

Agency Quick Reference Guide

Premier Program (HO3 & HO6)

Coverage Limits

Coverages		HO3	HO6
Cov A - Dwelling "All" Peril Coverage (Special Coverage A endorsement automatic for HO6)	Max	\$1,000,000*	\$150,000*
	Min	\$75,000**	\$35,000**
Cov B - Other Structures No rented to other, no separately scheduled structures		1% • 2% (default) • 5% • 10% 15% • 20% of Cov A	Not Available
Cov C - Contents increments of 5%	Max	75% of Cov A	\$150,000
	Min	25% of Cov A (\$0 with signed form)	\$10,000
Cov D - Loss of Use		10% of Cov A	20% of Cov A & C combined
Cov E - Liability	Max	\$100,000 • \$200,000 • \$300,000 \$500,000* with min Cov A \$250,000	\$100,000 • \$200,000 \$300,000
Cov F - Medical Payments	Max	\$1,000 • \$2,500 • \$5,000	\$1,000 • \$2,500 • \$5,000
AOP Deductibles		\$500 • \$1,000 • \$1,500 • \$2,000 \$2,500 • \$5,000 • \$7,500 • \$10,000	\$500 • \$1,000 \$2,500 • \$5,000
Hurricane Deductibles		\$500* • \$1,000 1% • 2% • 3% • 4% • 5% • 10% of Cov A **\$500 Not Available if Cov A > 250,000	\$500 • \$1,000 \$2,500 • \$5,000
Windstorm or Hail (other than hurricane) Deductibles		\$500 • \$1,000 • \$1,500 • \$2,000 \$2,500 • \$5,000 • \$7,500 • \$10,000 1%, 2%, 3%, 4%, 5% or 10% of Cov A	Not Available

*Higher Maximum limits available--- Contact Underwriting for approval **Minimum limit varies based on county

Basic Underwriting Information

Required New Business Documents must be uploaded in the quote/app system before binding the application.

All HO3 risks externally inspected by company after issuance.

Age Of Home: Varies by policy form and location - contact your territory manager to discuss

- 4 point inspections required on risks over 40 years old (HO3) & must be collected prior to binding. [Reports must include](#) all required photos (including all plumbing related items such as water heaters, toilet supply lines, showers, tubs, washing machines and other plumbing related features).
- Risks over 40 years with ACV/market value less than 80% of Replacement Cost are ineligible.
- Risks over 40 years receive *Limited Water Damage* coverage

Roof: Must be in good condition with no damage, deterioration or sign of leaks

- Wood shingled, asbestos tile, elastomeric roof coatings are ineligible
- Solar roof systems (e.g. Telsa roofs) or roofs with solar panels installed on clay or cement are ineligible.
- Flat roofs with signs of deterioration or ponding are ineligible.
- Roof over 15 years or older must be submitted for underwriting review/approval with documentation from an authorized inspector indicating the roof has 5 or more years of useful life along with photographs showing all slopes and edges of all roof.

Electrical:

- 150 amp minimum
- Ineligible: Federal Pacific, Zinsco/Sylvania or Challenger panels; Stab-Lok breakers; Fuses, knob/tube, aluminum or cloth wiring

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

- Ineligible: galvanized or polybutylene; cast iron; PEX if installed prior to 2010
- Water Heaters over 15 years old are ineligible

HVAC: Primary heating/cooling must be permanently installed

Location: No acreage restrictions for protection classes 1-8; 5 acre maximum for risks in protection class 9 or 10

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

- Structures on stilts, piers, pilings accepted if *not* over water
- "Break Away Walls" are acceptable

Loss History: One prior loss in the last five years (other than Act of God losses); No prior Liability Losses

- Risks with open claims are ineligible

Prior Insurance: Proof of new purchase within the last 30 days OR Proof of prior insurance without lapse in coverage required.

