



TIM PARKMAN, INC.  
*For the Journey ahead*

# **AXIS Surplus Insurance Company**

## **Alabama**

### **DP-1, DP-2, DP-3 UNDERWRITING GUIDELINES**

#### **GENERAL UNDERWRITING – DP-1 PROGRAM**

- Owner, Seasonal or Tenant Occupancy
- Must have updates for electrical, plumbing and heating in past 30 years
- Roofs older than 15 years old must be endorsed with the Roof for Fire and Lightning Only Endorsement: Exceptions are Metal, Slate or Tile.
- Fuse Boxes are unacceptable.
- Protection Class 1-10
- Prior Coverage is not required
- No age of home restriction
- Coverage A - Dwelling Minimum Value \$10,000
- Coverage A - Dwelling Maximum Value \$300,000
- Maximum Coverage B - Adjacent structures (optional) - Maximum is 30% of Coverage A
- Maximum Coverage C - Personal property for owner occupancy is 50% of Coverage A
- Maximum Coverage C - Personal property for tenant/seasonal occupancy is 20%
- Coverage E - Personal Liability (optional) for owner occupancy is \$50k, \$100k, \$300K
- Coverage E - Premises Liability (optional) for seasonal or tenant occupancy is \$50k, \$100k, \$300K
- Medical Payments (optional) - \$500 or \$1,000
- Deductible - \$1,000 / \$2,000 / \$5,000
- Basic perils are covered
- Additional living expense is optional for primary and secondary occupancy only
- Fair Rental Value is optional for tenant occupancy only

#### **GENERAL UNDERWRITING – DP-2 PROGRAM**

- Owner, Seasonal or Tenant Occupancy
- Must have updates for electrical, plumbing and heating in past 30 years
- Roofs older than 15 years old must be endorsed with the Roof for Fire and Lightning Only Endorsement: Exceptions are Metal, Slate or Tile.
- Fuse Boxes are unacceptable.
- Protection Class 1-10
- Prior Coverage is not required
- Modified Functional Replacement loss settlement mandatory for homes built 1950 and prior
- Actual Cash Value loss settlement available
- Coverage A - Dwelling Minimum Value \$50,000
- Coverage A - Dwelling Maximum Value \$300,000
- Maximum Coverage B - Adjacent structures (optional) - Maximum is 30% of Coverage A
- Maximum Coverage C - Personal property for owner occupancy is 50% of Coverage A
- Maximum Coverage C - Personal property for tenant/seasonal occupancy is 20%
- Coverage E - Personal Liability (optional) for owner occupancy is \$50k, \$100k, \$300K
- Coverage E - Premises Liability (optional) for seasonal or tenant occupancy is \$50k, \$100k, \$300K
- Medical Payments (optional) - \$500 or \$1,000
- Deductible - \$1,000 / \$2,000 / \$5,000
- Broad perils are covered
- Additional living expense is optional for primary and secondary occupancy only
- Fair Rental Value is optional for tenant occupancy only

## **GENERAL UNDERWRITING – DP-3 PROGRAM**

- Owner, Seasonal or Tenant Occupancy
- Roofs older than 15 years old must be endorsed with the Roof for Fire and Lightning Only Endorsement: Exceptions are Metal, Slate or Tile.
- Fuse Boxes are unacceptable.
- Protection Class 1-10
- Modified Functional Replacement loss settlement mandatory for homes built 1950 and prior
- Coverage A - Dwelling Minimum Value \$100,000
- Coverage A - Dwelling Maximum Value: TIV - \$300,000
- Maximum Coverage B - Adjacent structures (optional) - Maximum is 30% of Coverage A
- Maximum Coverage C - Personal property (optional) - 50% of Coverage A
- Coverage E - Personal Liability (optional) - \$50k, \$100k, \$300K
- Medical Payments (optional) - \$500 or \$1,000
- Deductible - \$1,000 / \$2,000 / \$5,000
- Special perils are covered
- Additional living expense is optional for primary and secondary occupancy only
- Fair Rental Value is optional for tenant occupancy only

## **UNACCEPTABLE RISKS – DO NOT BIND, DO NOT SUBMIT**

- Applicants that have been convicted of arson or insurance fraud
- Dwellings that are in foreclosure
- Dwellings with space heaters if not thermostatically controlled and wall mounted
- Other structures or garages with a wood/coal/pellet burning device
- Dwellings that have fuse boxes, knob and tube wiring or electrical service with less than 100 amps
- Dwellings or other structures used to store flammables or explosive materials
- Dwellings under construction or major renovation
- Dwellings next to any burned out or abandoned building
- Dome home, log home, straw built home or condominium
- Dwellings with more than 2 lien holders. Two lien holders are acceptable if one is a financial institution
- Dwellings where the **primary** source of heat is a wood/coal/pellet burning device
- Dwellings that are currently for sale
- Risks with childcare, homecare, lodging, auto repair, chemical processing or any other business activity conducted on premises
- Dwellings without permanently installed water, electricity, and sewage utility service

## **RISKS TO BE WRITTEN WITHOUT LIABILITY COVERAGE**

- Risks with any hazardous liability exposures including but not limited to the following
- Dwellings where all raised entrances (three steps or more) do not have permanently installed steps with safety railings and/or all decks/porches over 3' high do not have safety railings
- Risks used as a hunting camp
- Risks with more than 2 unrelated individuals as named insured
- Risks deeded in the name of a business, corporation or LLC
- Applicants that have had a liability loss in the past 3 years
- Any premises with a swimming pool that does not have a 4 foot or higher fence with a self locking gate
- Any premises with a swimming pool that has a diving board or slide
- Any applicants that owns, keeps, or boards any Pit Bulls, Rottweilers, Dobermans , German Shepherds or any mix of these breeds or any pet known to be unfriendly or any dog that is known to bite or has previously bitten
- Tenant occupied risks with burglar bars that are not equipped with quick release mechanisms

## **SUBMIT RISKS TO TPI FOR APPROVAL – DO NOT BIND**

- Applicants that have had a homeowners/dwelling policy cancelled or non-renewed for underwriting reasons (except age of home or vacancy) during the past 36 months
- Applicants that have had any fire, theft or vandalism loss/claim or more than one minor loss/claim in the past three years.
- Applicants with a lapse in coverage or no prior insurance
- Applicants that have been 30 days past due on mortgage payments in the last 12 months
- Applicants with forced placed coverage or mortgagee as primary carrier
- Applicants who are unemployed. (Retirees with guaranteed income and disabled persons with a consistent income are considered employed)
- Applicants that have had a liability loss in the past 3 years
- Dwellings that have been uninsured for more than 30 days immediately prior to the requested effective date (Does not apply to a new purchase)
- Dwellings attached to, occupied as or converted from a commercial risk
- Dwellings with multiple horses, livestock or farm animals on the premises
- Any premises with 10 or more acres
- Dwellings that are not visible from a paved road and neighboring residences
- Risks where the applicant or spouse have had a repossession or bankruptcy in the past 4 years
- Risks with farming activities on premises
- Risks in the name of a business, corporation or LLC
- Dwellings with existing damage that has not been repaired
- Risks submitted in the DP-3 program with a lapse in coverage