

Alaska

Homeowners Product Guide



Safeco Insurance Company of America



Copyright © 2005
Safeco Insurance Companies
All rights reserved
Safeco® and the Safeco logo are
registered trademarks of
Safeco Corporation

What's New

Effective Date of New &
Revised Material
Updates

Companies & Copyrights

Eligibility & Rules

Eligibility
Basic Coverage Limits
Basic Premium Definition
Description of Coverage
Policy Period
Changes on Policies
Cancellation of Insurance
Premium Revisions
Secondary Dwellings
Temporary Binder
Construction Definitions

Deductibles

Coverage A (Dwelling)
Deductibles
Coverage C (Contents)
Deductibles

Increased Limits

Section I – Property Coverages
Coverage B & Coverage C –
Forms (33) & (EPH)
Section II – Liability Coverages

Decreased Limits

Section I – Property Coverages
Coverage B & Coverage C –
Forms (33) & (EPH)

Optional Coverages

Extended Dwelling Coverage –
Form (33)
Full Value on Personal Property
(Coverage C) – Forms (33),
(4) & (88)
Option E – Scheduled Personal
Property
Option F – Fine Art Breakage
Coverage – All Forms
Option G – Unscheduled
Jewelry Coverage – All
Forms
Option H – Unscheduled
Silverware Coverage – All
Forms
Option I – Unscheduled
Business Property
Coverage – All Forms
Option J – Business
Merchandise Coverage – All
Forms
Option K – Rental to Others –
Forms (88) & (EPC)
Option L – Increased Limit –
Condominium Building
Items – Form (88)
Option Q – Valued Jewelry –
Forms (33), (4) & (88)
Option V – Volunteer America
Coverage – Forms (33), (4)
& (88)
Option BC – Landlord's
Furnishings – Forms (33),
(EPH), (88) & (EPC)
Option BD – Home Freezer
Contents
Coverage – Forms (33), (4)
& (88)
Option BX – Business Use on
Other
Structures – Form (33)
Option BZ – In-Home Business
Coverage – All Forms
Option FF – Incidental Farm
Coverage – Forms (33) &
(EPH)
Option KK – Special Personal
Property Coverage – Forms
(33), (4) & (88)
Option VV – Theft of Building
Materials – Forms (33) &
(88)
Option YY – Water Back-Up &
Sump Overflow
Coverage – All Forms
Option BBB – Outboard Motor
Liability – 50 hp & Over – All
Forms
Option CCC – Business Liability
– All Forms
Option FFF – Loss Assessment
Coverage – All Forms

Discounts

Account Credit – All Forms
Burglar Alarm Credit – All
Forms
Condominium Security Credit –
Forms (88) & (EPC)
Newer Home Credit – Forms
(33) & (EPH)
Renewal Credit – All Forms

What's New

Effective Date of New & Revised Material

06/24/03 New Business • 08/05/03 Renewal Business

Updates

Newer Home Credit discount amounts changed for 0, 1,
2 and 3 year old dwellings. (Amended: 11/10/05) 32

Companies & Copyrights

Country Lane is a registered trademark of Safeco Insurance Company of America

Safeco Insurance Company of America

Enhanced Protection is a trademark of Safeco Insurance Company of America

Homeowner's Choice is a registered trademark of Safeco Insurance Company of America

Quality-Plus is a registered trademark of Safeco Insurance Company of America

Safeco Now is a trademark of Safeco Insurance Company of America

Copyright © 2005 Safeco Insurance Companies
All rights reserved.

Safeco and the Safeco logo are registered trademarks of Safeco Corporation.



Eligibility & Rules

Eligibility

(Amended: 06/23/05)

A policy shall not be issued on property situated on premises used for farming purposes unless farming conducted thereon is only incidental to the occupancy of the premises as a dwelling and farming is not the occupation of your customer.

Only those additional interests or coverages provided for in these rules may be endorsed onto a policy.

Quality-Plus® Homeowners Form (33)

A Homeowners policy may be issued:

- for dwellings and premises that are well maintained;
- if the dwelling is insured for \$70,000 (Coverage A) or more;
- to an owner/occupant of a dwelling which is used exclusively for private residential purposes and contains not more than four units and with not more than two roomers or boarders per family.

When a three- or four-unit dwelling is occupied by joint owners, each occupying a separate unit, a Homeowners Policy providing building coverage may be issued only to one of the joint owner/occupants of the dwelling. The policy may be endorsed to cover the interest of the other joint owner(s) in the building(s) and to cover premises liability.

Enhanced Protection™ Homeowners Form (EPH)

In addition to the eligibility rules listed above for Quality-Plus Homeowners Form (33), an Enhanced Protection Homeowners Form (EPH) policy may be issued to New Business accounts if the dwelling is insured for \$500,000 or more.

