



Agency Quick Reference Guide Standard Program



We inspect each property upon issuance to verify that the information on file is accurate. Please call underwriting with any questions.

Coverage Limits

Coverages		HO 3	HO 4	HO 6	DP 3
Cov A - Dwelling	Max	\$1,000,000 ❖	N/A	\$300,000	\$500,000
	Min	\$70,000	N/A	\$1,000 incl.	\$70,000
Cov B - Other Structures	Max	30% of Cov A	N/A	N/A	30% of Cov A
	Min	\$0*	N/A	N/A	10% of Cov A *
Cov C - Contents	Max	70% of Cov A	\$150,000	\$300,000	50% of Cov A
	Min	\$0 *	\$6,000	\$6,000	0% of Cov A *
Cov D - Loss of Use		10% of Cov A	10% of Cov C	20% of Cov C	10% of Cov A
Cov E - Liability	Max	\$300,000 ❖	\$300,000	\$300,000	\$300,000
	Min	\$100,000	\$100,000	\$100,000	\$0
Cov F - Medical Payments	Max	\$5,000	\$5,000	\$5,000	\$2,000
	Min	\$2,000	\$2,000	\$2,000	\$0

- ❖ Optional Premier Homeowner Endorsement: Available for Cov A values exceeding \$750,000. Includes higher optional limits such as liability of \$500,000. Cov A exceeding \$1,000,000 requires prior approval.
- * Coverage Exclusion form required

All New Business Documentation (Signed Applications, 4 Pt. Inspections, Wind Mitigation & Alarm Certificates, etc.) must be submitted within five days of binding the application.

Age Of Home: There are no age of home limitations, provided all other underwriting conditions are met.

- Detailed 4 Point Inspections are required for HO3 and DP3 risks over 30 years old

Roof: Roof must be in good condition with no sign of damage or leaks

- Composite shingle roofs over 20 years old must have 5+ yrs of more of remaining useful life with supporting documentation

Plumbing: Plumbing must be in good working order with no presence of leaks or deterioration

- Polybutylene plumbing is ineligible
- PEX plumbing is generally not acceptable. Exceptions will be considered if PEX is installed on/after 2010 OR if limited and connectors are not brass.

Electrical:

- A minimum of a 150 amp. circuit breaker box is required
- No presence of fuses, knob and tube, or cloth wiring and have no hazardous electrical conditions (e.g. hazardous electrical panels such as Federal Pacific, Zinsco or Stab-lok)

Location:

- Risks cannot be within 300 ft. of commercial property lines, except HO4/HO6 risks that are multi unit
- Protection class 10 is only eligible if risk is 5 yrs. or newer
- There are no acreage limitations, provided all other underwriting conditions are met

Foundation— Must be *Closed*, meaning the foundation is continuous masonry and the structure sits directly on the slab OR the area beneath is completely enclosed by lattice or walls with vents

Loss History: Risks with two or more losses, not including act of God losses, within the last 3 years of requested effective date are ineligible.

Prior Insurance Proof of prior insurance without a lapse in coverage is required, *except* on HO4s and new purchases of 30 days or less.

Named Insured*:

- LLC, Corporation or Partnership, the entity must not be owned by more than 2 individuals and corporation cannot own more than 5 properties.
 - Personal Trust or Living Estates, a copy of trust/estate must be provided with the application.
- *For items above, all policies must be written in the name of the individual owner/occupant and the entity will be listed as an additional insured.

Seasonal/Secondary:

- Risks unoccupied for more than 3 months must have a burglar/fire alarm and be overseen on a regular basis.
- Risks unoccupied for more than 9 months are ineligible.
- Alarm Requirement Waived for HO6 risks that are 3+ stories and have 10+ units

PRIVATE FLOOD ENDORSEMENT AVAILABLE FOR ALL POLICY FORMS

See Reverse Side for Details

Contact Information		
Customer Service 877.900.3971	Designated Underwriter Name: _____ Ext: _____ Email: _____	Claims Service 877.900.2280
Payment Address PO Box 45-9020 Sunrise, FL 33345-9020	Underwriting Documentation Email soiunderwriting@southernoakins.com <i>Please include Policy # in email subject line</i>	Claims Department 3901 Coconut Palm Dr., Ste 115 Tampa, FL 33619
Agent Portal southernoakins.com	Overnight Packages 1300 Sawgrass Corp. Pkwy., Ste 300 Sunrise, FL 33323 <i>(Payments & Policy Documents only)</i>	Policyholder Portal mysouthernoak.com

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High Value Premier Coverage Package

For high value homes (\$750,000+ Cov A), this endorsement adds higher limits than available on a stand-alone basis at a discounted rate.

