



Condominium Unit-Owners Insurance Underwriting Guidelines

HIPPO INSURANCE SERVICES
Underwritten by Spinnaker Insurance Company.

HO6 – South Carolina

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The following guidelines identify risks that are eligible/ineligible for coverage under a Condominium Insurance Policy offered through Hippo Insurance Services and underwritten by Spinnaker Insurance Company. The Company will not apply any criteria that may be in conflict with state statute or insurance regulation.

A. BINDING REQUIREMENTS

- 1) Acceptable risks may be bound provided every question on the application is answered (and explained when necessary) and the application is electronically signed by the applicant.
- 2) Effective date of the application can be no sooner than the date and time the application is completed, e-signed, down payment collected and all binding requirements met.
- 3) Applications where the premium is billed to the Mortgagee may be submitted without down payment.
- 4) On new business the effective date should not be established until the application process has been completed. A risk is not bound until a policy is issued through myhippo.com.
- 5) The customer must allow the company to inspect the insured location when needed (this can include both exterior and interior inspections)
- 6) For risks insured by Hippo Insurance Services in the past, all outstanding premiums must be paid and received, and approval from underwriting for the re-write must be obtained before coverage can be bound.
- 7) Minimum and maximum coverage limits: (Coverage A) Minimum \$5,000; Maximum \$750,000.
- 8) All guidelines apply to new and renewal business, unless otherwise specified. If the company discovers conditions of the property that make it ineligible, whether or not disclosed at the time of the application process, the risk may be cancelled or non-renewed.
- 9) The company reserves the right to re-rate, cancel or non-renew a policy based on the discovery of inaccurate or undisclosed information at the time of the application.
- 10) In the event of a pending catastrophe, either natural or man-made, no application for new coverage or endorsement for increased coverage or a reduction of deductibles may be bound, written or issued, during the affected area and for 72 hours following conclusion of the event.
 - a. A Catastrophe is defined as any natural or man-made event (including but not limited to: Earthquakes, Hurricanes, Floods, Tornadoes, Severe Storms, Wildfires, Terrorist Attacks, Industrial Accidents, etc.) that causes or has the potential to cause significant loss or damage to persons or property.

B. ELIGIBILITY

- 1) Risks meeting the following eligibility may be written:
 - a. Must be the primary residence occupied by the 1st named insured on the policy (unless allowed as a secondary/seasonal home or Condo Rented to Others is selected).
 - b. Windstorm coverage is offered (when required).
 - c. Mine Subsidence is offered (when required).
 - d. Primary heating must be a thermostatically controlled central heating or electric heating system. (Note: A converted coal furnace, kerosene heater, electric space heater or wood/coal/pellet stove cannot be the primary source of heat).
 - e. Any vicious breeds or dogs with a bite history require a dog liability exclusion.
- 2) The following risks are ineligible:
 - a. Prior loss history:
 - i. Has more than 4 losses in the past 5 years or more than 3 losses in the past 3 years;
 - ii. Has more than 1 fire loss, more than 1 water loss, more than 1 liability loss or more than 1 theft loss in the past 5 years; or
 - iii. Has more than 2 losses of any other single type of loss in the past 5 years. (includes non-serial numbered catastrophe losses and serial numbered catastrophe losses, but excludes closed without payment losses). Note: If any prior structural loss is at the risk address, the condition causing the loss must have been repaired.
 - b. Condos that have been vacant for more than 60 days. A vacant condo is defined as a dwelling which there are no residents or personal property in the dwelling or insufficient personal property in the dwelling to occupy it as a residence.
 - c. Condos that are unoccupied. An unoccupied condo is defined as a dwelling which there are no residents living in the dwelling but sufficient personal property in the dwelling to be occupied as a residence.
 - d. Any structure evidencing unrepaired mine subsidence damage until the necessary repairs are made.
 - e. Condos in the course of construction.
 - f. Condos with 3 or more mortgages.
 - g. Insured has a past conviction of arson, fraud, or other insurance related offense.
 - h. Condos in foreclosure or more than 90 days past due on a mortgage.
 - i. Any adjacent exposure that increases the likelihood of loss to the insured location.
 - j. All electric, HVAC, and plumbing systems must be up to code and in proper working condition.
 - k. Risks with home day care operations on premises, regardless of the number of children.
 - l. Liability exposures involving any attractive nuisance type exposures including