Restricted to one- and two-unit dwellings.

Renters Form (4)

A Renters policy may be issued:

- if the Coverage C limit is \$20,000 or more;

- to the tenant (non-owner) of a dwelling or an apartment situated in any building;
- to the owner/occupant of a dwelling, cooperative unit or of a building containing an apartment which is not otherwise eligible for another Homeowners policy form.

Quality-Plus Condominium Form (88)

A Condominium policy may be issued:

- if the Coverage C limit is \$20,000 or more;
- to the owner/occupant of a condominium unit which is used exclusively for private residential purposes.

Enhanced Protection Condominium Form (EPC)

In addition to the eligibility rules listed above for Quality-Plus Condominium Form (88), an Enhanced Protection Condominium Form (EPC) may be issued to New Business accounts if the condominium is insured for \$75,000 (Coverage C) or more.

Basic Coverage Limits

(Amended: 06/23/05)

Section I – Property Coverages

Coverage A – Dwelling

The dwelling must be insured for 100 percent of its replacement cost.

Coverage B – Other Structures

Form	Coverage B
Quality-Plus Homeowners (33)	10% of Cov. A
Enhanced Protection Homeowners (EPH)	20% of Cov. A
Renters (4)	–
Quality-Plus Condominium (88)	–
Enhanced Protection Condominium (EPC)	–

If additional or lower amounts of Coverage B are required, refer to the **Increased Limits** or **Decreased Limits** section.

Coverage C – Personal Property

Form	Coverage C – Percent of Coverage A Primary Dwelling			
	1- & 2- Unit Dwelling with FV on PP*	1- & 2- Unit Dwelling without FV on PP*	3- & 4- Unit Dwelling with FV on PP*	3- & 4- Unit Dwelling without FV on PP*
Quality-Plus Homeowners (33)	75%	50%	35%	20%
Enhanced Protection Homeowners (EPH)	75%	NA	NA	NA
Renters (4)	–	–	–	–
Quality-Plus Condominium (88)	–	–	–	–
Enhanced Protection Condominium (EPC)	†	–	–	–

* Full Value on Personal Property (Coverage C).

† Under Form (EPC), Coverage C includes Condominium Building Items. To determine the Coverage C limit, sum insured's respective Personal Property and Condominium Building Items coverage requirements.

If additional or lower amounts of Coverage C are required, refer to the **Increased Limits** or **Decreased Limits** section.

Coverage D – Loss of Use

For all forms, Loss of Use coverage is included for the shortest time to repair or replace the damage. This time period may not exceed 12 months.

Section II – Liability Coverages**Coverage E – Personal Liability**

Form	Coverage E (each occurrence)
Quality-Plus Homeowners (33)	\$100,000
Enhanced Protection Homeowners (EPH)	300,000
Renters (4)	100,000
Quality-Plus Condominium (88)	100,000
Enhanced Protection Condominium (EPC)	300,000

Coverage F – Medical Payments to Others

Form	Coverage F (each person)
Quality-Plus Homeowners (33)	\$ 1,000
Enhanced Protection Homeowners (EPH)	10,000
Renters (4)	1,000
Quality-Plus Condominium (88)	1,000
Enhanced Protection Condominium (EPC)	10,000

Basic Premium Definition

“Basic Premium” is defined as the premium charged for the coverages outlined in the Description of Coverage and Basic Coverage Limits sections for each form, after applying the appropriate deductible credit or debit. It does not include credits or debits for **Increased or Decreased Limits**, **Optional Coverages** or **Discounts**.

However, the definition of Basic Premium for Quality-Plus Homeowners Form (33) changes when **Extended Dwelling Coverage** and/or **Full Value on Personal Property** (Coverage C) are eliminated. Similarly, it changes when Full Value on Personal Property (Coverage C) is deleted for Quality-Plus Condominium Form (88) and Quality-Plus Renters

Form (4). In these cases only, Basic Premium will reflect the premium reduction associated with eliminating these coverages.

Description of Coverage

It is mandatory that insurance be written for all coverages provided under both Sections I and II of the Homeowners policy.

The following is a general description of the coverage provided by the individual Homeowners forms. The policy, forms, endorsement options and appropriate product guide rules should be consulted for details.

Section I – Property Coverages**Quality-Plus Homeowners Form (33)**

Covers the Dwelling (Coverage A) and Other Structures (Coverage B) against risk of physical loss (with certain exceptions) and covers Loss of Use (Coverage D). Loss of Use is provided when loss from a covered peril is sustained. Personal Property (Coverage C) is covered on a named perils basis.