Occupancy/Usage: Used for private residential purpose only. No business on premises allowed

- Must be Owner Occupied (No roomers or boarders), unless *Unit-owner Rented to Others* added (HO6 only)
- *Primary* and *Secondary* = occupied for at least 9 months
- [Seasonal](#) = continuously unoccupied for over 3 months
 - HO3: risk must be within a limited access community/building AND risk is owner-occupied for minimum 4 months/year
 - HO6: risk is owner-occupied for minimum 4 months per year
- *Rentals (HO6 ONLY):* cannot own more than 5 properties

Trust/LLC/Corp

Name Insured: Must be listed as an individual and not an entity. Trust/LLC/Corp must be listed as an additional insured.

Usage: Properties owned by an individual or family trust must be used as a primary, secondary or seasonal residence.
Properties owned by a LLC/Corp must be used as a primary residence.

Eligibility: Properties owned by an individual or family trust that is used for estate planning purposes OR properties owned by a LLC/Corp and the occupants are the owners of the LLC/Corp and use the property as their primary residence.

Not Eligible:

- Trusts created for purposes other than estate planning (e.g., real estate trust, land trust, charitable trust, IRA, FBO trusts, etc.).
- LLC/Corp with more than 2 owners.
- Trust/LLC/Corp owning more than 5 properties.
- Rental usage properties owned by Trust/LLC/Corp.
- HO6 risks owned by LLC/Corp.

Documentation: For Trust, documentation must be submitted confirming named insured is the trustee(s)/grantor(s) of the trust and the trust is used for estate planning purposes.
For LLC/Corp, documentation must be submitted confirming no more than 2 owners.

Common Optional Coverages

Coverage	HO3	HO6
Solar Panel Buyback Coverage	\$5,000-\$50,000	Not Available
Roof Replacement Schedule Payment Schedule applied when roof is 5 years & older	Available	Not Available
Personal Property Replacement Cost	Available	Available
Increased Jewelry (\$1000 base)	Up to \$5000	Up to \$5000
Increased Silverware (\$2500 base)	Up to \$10,000	Up to \$10,000
Scheduled Personal Property	25% of Cov C (up to \$20K)	50% of Cov C (up to \$10K)
Increased Replacement Cost on Dwelling (Max 20% of Cov A)	Available	Not Available
Loss Assessment (HO3 \$1000 base ; HO6 \$2000 base) No Deductible	\$5000 • \$10000	\$5000 • \$10000
Limited Fungi, Mold (\$10,000 base)	\$25,000 • \$50,000	\$25,000 • \$50,000
Ordinance or Law (defaults at 25%)	0% • 10% • 25% • 50%	0% • 10% • 25% • 50%
Hurricane Screened Enclosures & Carport Coverage HO3 only (aluminum) <i>Coverage includes the cost of screens.</i>	\$10,000 to \$50,000	Not Available
Home Computer Coverage (defaults at \$0)	Up to \$20,000	Up to \$20,000
Personal Injury	\$15	\$15
Golf Cart Coverage (\$5,000 property, \$50,000 liab, \$5000 med)	\$75 (\$50 each additional cart)	\$75 (\$50 each additional)
Animal Liability *certain breeds/animals not eligible (please note breed in Remarks section of quote)	\$25 for \$50,000 liability	\$25 for \$50,000 liability
Limited Water Damage	\$10,000 or 5% of Cov A (which ever is greater)	\$10,000 or 5% of Cov A&C (which ever is greater)
Full Water Dmg coverage may be requested for risks 11-40 yrs old, pending an approved plumbing inspection Click Here For Inspection Form NOTE: Risks older than 40 years require the <i>Limited Water Damage</i> endorsement.		
Water Damage Exclusion	Optional	
Sinkhole Loss Coverage	Optional w/ inspection	Included
Windstorm or Hail Exclusion	Available	Available
Unit-Owners Rental To Others - Units rented less than 1 week (7 days) not eligible - Condo must be located in limited access complex/bldg. - Insured must occupy unit at least 4 months each year (weekly/monthly only)	Not Available	Long-term (yearly, monthly) & Short-Term (weekly)