- unfenced in-ground swimming pools.
 - m. Is subject to landslide, mudslide, brushfire, or built on a hillside, stilts and/or pilings, or terrain with more than 30 degrees slope.
 - n. Condos which are cantilevered or built on stilts or piling supports.
 - o. Condos built over water.
 - p. Mobile home, trailer home, house trailer or manufactured home (modular wood construction homes are eligible).
 - q. Log homes.
 - r. Single family condo that is occupied by more than 1 family OR 2 roomers or boarders.
 - s. Any prior structural damage loss not completely repaired.
- 3) The following conditions are ineligible:
- a. Any dangerous or exotic animals or dogs with a bite history.
 - b. Coastal restrictions – See coastal restrictions section.
 - c. Condos located in a binding restricted area due to a current weather event or catastrophe.
 - d. Risks that meet any of the following:
 - i. Condos in poor condition that have lacked maintenance or pride of ownership.
 - ii. Damage to the condo or property including but not limited to:
 - 1. Any wear and tear, damage, or deterioration that could increase the potential for loss
 - 2. Stairs, porches, or decks over 3 feet in height without a properly installed railing
 - 3. Doors to nowhere
 - 4. Broken/damaged windows or doors

C. BINDING APPROVAL

The following risks need underwriting approval before they are bound:

- 1) Risks cancelled or non-renewed during the last 3 years, as they may be unacceptable.
- 2) Risks with a total exposure of \$1,000,000 or more (Coverage A + C + D + Scheduled Personal Property)
- 3) Coverage A greater than \$250,000
- 4) Coverage C greater than \$500,000
- 5) Business conducted out of the home which includes client traffic on premises.
- 6) Number of claims in the last 5 years is greater than 2 or the number of claims in the last 3 years is greater than 1.
- 7) Condominium risks having \$500,000 or greater Personal Property (Coverage C) and Building (Coverage A) combined with no monitored central station fire and burglar

alarm system.

- 8) Any liability losses in the last 5 years.
- 9) Over 5 road miles to the first responding fire department.
- 10) Risks with an All Peril Deductible less than \$1,000.

D. Coastal Definitions

	Maximum Coverage (Dwelling only unless otherwise stated)	Minimum Hurricane Deductible (Dwellings only)	Minimum Wind/Hail Deductible (Dwellings only)
Risks located in the following zip codes: 29412, 29429, 29438, 29439, 29440, 29451, 29455, 29458, 29464, 29466, 29482, 29487, 29566, 29568, 29572, 29575, 29576, 29577, 29579, 29582, 29585, 29588, 29907, 29915, 29920, 29926, 29403 and 29928	\$1,250,000 Coverage A 500,000 for Condominiums (Coverages A & C)	N/A	Must be written ex-wind

	Maximum Coverage (Dwelling only unless otherwise stated)	Minimum Hurricane Deductible (Dwellings only)	Minimum Wind/Hail Deductible (Dwellings only)
All other zip codes	\$1,250,000 Coverage A 500,000 for Condominiums (Coverages A & C) and Tenants (Coverage C & Additions & Alterations combined)	Normal Guidelines Apply	Normal Guidelines Apply

E. Scheduled Personal Property

The following conditions are required for scheduled property:

1. Scheduled Personal Property Endorsement cannot be attached to any Seasonal/Secondary residence policies.
2. Applicant must provide a current appraisal or bill of sale for all items of \$5,000 or greater. These appraisals/bills of sale must also contain a full description of each item. Description should include make, model, color, description, size, etc. These will provide proof of ownership and help establish a value in the event of a claim.
3. Schedules that total more than \$25,000 should be submitted for underwriting approval prior to binding.
4. Any individual non-jewelry item valued over \$5,000 must be submitted for underwriting approval prior to binding.
5. Any jewelry item valued over \$10,000 must be submitted for underwriting approval prior to binding.
6. Any jewelry item valued over \$5,000 will require an appraisal completed by an appraiser and must include the individual item description, shape, cut, weight, clarity, carat and metal.
7. Maximum scheduled personal property is not to exceed \$75,000.
8. The policy will not be eligible to schedule personal property if any theft or mysterious disappearance related losses of any type occurred in the past 5 years, including inland marine policies.