Extended Dwelling Coverage provides up to an additional 25 percent of Coverage A should repair or replacement exceed the Coverage A amount displayed on the Declarations page.

Full Value on Personal Property (Coverage C) and **Extended Dwelling Coverage** are automatically included but may be eliminated.

Building Ordinance or Law Coverage is included at 10 percent of Coverage A.

Enhanced Protection Homeowners Form (EPH)

Covers the Dwelling (Coverage A), Other Structures (Coverage B) and Personal Property (Coverage C) against risk of physical loss (with certain exceptions) and covers Loss of Use (Coverage D). Loss of Use is provided when loss from a covered peril is sustained. Compared to Form (33), some internal limits are higher and some **Optional Coverages** are automatically included.

Extended Dwelling Coverage provides up to an additional 50 percent of Coverage A should repair or replacement exceed the Coverage A amount displayed on the Declarations page.

Full Value on Personal Property (Coverage C) and **Extended Dwelling Coverage** are automatically included and may not be eliminated.

Building Ordinance or Law Coverage is automatically included at 20 percent of Coverage A and may not be eliminated.

Renters Form (4)

Covers Personal Property (Coverage C) and your customer's interest in Additions and Alterations on a named-perils basis, and covers Loss of Use (Coverage D). Loss of Use is provided when loss from a covered peril is sustained.

Full Value on Personal Property (Coverage C) is automatically included but may be eliminated.

Quality-Plus Condominium Form (88)

Covers Personal Property (Coverage C) on a named perils basis, and covers Loss of Use (Coverage D).

Loss of Use is provided when loss from a covered peril is sustained. **Full Value on Personal Property** (Coverage C) is automatically included but may be eliminated.

Condominium Building Items are covered against risk of physical loss (with certain exceptions).

Building Ordinance or Law Coverage is automatically included at 10 percent of Coverage C and may not be eliminated.

Enhanced Protection Condominium Form (EPC)

Covers Personal Property (Coverage C) and Condominium Building Items against risk of physical loss (with certain exceptions) and covers Loss of Use (Coverage D). Loss of Use is provided when loss from a covered peril is sustained. (For Coverage C explanation, see **Basic Coverage Limits** section). Compared to Form (88), some internal limits are higher and some **Optional Coverages** are automatically included.

Full Value on Personal Property (Coverage C) and Building Ordinance or Law Coverage are automatically included and may not be eliminated.

Section II – Liability Coverages

All Forms

Personal Liability (Coverage E) and Medical Payments to Others (Coverage F)

Policy Period

The policy period shall be one year.

Changes on Policies

(Amended: 06/23/05)

Coverages and limits (above the minimum) may be increased or decreased, added or deleted, during the term of the policy by selecting Policy Change on *Safeco Now™* and submitting a change request to us. Additional or return premium shall be computed on a pro rata basis. Amounts of \$3 or less shall be waived.

Cancellation of Insurance

It is not permissible to cancel any of the mandatory coverages unless the entire policy is canceled. In the

Quality-Plus Homeowners Form (33) and Enhanced Protection Homeowners Form (EPH), Coverages A, B, C, D, E and F are mandatory. In the Renters Form (4), Quality-Plus Condominium Form (88) or Enhanced Protection Condominium Form (EPC), Coverages C, D, E and F are mandatory.

If the policy is canceled at the request of either the company or your customer, the return premium shall be 100 percent of the pro rata unearned premium. Amounts of \$3 or less shall be waived.

Premium Revisions

Premium revisions shall be made in accordance with the following procedures:

- The effective date of such revisions shall be as announced by the company.
- Changes made under the following provisions may be made effective only on the inception or renewal date of the policy:

New Business – If the premium is decreased, a policy issued prior to the effective date of the premium

change with an inception date on or after the effective date of the change may be endorsed to the new premium.

Renewals – If the premium is decreased, a policy on which an Extension Certificate has been issued prior to the effective date of the premium change with a renewal date on or after the effective date of the change may be endorsed to the new premium.

Secondary Dwellings

If your customer owns and occupies or rents and occupies a one- or two-unit dwelling in addition to your customer's primary residence, it is eligible for Homeowners coverage but must be insured on a separate policy. Coverage may be written on all forms.

Temporary Binder

Temporary binder forms may not be used for binding Homeowners insurance. New customers may be bound only by using an application form.

Construction Definitions

Masonry – A dwelling with walls of masonry or masonry veneered construction.

Frame – A dwelling with walls of frame, or metal-sheathed or stuccoed frame construction, or with walls of metal or metal lath and plaster on combustible supports.

Mixed – A dwelling shall be classed as frame construction when the wall area of frame construction (including gables) exceeds 33.33 percent of the total wall area.

