TV Antenna Coverage. An additional premium must be charged for any coverage to apply in excess of the stated amount (for Radio and TV Antenna Coverage) in the policy.
8. Any applicant or spouse with a bankruptcy, foreclosure or repossession with 4 years.
9. Any applicant who has had a fire, liability or theft loss or more than two losses of any type within the past 5 years.

Binding: To be considered bound a fully completed application, payment, additional documentation required or requested, and diligent effort must be mailed within 72 hours of the effective date. Otherwise, coverage is bound at 12:01 a. m. the day received by the company.