Coverage	Basic Limits	Premier Limits
Cov C - Contents		
a. Jewelry/Furs	\$1,500	\$7,500
b. Firearms and Related Equipment	\$2,500	\$ 5,000
c. Silverware, silver-plated ware, gold ware, gold-plated ware, platinum ware, platinum-plated ware and pewter ware	\$2,500	\$15,000
d. Property, on the "residence premises" used primarily for "business" purposes	\$2,500	\$5,000
e. Property, away from the "residence premises" used primarily for "business" purposes	\$500	\$2,000
Cov D - Loss of Use (HO)/Fair Rental Value (DP)	10% Cov A	15% Cov A
Cov E - Liability	\$300,000	\$500,000
Increased Hurricane Coverage - Screened Enclosure(s)	Up to \$50,000 (optional)	Up to \$100,000
Identity Theft or Identity Expenses Covg	\$25,000 (optional)	\$25,000

Common Optional Coverages

Personal Property Replacement Cost	Available for Cov C limits starting at 25% Cov A (automatically included when eligible; may be removed)
Personal Liability & Medical Payments – Increased Limits	Increased Limits up to \$300,000 (Cov E) & \$5,000 (Cov F)
Jewelry & Furs – Increased Limits	\$5,000 max limit (Base = \$1,500)
Silverware - Increased Limits	\$10,000 max limit (Base = \$2,500)
Other Structures – Increased Limits/Exclusion	Up to 10% Cov A available (Base = 2%); 0% Cov B Exclusion available Scheduled item coverage also available
Loss Assessment Coverage – Increased Limits	\$2,000 or \$3,000 limit options (Base= \$1,000 HO3, HO4, DP3; \$2,000 HO6)
Condominiums – Unit Owners Rental to Others	Available by endorsement (HO6 only)
Animal Liability Coverage	\$25,000 liability sub-limit –\$25
Identity Theft or Identity Fraud Expense Cov	\$25,000 limit; no deductible applied –\$25
Back-Up Sewers and Drains	\$5,000 limit; \$250 Deductible applies –\$83
Screened Enclosures - Hurricane Cov	\$5,000 increments available up to \$50,000 limit
Scheduled Personal Property	Bill of Sale within past year OR Certified Appraisal within past two years
Golf Cart	\$5,000 Physical Damage Limit
Permitted Incidental Occupancies	Available Section I and II
Earthquake	5% deductible for Cov A or C subject to a \$250 minimum deductible
Private FLOOD ENDORSEMENT <i>Better Coverage & Lower Rates than NFIP</i>	<ul style="list-style-type: none"> •Coverage Limits UP TO FULL VALUE of Dwelling & Contents •Coverage for Other Structures •\$5000 for Loss of Use

Ineligible Risks

- Trampolines, Skateboard Ramps, Empty Pools, Cars on Blocks, Appliances/debris in yard and other undesirable liability exposure determined to be an attractive nuisance
- Pools or hot tubs without proper fencing, walls or screens and/or with diving boards or slides
- Vicious or Exotic animals or animals with a history of attack or biting.
- Livestock or saddle animal exposure other than for personal use by insured or resident relative
- Homes with businesses on or conducted from the premises, including a farm, ranch, orchard or grove
- Vacant or unoccupied homes
- Open Foundations, meaning the first floor of the structure sits above grade/ground and is supported on piles or piers. The area beneath the structure is not enclosed but rather open and allows a complete view underneath the structure
- Wood-burning or portable space heaters
- Solar power/heating system retrofitted installation on an existing residence, not including pools
- Risks with remodeling or renovation that will not be completed within 30 days of the policy effective date
- Risks in poor maintenance or with existing damage

~See Southern Oak's Underwriting Manual for a full list of detailed ineligible exposures-

Underwriting Rules

For full details on our Standard Voluntary underwriting rules and forms, please refer to the *Manuals/Forms* section of the Agent Portal.