Deductibles

Coverage A (Dwelling) Deductibles

(Amended: 06/23/05)

All Perils

All Perils Deductibles		
Form (33)		
Deductible	Modification	Maximum
\$ 500	Base	NA
750	4.2% Credit	\$ 125
1,000	7.0% Credit	250
2,500	20.0% Credit	1,000
5,000	32.0% Credit	2,250
7,500	40.0% Credit	3,500
Form (EPH)		
Deductible	Modification	Maximum
\$ 500	Base	NA
1,000	7.0% Credit	\$ 250
2,500	20.0% Credit	1,000
5,000	32.0% Credit	2,250
7,500	40.0% Credit	3,500
All Territories		

Coverage C (Contents) Deductibles

All Perils Deductibles		
Form (4)		
Deductible	Modification	Maximum
\$ 500	Base	NA
750	6.5% Credit	\$ 125
1,000	10.5% Credit	250
Forms (88) & (EPC)		
Deductible	Modification	Maximum
\$ 500	Base	NA
750	6.5% Credit	\$ 125
1,000	10.5% Credit	250
2,500	27.5% Credit	1,000
5,000	40.0% Credit	2,250
7,500	45.0% Credit	3,500
All Territories		

Increased Limits

The following increased limits may be provided by applying the rates below to the amount of increase in the Coverage B or C limit. The all perils deductible debit or credit must then be applied if the customer has not selected the base all perils deductible.

Section I – Property Coverages
Coverage B & Coverage C – Forms (33) & (EPH)

(Amended: 06/23/05)

Coverage B – Other Structures

Coverage B may be increased above the **Basic Coverage Limit** (as displayed in the Eligibility and Rules section) by applying the rate shown below.

Coverage B – Other Structures

Rate per \$100
\$.20

Coverage C – Personal Property

Customers may increase their Coverage C limits by applying the following rate.

Rate per \$100
\$.11

Increased Building Ordinance or Law Coverage – Forms (33) & (EPH)

Quality-Plus Form (33)

For an additional premium, the basic limit of 10 percent for Building Ordinance or Law coverage can be increased to an aggregate of 20 or 50 percent.

Calculate the premium by multiplying the **Basic Premium** by the factor shown below.

Aggregate Limit	Factor	Minimum
20% of Coverage A	.03	\$ 5
50% of Coverage A	.08	15

Enhanced Protection Homeowners Form (EPH)

For an additional premium, the basic limit of 20 percent for Building Ordinance or Law coverage can be increased to an aggregate of 50 percent.

Calculate the premium by multiplying the **Basic Premium** by the factor shown below.

Aggregate Limit	Factor	Minimum
50% of Coverage A	.08	\$15

Section II – Liability Coverages**Coverage E – Personal Liability – All Forms**

For all forms except Forms (EPH) and (EPC), increased limits for Personal Liability (Coverage E) of \$300,000 or \$500,000 may be selected. For Forms (EPH) and (EPC), an increased limit of \$500,000 may be selected.

Liability coverage may be provided for secondary dwellings owned and occupied by the Named Insured, but not insured with us.

Limit	Primary Dwelling				Secondary Dwelling	
	Forms (33),(4) & (88)	Forms (EPH) & (EPC)	Form (33)		Forms (33),(4) & (88)	Forms (EPH) & (EPC)
			3-Unit Dwelling	4-Unit Dwelling		
\$ 100,000	Base	NA	\$26	\$ 39	\$13	NA
300,000	\$18	Base	36	54	18	Base
500,000	25	\$25	50	75	25	\$25

The \$300,000 limit is the maximum available if there is a Safeco Umbrella Policy.

Coverage F – Medical Payments to Others – All Forms

For all forms except Forms (EPH) and (EPC), increased limits of liability may be provided for Medical Payments to Others (Coverage F). Limits of \$2,000, \$3,000, \$4,000, \$5,000 or \$10,000 may be selected. For Forms (EPH) and (EPC), the Medical Payments to Others limit is \$10,000, which is included in the policy.

Limits	Premiums
\$ 1,000	Base
2,000	\$ 7
3,000	12
4,000	15
5,000	18
10,000	20

Decreased Limits

The following decreased limits may be provided by applying the credits below to the amount of decrease in the Coverage B or C limit. The all perils deductible debit or credit must then be applied if the customer has not selected the base all perils deductible.

Section I – Property Coverages
Coverage B & Coverage C – Forms (33) & (EPH)

Coverage B – Other Structures

Coverage B may be reduced below the **Basic Coverage Limit** (as displayed in the Eligibility and Rules section), or eliminated entirely for Form (33). For Form (EPH), this applies to secondary policies only.