Premier Base Forms

- In-ground pools are always Coverage A
- Fences are always Coverage B (whether attached or not)
- Coverage C Special Limits:
 - \$1000—Art
 - \$2500—Computers
 - 5% Cov C to any one item
 - \$1000—Bikes & Equipment
 - \$5000—Tools
 - \$500 on Collections
 - \$2000—Electronic Equipment (theft/vandalism)- gaming systems, tv, etc.
 - \$500 Refrigerator/Freezer Contents - \$100 deductible applies
- No coverage for satellite dishes
- No coverage for property of anyone who regularly resides but is not an “Insured”
- No coverage for Vandalism and Malicious Mischief if vacant/unoccupied 30 days prior
- No coverage for “hurricane loss” to aluminum framed screened enclosure or aluminum framed carport ([buyback available](#))
- Back-up Sewers & Drains coverage included with no sub-limit, unless risk has *Limited Water Damage* or *Water Damage* is excluded

SOUTHERN OAK [FLOOD ENDORSEMENT](#) AVAILABLE FOR ALL POLICY FORMS

FOR QUALIFYING RISKS—ADD VIA “COVERAGES” TAB

- Higher Limits (exceed \$250,000)
- No 30 Day Wait
- Broader Coverage for Other Structures
- Ordinance & Law Available
- Lower Rates Than NFIP
- ALE Available
- One Policy & Adjuster for Home & Flood
- No HIFAA Surcharge

Premier Coverage Package Endorsements (H03 Only)

Coverages	Base	Acorn Plus	Canopy Plus	Evergreen Plus
Coverage C limit *	50% of Cov A (Default)	50% of Cov A	70% of Cov A	70% of Cov A
Cosmetic & Aesthetic Damage to Floors	\$10,000	\$10,000	\$10,000	\$20,000
Coverage C Sublimits:				
Money	\$200	\$200	\$300	\$1,000
Securities	\$1,000	\$1,000	\$2,500	\$5,000
Jewelry (theft)	\$1,000	\$3,000 \$1,500 for one item)	\$5,000(\$2,500 for one item)	\$5,000 \$2,500 for one item)
Firearm (theft)	\$2,000	\$2,000	\$3,500	\$6,000
Silverware (theft)	\$2,500	\$2,500	\$4,000	\$6,000
Business property on premise	\$2,500	\$2,500	\$3,000	\$5,000
Business property away	\$250	\$250	\$750	\$1,000
Watercraft	\$1,000	\$1,000	\$1,000	\$3,000
Trailers	\$1,000	\$1,000	\$1,000	\$3,000
Art, statuary	\$1,000	\$1,000	\$1,000	5% of Cov A
Tools	\$5,000	\$5,000	\$5,000	5% of Cov A
Collections	\$500	\$500	\$500	2% of Cov A
				Removes sublimits for: Electronic apparatus, electronic equipment, personal computers, bicycles & 5% Cov C for any one item unscheduled Combined \$50,000 limit for theft of jewelry, silverware and securities, if property is kept in vault at bank
Additional Coverages	Base	Acorn Plus	Canopy Plus	Evergreen Plus
Debris Removal	\$500	\$500	\$500	\$1,000
Trees, Shrubs	\$500	\$500	\$500	\$1,000
Fire Department Service Charge	\$500	\$750	\$1,000	\$1,000
Property Removed	30 days	30 days	30 days	60 days
Glass Glazing Material	30 days vacant	30 days vacant	30 days vacant	60 days vacant
Vandalism	30 days vacant	30 days vacant	30 days vacant	60 days vacant
Credit Card theft	\$500	\$1,000	\$2,000	\$5,000
Lock Replacement Coverage	Not Available	\$250	\$500	\$500
Grave Markers	Not Available	Not Available	Not Available	\$5,000
Household Products Spill	Not Available	Not Available	Not Available	5% of Cov A
Reward Reimbursement (Pers. Property)	Not Available	Not Available	Not Available	\$1,000
Arson Reward	Not Available	Not Available	Not Available	\$1,000
Kidnap/Ransom Expense	Not Available	Not Available	Not Available	\$50,000
Personal Property Replacement Cost	Available	Included	Included	Included
Increased Replacement Cost - Cov A 20%	Available	Available	Included	Included
Loss Assessment	\$1000	\$5,000	\$10,000	\$10,000
Ordinance or Law	25% (default)	25%	25%	50%
Personal Injury	Available	Included	Included	Included
Identity Theft **	Not Available	Not Available	Included	Included
Animal Liability	Available \$50,000	Available \$50,000	Available \$50,000	Included up to liability limit

