

Eligibility and Rules

Eligibility

(Effective NB: 12/14/06 RB: 01/23/07)

A policy will 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.

Safeco Quality-Plus® Homeowners Policy (Form 33)

A homeowners policy may be issued:

- For dwellings and premises that are well maintained and
- To an owner and/or occupant of a dwelling which is used exclusively for private residential purposes and contains not more than four units

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 and/or 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 Endorsement (Form EPH)

Enhanced Protection Homeowners Form EPH is not available for new business.

Safeco Renters Policy (Form 4)

A Form 4 policy may be issued:

- If the Coverage C limit is \$25,000 or more
- To the tenant (non-owner) of a dwelling or an apartment situated in any building

- To the owner and/or occupant of a dwelling, cooperative unit or of a building containing an apartment which is not eligible for another homeowners policy form

Safeco Quality-Plus Condominium Policy (Form 88)

A Form 88 policy may be issued:

- To the owner and/or occupant of a condominium or cooperative unit which is used exclusively for private residential purposes
- If the condominium is insured for \$20,000 (Coverage C) or more

In addition to the eligibility rules listed above for Form 33, a 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.

Safeco Enhanced Protection Condominium Endorsement (Form EPC)

Enhanced Protection Condominium Form (EPC) is not available for new business.

Basic Coverage Limits

(Amended: 08/19/04)

Section I – Property Coverages

Coverage A – Dwelling

The Coverage A amount is displayed on the declarations page. Selected Coverage A limits should reflect an amount that will allow the customer to rebuild their existing dwelling.

Coverage B – Other Structures

Form	Coverage B
Form 33	10% of Cov. A
Form EPH	20% of Cov. A
Form 4	–
Form 88	–
Form 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- and 2- Unit Dwelling with FV on PP*	1- and 2- Unit Dwelling without FV on PP*	3- and 4- Unit Dwelling with FV on PP*	3- and 4- Unit Dwelling without FV on PP*
Form 33	75%	50%	35%	20%
Form EPH	75%	Not available	35%	Not available
Form 4	–	–	–	–
Form 88	–	–	–	–
Form EPC	†	–	–	–

* Full value on personal property (Coverage C).

† Under Form EPC, Coverage C includes condominium building items. To determine the Coverage C limit, sum your customer's respective contents 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)
Form 33	\$100,000
Form EPH	300,000
Form 4	100,000
Form 88	100,000
Form EPC	300,000

Coverage F – Medical Payments to Others

Form	Coverage F (each person)
Form 33	\$ 1,000
Form EPH	10,000
Form 4	1,000
Form 88	1,000
Form 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 Limits** or **Decreased Limits, Optional Coverages** or **Discounts**.

However, the definition of basic premium for 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 Forms 88 and 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

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 and may not be eliminated.

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.

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.

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.

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**

Coverages include personal liability (Coverage E) and medical payments to others (Coverage F).

Policy Period

The policy period will be one year.

Changes on Policies

(Amended: 03/30/06)

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 will be computed on a pro rata basis. Amounts of \$3 or less will be waived.

Cancellation of Insurance

It is not permissible to cancel any of the mandatory coverages unless the entire policy is canceled. For Forms 33 and EPH policies, Coverages A, B, C, D, E and F are mandatory. For Forms 4, 88 or EPC policies, 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 will be 100 percent of the pro rata unearned premium. Return premium of amounts less than \$3 will be waived.

Agent File Documentation

(Effective NB: 08/28/08 RB: 10/07/08)

- Agents should maintain relevant file documentation for ten (10) years after policy expiration.
- This includes, but is not limited to signed applications and statutorily required forms, such as waivers, coverage declinations, or exclusions.
- The records can be scanned or imaged and stored electronically.
- There is no requirement to retain a paper original with a wet signature.

Premium Revisions

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

- The effective date of such revisions will 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.

Renewal Business

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.

Fire Protection Rating Plan

(Amended: 08/14/03)

A primary dwelling that is:

- Located within five miles travel distance of a recognized fire department that will respond
- Located within 1,000 feet of a public fire hydrant or the responding fire department will transport water to use in fighting fire at the site
- Not located in a severe brush or forest area

May be rated no lower than protection class 8A.

When submitting an application or endorsement:

- Enter protection class 8A on the application or endorsement
- Submit a completed homeowners credit statement

For statistical gathering purposes the letter “A” should be included after the protection class on all policies rated under this plan (for example: 8A).

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 will be classed as frame construction when the wall area of frame construction (including gables) exceeds 33.33 percent of the total wall area.