Credit per \$100
\$.20

Coverage C – Personal Property

Primary Dwellings

Customers with Full Value on Personal Property (Coverage C) may reduce their Coverage C limits to a level lower than the **Basic Coverage Limit** (as displayed in the Eligibility and Rules section) by applying the following credit, subject to a minimum of 50 percent for one- and two-unit dwellings and 20 percent for three- and four-unit dwellings. Form (EPH) customers may not reduce Coverage C limit for primary dwellings.

Credit per \$100
\$.11

Customers without Full Value on Personal Property (Coverage C) have a lower **Basic Coverage Limit** (as displayed in the Eligibility and Rules section) for Coverage C which may not be reduced further.

Secondary Dwellings

Form (33) customers with or without Full Value on Personal Property (Coverage C) may reduce their Coverage C limit for one- and two-unit secondary residences to a minimum of 30 percent by applying the following credit. Form (EPH) Coverage C limits may be reduced to a minimum of 50 percent.

Credit per \$100
\$.11

Optional Coverages

Inclusion or Availability by Form					Coverages At-A-Glance
(33)	(EPH)	(4)	(88)	(EPC)	
■	▲				Extended Dwelling Coverage
■	▲	■	■	▲	Full Value on Personal Property (Coverage C)
					Option E – Scheduled Personal Property
●	●	●	●	●	Category A – Fine Arts
●	●	●	●	●	Category B – Cellular Phones and Other Mobile Communication Equipment
●	●	●	●	●	Category C – Cameras, Guns, Stamp and Coin Collections, Comics and Trading Cards
●	●	●	●	●	Category F – Furs, Musical Instruments and Property Not Otherwise Classified
	●				Category I – In-Vault Jewelry
●		●	●		Category J – Jewelry
●	●	●	●	●	Category L – Computer and Media Equipment
●	●	●	●	●	Category S – Silverware
●	●				Category T – Farm Personal Property
	●			●	Category V – Valued Jewelry
●	●	●	●	●	Option F – Fine Arts Breakage Coverage
●	●	●	●	●	Option G – Unscheduled Jewelry Coverage
●	●	●	●	●	Option H – Unscheduled Silverware Coverage
■ = Included on policy; may be eliminated ▲ = Included on policy; may not be eliminated ● = Not included on policy; available for purchase					

Inclusion or Availability by Form					Coverages At-A-Glance
(33)	(EPH)	(4)	(88)	(EPC)	
●	●	●	●	●	Option I – Unscheduled Business Property Coverage
●	●	●	●	●	Option J – Business Merchandise Coverage
			●	●	Option K – Rental to Others
			●		Option L – Increased Limit – Condominium Building Items
●		●	●		Option Q – Valued Jewelry
●	▲	●	●	▲	Option V – Volunteer America Coverage
●	●		●	●	Option BC – Landlord Furnishings
●	▲	●	●	▲	Option BD – Home Freezer Contents Coverage
●	▲				Option BX – Business Use on Other Structures
●	●	●	●	●	Option BZ – In-Home Business Coverage
●	●				Option FF – Incidental Farm Coverage
●	▲	●	●	▲	Option KK – Special Personal Property Coverage
●	▲		●	▲	Option V V – Theft of Building Materials
●	●	●	●	●	Option YY – Water Back-Up & Sump Overflow Coverage
●	●	●	●	●	Option BBB – Outboard Motor Liability
●	●	●	●	●	Option CCC – Business Liability
●	▲	●	▲	▲	Option FFF – Loss Assessment Coverage
■ = Included on policy; may be eliminated ▲ = Included on policy; may not be eliminated ● = Not included on policy; available for purchase					

Extended Dwelling Coverage – Form (33)

Form (33)

Automatically included by adding 25 percent of Coverage A but may be eliminated by electing not to apply the 3 percent factor for this coverage to the **Basic Premium** calculation.

Form (EPH)

Automatically included by adding 50 percent of Coverage A and may not be eliminated.

Full Value on Personal Property (Coverage C) – Forms (33), (4) & (88)

(Forms (33), (4) & (88))

Coverage C is extended on a replacement cost basis to most items of personal property. This coverage is automatically included but may be eliminated by electing not to apply the following factor in the Basic Premium calculation.

Forms	Factor
(33)	15%
(4)	26%
(88)	25%

A minimum Coverage C amount of \$20,000 is required for Form (4).

Forms (EPH) & (EPC)

Automatically included and may not be eliminated.

Option E – Scheduled Personal Property

The following classes of personal property, owned by your customer, may be scheduled. Give complete descriptions on a Scheduled Personal Property Endorsement.