* Coverage C is automatically defaulted to the appropriate amount per the package endorsement selected, if not already set accordingly

** Identity Theft coverage only available through Premier Coverage Package Endorsement

Ineligible Risks

- Risks with currently OPEN CLAIMS or Unrepaired Damage
- Risks with prior liability losses
- Properties in the name of an LLC, corporation, partnership
- Properties in the name of a Trust (unless the Trust is a Living, Revocable or Irrevocable trust)
- Vacant or unoccupied homes
- Trampolines, diving boards or pool slides unless a [Notice of Excessive Liability](#) form is submitted
- Properties entirely over water
- Unconventional construction including but not limited to log homes, tiny homes, barndominiums
- Solar roof systems (e.g. solar shingle or solar tile) and solar installed on clay or cement tile roof covering
- Risks with vicious dogs including (*entire risk is ineligible*):
Akitas, American Bulldogs, Beaucerons, Belgian Malinois, Caucasian Mountain Dogs, Chow Chows, Doberman Pinschers, German Shepherds, Great Danes, Keeshonds, Mastiffs, Pit Bulls, Rhodesian Ridgebacks, Rottweilers, Staffordshire Terriers, Wolf hybrids or any mix thereof
- Risks with exotic animals, saddle animals or hoofed animals

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

Credits

Loss Control Discount	3%
Roof Loss Control Discount automatically applied to risks with roofs 1-4 years old that have the <i>Roof Replacement Schedule</i> endorsement	
Water Loss Control Discount may be applied to risks with Full Water Damage coverage with eligible Self Plumbing Inspection	
Secured Community	
A single entry into sub-division (HO-3) or community that is protected by 24-hour security patrol (HO3/HO6)	10%
24 hour-manned gates on all entrances or passkey gates on all entrances	15%
Senior/Retiree Discount —Applicant has attained age of 60 or is 55 and retired	10%
Electronic Policy Discount	1%
Hardiplank Siding Discount	5%
Accredited Builder Discount Available for New Construction Only	5%
Central Fire Alarm	10%
Home Sprinkler System	15%
Central Burglar Alarm NOTE: credit not available on HO3 if Cov C is below 40% of Cov A	10%
Local Burglar Alarm (covers all exterior doors & windows) NOTE: credit not available if Cov C is below 40% of Cov A. Smart Home Security Devices qualify if a screenshot of the related smart phone app or online registration indicating the device is related to the insured risk is provided	5%
Smart Home Water Protection Discounts	5%-15%
Level 1 - for a sensor-based water leak detection system that notifies customers via mobile device/ internet connection when a leak is detected. Sensors need to be located in all bathrooms, the kitchen, and utility rooms for washing machine and water heater	5%
Level 2 (requires professional installation) for a <u>sensor-based</u> water leak detection system that automatically shuts off the main water supply to the home when a leak is detected.	10%
Level 3 (requires professional installation) for a <u>in-line</u> water leak detection system that assesses the flow of water through the plumbing and automatically shuts off the main water supply to the home when a leak is detected.	15%

Payment Plans

Annual • 2-Pay • 4-Pay • 8-Pay

Pay by Cash, Check, Credit/Debit Card or eCheck. We accept Visa, Master Card, Discover and American Express. Policyholders can make direct payments and set up recurring payments via credit/debit card at MySouthernOak.com

For full details on our Premier underwriting rules and forms, please refer to the [Manuals/Forms](#) section of the Agent Portal.

Contact Information

Customer Service 877.900.3971	Claims Service 877.900.2280
Payment Address PO Box 45-9020 Sunrise, FL 33345-9020	Overnight Packages 1560 Sawgrass Corporate Parkway, 4 th Floor Sunrise, FL 33323 (Payments & Policy Documents only)
Agent Portal southernoak.com	Policyholder Portal mysouthernoak.com
Underwriting Email: soiunderwriting@southernoakins.com Please include Policy # in email subject line	