

The Kingstone Insurance Company Personal Lines Underwriting Guide, effective January 1, 2020, provides comprehensive underwriting rules for personal lines insurance in New York. Kingstone Insurance, established in 1886 and rated A- Excellent by A.M. Best, offers various homeowner policies, including coverage for dwellings, tenants, and condominiums, with specific eligibility criteria and coverage limits. For homeowner policies, Coverage A minimums are set at \$200,000 for downstate and \$125,000 for upstate, with maximums reaching \$1,000,000, and higher limits available upon underwriter approval. Tenants require a minimum Coverage C of \$25,000, while condominiums have a minimum Coverage A of \$5,000. Comprehensive Personal Liability (CPL) coverage starts at \$100,000 and can extend to \$1,000,000 for 1-2 family dwellings. Eligibility rules mandate that dwellings must be owner-occupied, well-maintained, and free from commercial exposure unless approved, with new purchases needing to be occupied within 30 days to avoid cancellation. Mandatory forms include exclusions for canine liability, fire vacancy, and lead exposure for older homes, and minimum deductibles vary based on coverage amounts.

The guide also allows for trusts and LLCs as named insureds under specific conditions and outlines the process for adding homeowner associations as additional insureds. A new home discount is available for properties under 20 years old or significantly updated, contingent on inspection verification. Tenant policies require prior approval for commercial exposures, while condo and co-op policies must be owner-occupied. High-value dwellings, defined as those with Coverage A limits between \$1M and \$2M, necessitate underwriter approval and documentation regarding renovations and security measures. Hurricane deductibles are specified based on property type and location, with additional coastal restrictions. Dwellings under construction are ineligible for coverage, and optional coverages include home systems protection and identity fraud coverage. The guide emphasizes adherence to underwriting rules for cancellations, endorsements, and renewals.

The insurance policy specifies eligibility for 1-2 family homeowners, both new and renewal, with a minimum All Other Perils (AOP) deductible of \$2,500 and a recommended central station fire or

smart home monitoring system. Coverage A ranges from \$750,000 to \$2,000,000, with property valuation benchmarks based on location, particularly distinguishing between Downstate New York and Brooklyn. Interior inspections are generally required, although they may be waived for new business with prior carrier documentation. Scheduled personal property coverage requires appraisals for items over \$5,000 and photos for items over \$25,000, with exclusions for prior losses and specific item types.

Unacceptable risks include homes heated solely by woodstoves, those not maintained in good condition, and properties not of standard construction. Additional exclusions encompass risks with flat roofs, vacant dwellings, and those in unprotected fire classifications, along with specific dog breeds unless a separate liability policy is purchased. The policy outlines binding authority limits for dwelling fire coverage, with minimums and maximums based on occupancy and location, and mandates certain forms and inspections for compliance.

High-value dwellings require underwriter approval and specific security measures, while policies can be written in the name of trusts or LLCs under certain conditions. Hurricane deductibles are specified based on location, with additional coastal restrictions. Optional coverages include home systems protection and service line coverage, but builders risk policies are not eligible. The policy emphasizes that risks undergoing renovation, vacant units, and those with less than 50% occupancy are unacceptable, along with various other specific exclusions related to property condition and usage.

Exclusions and eligibility criteria for personal umbrella and canine legal liability are also detailed. Risks associated with Federal Pacific panels, knob and tube wiring, historic properties, treehouses, zip lines, and certain dog breeds (e.g., Akita, Pit Bull, Rottweiler) are excluded from coverage, although a separate Canine Legal Liability policy can be obtained for households with ineligible breeds. Personal umbrella coverage requires a minimum underlying liability limit of \$500,000 for

homeowners, with specific limits for vehicles and rentals. Secondary properties are limited to 12 weeks of rental exposure, and policy limits range from \$1 million to \$5 million, subject to underwriter approval. Eligibility for personal umbrella coverage is contingent on the driving records of household members, with restrictions on moving violations and accidents, particularly for youthful operators.

Mandatory forms for coverage include various endorsements and exclusions, such as those for recreational vehicles and lead exposure. Certain individuals, including public figures and professional athletes, are ineligible for coverage, as are specific high-performance vehicles. For canine liability, a completed application is required, and coverage is limited to two dogs with no prior bite history or aggressive behavior. Policies are annual, with a mandatory deductible of \$500 per occurrence. Payment plans include annual and nine-pay options, with specific conditions for cancellations and reinstatements. Cancellations are processed on a pro-rata basis, and endorsements affecting premiums are applied evenly over remaining installments. Commissions are based on the full annual premium, and renewals are processed in advance of the renewal date. Binding authority is suspended during hurricane or tropical storm warnings, with specific conditions outlined for policy endorsements and renewals during such events.