Category A – Fine Art – All Forms

Rate per \$100
\$.25

Category B – Cellular Phones & Other Mobile Communication Equipment – All Forms

Rate per \$100
\$3.50

Category C – Cameras, Guns, Stamp & Coin Collections, Comics & Trading Cards – All Forms

Rate per \$100
\$1.35

Category F – Furs, Musical Instruments & Property Not Otherwise Classified (Including Electronic Systems) – All Forms

Rate per \$100
\$.55

Category I – In-Vault Jewelry – Forms (EPH) & (EPC)

Jewelry items that are described in the policy as “in-vault” must be kept in a bank vault. There is no coverage for these items while they are out of the vault, unless we agree in advance to cover them. Use the rates displayed below to determine the applicable premium.

Rates per \$100	
In-Vault	Out-of-Vault
\$.20 annual	\$.30 per day

Category J – Jewelry – Forms (33), (4) & (88)

Losses will be settled based on the value at the time of loss subject to the maximum value shown on the Declarations.

Rate per \$100
\$1.15

Only one category is allowed per policy for scheduled Jewelry – either “J” or “V”.

Category L – Computer & Media Equipment – All Forms

Rate per \$100
\$1.50

Category S – Silverware – All Forms

Rate per \$100
\$.30

Category T – Farm Personal Property – Forms (33)& (EPH)

Rate per \$100
\$.67

Available only with **Option FF**. A \$250 deductible applies.

Category V – Valued Jewelry – All Forms

Losses will be settled on the basis of amount shown on the Schedule.

Rate per \$100
\$1.27

Only one category is allowed per policy for scheduled Jewelry – either “J” or “V”.

For Forms (33), (4) and (88), refer to **Option Q**.

Option F – Fine Art Breakage Coverage – All Forms

For an additional premium, loss caused by breakage of fine art is covered.

Rate per \$100
\$.15

Option G – Unscheduled Jewelry Coverage – All Forms

(Amended: 03/18/04)

For Forms (33), (4) and (88), the basic Coverage C special per item limit of \$1,500 for theft of jewelry, watches, furs, etc., is increased to \$2,000. The aggregate special limit of \$3,000 may be retained or increased to aggregate limits of \$5,000 and \$10,000.

For Forms (EPH) and (EPC), the basic Coverage C special aggregate limit of \$5,000 for theft of jewelry, watches, furs, etc., may be increased to aggregate limits of \$10,000, \$15,000 and \$20,000. The per item special limit of \$5,000 remains unchanged.

When increased special limits are purchased, both the basic and increased limits insure against risks of physical loss (with certain exceptions). The Declarations will show the aggregate amount of coverage (basic and increased limits), and this new limit

will represent an additional amount of insurance over Coverage C limits.

Forms (33), (4) & (88)		
Per Item	Aggregate	Premiums
\$1,500	\$ 3,000	Base
2,000	3,000	\$20
2,000	5,000	34
2,000	10,000	43

Forms (EPH) & (EPC)		
Per Item	Aggregate	Premiums
\$5,000	\$ 5,000	Base
5,000	10,000	\$50
5,000	15,000	60
5,000	20,000	70

Option H – Unscheduled Silverware Coverage – All Forms

For Forms (33), (4) and (88), the basic Coverage C special limit for theft of silverware, etc., may be increased in increments of \$100 to a total of \$12,000.

For Forms (EPH) and (EPC), the basic Coverage C special limit of \$5,000 for theft of silverware, etc., may be increased at the rate shown below.

Rate per \$100
\$.30

When Increased Special Limits are purchased, both the basic and increased limits insure against risk of physical loss (with certain exceptions). The Declarations will show the aggregate amount of coverage (basic and increased limits), and this new limit will represent an additional amount of insurance over Coverage C limits.

Option I – Unscheduled Business Property Coverage – All Forms

The basic Coverage C special limit for loss of business property may be increased at the following rate.

Rate per \$100
\$.20

The Declarations will show the aggregate amount of coverage (basic and increased limits) and this new limit

will represent an additional amount of insurance over the Coverage C limit.

Option J – Business Merchandise Coverage – All Forms

The policy may be extended to cover \$2,500 of business property or merchandise held in storage, as a sample, for sale, or delivery after sale.

Rate per Policy
\$25

Option K – Rental to Others – Forms (88) & (EPC)

(Amended: 06/23/05)

The policy may be extended to cover personal property of the insured when the residence premises is rented or held for rental to others. Liability coverage is also provided.

Increase **Basic Premium** 25 percent.

Option L – Increased Limit – Condominium Building Items – Form (88)

Form (88)

The basic limit of 10 percent of Coverage C may be increased to the amount desired.

Rate per \$1,000
\$3.50

Form (EPC)

Not applicable. For additional Condominium Building Items, increase Coverage C.

Option Q – Valued Jewelry – Forms (33), (4) & (88)

Automatically included with the purchase of Option E, Category V.

Option Q amends Option E for Jewelry coverage as follows:

Losses under Option E (Category V) “Valued Jewelry” will be settled on the basis of amount shown on the Schedule.

Option V – Volunteer America Coverage – Forms (33), (4) & (88)

Forms (33), (4) & (88)

Coverage may be extended to provide additional Coverage C and Section II coverages for insureds employed in volunteer activities.

Rate per Policy
\$8

Forms (EPH) & (EPC)

Automatically included and may not be eliminated.

Option BC – Landlord’s Furnishings – Forms (33), (EPH), (88) & (EPC)

(Amended: 06/23/05)

Coverage may be extended to provide \$5,000 personal property coverage for certain landlord’s furnishings on a named peril basis, in an apartment located on the residence premises and rented to others.

Rate per Policy
\$20

Option BD – Home Freezer Contents Coverage – Forms (33), (4) & (88)

Forms (33), (4) and (88)

Coverage may be provided for loss to covered property stored in freezers/refrigerators up to \$500, subject to a \$100 deductible.

Rate per Policy
\$12

Forms (EPH) & (EPC)

Automatically included and may not be eliminated.

Option BX – Business Use on Other Structures – Form (33)

Form (33)

Coverage may be extended to provide building property coverage for other structures located on the residence premises which are used for business purposes.

Rate per Policy
\$15

Form (EPH)

Automatically included and may not be eliminated.

Option BZ – In-Home Business Coverage – All Forms

This option provides liability coverage for business activities conducted on the described location and on-premises business property coverage up to the Coverage C limit, with an additional \$10,000 available if the total damage exceeds the Coverage C limit of liability. Limited off-premises business property coverage and business merchandise coverage are also provided.

The limit of liability must be the same as the Personal Liability (Coverage E) limit.

Limit of Liability	Premium
\$ 100,000*	\$ 75
300,000	84
500,000	96

* This limit does not apply to Forms (EPH) and (EPC).

Option FF – Incidental Farm Coverage – Forms (33) & (EPH)

Under this coverage, formerly known as *Country Lane*®, the policy may be extended to provide coverage for certain exposures presented by incidental or “hobby” farming. Business has been redefined to allow incidental farming. Additional coverage offered by this option includes:

Section I

- Coverage B is redefined to include farm structures.
- \$1,000 coverage is provided for farm equipment.
- \$1,000 animal collision coverage is provided (\$3,000 aggregate).

Section II

- Medical Payments Coverage is extended to farm employees injured in the course of their employment.
- Coverage for pollution with a limit of \$25,000 is provided.

Additional farm personal property may be scheduled. See Option E, **Category T**.

Eligibility

A risk that is otherwise eligible for a homeowners policy and that has farming operations incidental to a typical residential situation is eligible for this option. Photographs of all structures on the premises are required.

Submit on a non-bound basis:

- risks with more than ten acres;
- risks with more than three horses;
- risks with employees or seasonal help.

The following exposures are ineligible:

- breeding, boarding, or training of non-owned horses;
- providing grazing land for non-owned horses;
- horse shows on premises;
- horses (owned or non-owned) used for racing or rental.

Calculate the Option FF premium by multiplying the Coverage A **Basic Premium** by 15 percent. The maximum premium is \$500.

Option KK – Special Personal Property Coverage – Forms (33), (4) & (88)

Coverage C may be extended to include additional risks of physical loss (with certain exceptions).

Form (33)

Calculate the Option KK premium by applying 8 percent to the Coverage A **Basic Premium** along with the Increased or Decreased Coverage C debit or credit. The minimum premium is \$25.

Forms (4) & (88)

Increase the **Basic Premium** 8 percent, or a minimum of \$25.

Forms (EPH) & (EPC)

Automatically included and may not be eliminated.

Option VV – Theft of Building Materials – Forms (33) & (88)

(Amended: 12/11/03)

Forms (33) & (88)

Coverage may be provided for theft of building materials or supplies by issuing the appropriate form and charging a premium.

Rate per Policy
\$180

Forms (EPH) & (EPC)

Automatically included and may not be eliminated.

Option YY – Water Back-Up & Sump Overflow Coverage – All Forms

Coverage may be provided for a loss caused by water which backs up through, or overflows from, a sewer, drain, sump, sump pump or any system on the resident premises designated to remove subsurface water from the foundation area. This coverage does not apply if the loss is flood induced. The maximum amount of coverage is \$30,000.

Rate per \$1,000
\$7

Option BBB – Outboard Motor Liability – 50 hp & Over – All Forms

(Amended: 03/18/04)

Coverage may be provided for an outboard motor or combination of outboard motors of 50 or more total horsepower by indicating, on the application or endorsement, the number and power of such motors,

the length of hull they are mounted on and the ages of all operators of these hulls.

Limit of Liability	Premium
\$ 100,000*	\$33
300,000	49
500,000	66

* This limit does not apply to Forms (EPH) and (EPC).

Availability of this option is subject to our Watercraft underwriting guidelines. This option is not available to motors mounted to hulls insured for physical damage on a separate Watercraft insurance policy.

Option CCC – Business Liability – All Forms

Liability coverage may be provided for business occupancies in the described premises or in a separate structure on the premises.

The limit of liability must be the same as the Personal Liability limit.

Limit of Liability	Premium
\$ 100,000*	\$13
300,000	18
500,000	25

* This limit does not apply to Forms (EPH) and (EPC).

Option FFF – Loss Assessment Coverage – All Forms

Forms (33) & (4)

Coverage may be purchased for loss assessment at the following aggregate limits:

Aggregate Limit per Unit	Premium
\$ 1,000	\$ 5
10,000	10
15,000	15
50,000	20

Form (EPH)

Automatically included for \$5,000 and may not be eliminated. The following aggregate limits may be purchased.

Aggregate Limit per Unit	Premium
\$ 5,000	Base
15,000	\$10
20,000	15
55,000	20

Form (88)

Automatically included for \$1,000 and may not be eliminated. The following aggregate limits may be purchased.

Aggregate Limit per Unit	Premium
\$ 1,000	Base
2,000	\$ 5
11,000	10
16,000	15
51,000	20

Form (EPC)

Automatically included for \$10,000 and may not be eliminated. The following aggregate limits may be purchased.

Aggregate Limit per Unit	Premium
\$10,000	Base
20,000	\$10
25,000	15
60,000	20

Discounts

We offer several credits in the Homeowners program which are calculated on the Basic Premium (except for the Account Credit which applies to the total premium for the policy). Please refer to the definition of **Basic Premium** in the Eligibility and Rules section.

Account Credit – All Forms

(Amended: 06/24/04)

If your customer has a personal lines auto policy with us, a 10 percent premium credit will be allowed. This credit will apply to the total premium for the policy and is rounded to the nearest dollar.

This credit will be discontinued if the Auto policy lapses.

Burglar Alarm Credit – All Forms

Insureds are eligible for a premium credit for the installation of an approved and properly maintained burglar alarm system as follows:

Type of System	Credit Percentage
Local Burglar Alarm System	5%
Police Station Burglar Alarm System	6%
Central Station Burglar Alarm System	10%

Definitions

- Local Burglar Alarm System is one in which the protective circuits and devices are connected to an enclosed and tamper-protected loud-sounding device attached to an outside wall of the residence premises. Disturbance of the protective devices or unauthorized entry automatically causes the sounding device to operate until it is stopped by key control, exhaustion of the power supply or by a timing element set for a definite period of operation.
- Police Station Burglar Alarm System is one in which a local alarm system with supplementary direct circuit or transmitting equipment is connected to constantly attended receiving equipment at a police station.
- Central Station Burglar Alarm System is one in which the operation of circuits and devices are signaled

automatically to, recorded in, maintained and supervised from a central station having trained operators and guards who shall, upon receipt of a signal, take required action.

Apply the credit to the **Basic Premium** and round to the nearest dollar.

Condominium Security Credit – Forms (88) & (EPC)

Condominiums are eligible for a premium credit if they are located in a secured building. A secured building is defined as one in which you must pass through a locked common entry door into the building before gaining access to the locked condominium unit.

Type of Security	Credit
Secured Building	2%
Secured Building with guard on duty 24 hours a day	10%

Apply the credit to the **Basic Premium**. Round to the nearest dollar.

This credit may not be used if the Burglar Alarm Credit is used.

Newer Home Credit – Forms (33) & (EPH)

(Amended: 11/10/05)

Dwellings are eligible for a premium credit if they are less than seven years old. The available credits are shown below and applied to the **Basic Premium**.

Age of Dwelling	0	1	2	3	4	5	6	7+
Credit Percentage	30%	26%	22%	14%	8%	5%	2%	0%

Renewal Credit – All Forms

(Amended: 06/23/05)

A credit will be applied to the Basic Premium for Homeowners renewals, if your customer's (or spouse's) primary residence or contents has been continuously insured in one of our Personal Lines Homeowners markets for a minimum of three years. The amount of the credit applied will be based upon the following schedule:

Number of Years	Amount of Credit
0–2	NA
3–5	5%
6+	10%

The Renewal Credit will also apply to any secondary location policy also insured with us. Eligibility and amount of credit are determined by the primary residence policy.

Apply the credit to the **Basic Premium** and round to the nearest dollar.