



Gulf States Insurance Company HO Quick Reference Guide

Version 2019.07.15

****Please note that roofs with granule loss and over 10 years may be subject to ACV Roof Endorsement.**

****Please note that water heaters over 15 require Limited Water Endorsement.**

****Documentation is required for update years provided on application when 10 years or less for Roof, Plumbing, Electrical, AC/Heat.**

****Metal roofs &/or risks with a Metal detached structure require the Non-Structural Hail Loss Limitation.**

Agent Binding Authority and Available Limits HO3

Age of Home	New – 100 years with acceptable updates and conditions. Gulf States must have the ability to conduct an interior inspection when required on homes over 40 years if no verifiable update documentation has been supplied. Agency and/or Insured provided documentation of updates will be considered during the underwriting review process. Homes over 100 years can be reviewed for approval by underwriting.
Coverage A Min - Max	\$100,000 - \$500,000 Gulf States Insurance Company has provided a Replacement Cost Estimator tool which is available to our agents on our website. The use of this estimator in our system is preferred and will be required for new business. The Coverage A limit must be equal to 100% of the replacement cost estimate. If you use an appraisal, please place coverage at the limit of the Total Estimated Cost New.
Coverage B Min - Max	2% of Coverage A – 50% of Coverage A Other Structures Rented to Others must be for a term of 12 months, please add Endorsement.
Coverage C Min - Max	0 to 75% of Coverage A Replacement Cost is available at any % when a limit is selected.
Loss of Use Min - Max	10% of Coverage A - 40% of Coverage A
Personal Liability	\$100,000 or \$300,000
Medical Payments	\$1,000; \$2,500; \$5,000
Deductible Options	AOP: \$1,000; \$2,500; \$5,000; \$7,500; \$10,000 HURRICANE 1%; 2%; 3%; 5% Flat Options Avail. Please note that optional coverages may have a separate deductible.

Claims History: Prior fire or liability claim at property location will be ineligible. Risks with one prior non-weather related claim within the last 3 years will be acceptable. A prior loss that exceeds \$10,000 will require underwriting review. If risk is a New Purchase and a loss occurred at the risk location, please contact underwriting for assistance to remove for rating.

Occupancy: Must be owner occupied as primary or secondary/seasonal. A dwelling unoccupied for more than 3 months must be located in a "secured area" (limited access with locked gates or guards) or the dwelling must have an actively monitored central station fire alarm and central station burglar alarm.

PC 9: Must be located on well-maintained roads accessible year-round and visible to neighbors or street. If not a primary residence occupied year-round, a central station burglar and fire alarm is required. PC 10 Ineligible.

Risks over 1 acre, within 5 acres: The insured location must be accessible for fire service year-round. A hydrant or credible water source is required within 1,000 feet of the dwelling or the responding fire department must be able to transport a minimum of 5,000 gallons of water. An actively monitored central station fire and burglar alarm will be required unless approved by underwriting in advance.

Scheduled PP: Appraisals or bills of sale including photo less than 3 years old for items worth \$2,500 or more. Schedules over \$20,000 or individual items over \$10,000 require Underwriting approval prior to binding and require monitored central station burglar and fire alarms.

GSIC DISCOUNTS ARE AVAILABLE WITH SUPPORTING DOCUMENTATION:

<u>Protective Device/Fire</u>	<u>Secured Comm & Theft Protection</u>	<u>Companion Discount</u>
<u>Updated Roof</u>	<u>Renovation Credits</u>	<u>Wind Mitigation-BCEG, IBHS, HIP Roof</u>

ENHANCED COVERAGE OPTIONS ARE AVAILABLE WITH GSIC:

Additional Amount of Insurance	Equipment Breakdown / Service Line Coverage
Increased Ordinance or Law Coverage	Golf Cart Physical Damage and Liability
Scheduled Personal Property	Mandatory Evacuation – Loss Of Use
Personal Property Increased Special Limits	Water Back Up and Sump Overflow
Identity Theft Coverage	Personal Injury



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INELIGIBLE RISKS – Please refer to Agency Manual for complete list.

- Risks insured for less than 100% replacement cost.
- PC 10.
- Vacant or unoccupied homes.
- Mobile or Manufactured homes.
- Properties located partially or entirely over water.
- Risks with a prior fire or liability loss.
- Risks with any prior or current Sinkhole activity whether or not it results in a loss to the dwelling.
- Homes of unconventional construction including but not limited to Log Homes, EIFS, or synthetic stucco.
- Homes with rolled tar paper, corrugated, tin, asbestos, wood shingles, slate, tile or flat roof types are ineligible.
- Properties in a state of disrepair or properties with existing damage.
- Porches or Decks more than 2 feet off the ground or with 3 or more steps or risers without properly installed handrails.
- Homes without permanently installed heat source or with wood burning stoves, space heater or fireplaces as primary source of heat.
- Risks with rental exposure. Note: A duplex, wherein one side is owner-occupied and the other side is rented is acceptable.
- Swimming pools that are not protected by a locking chain-link or privacy fence at least 4' high or screened enclosure.
- Spa or hot tub that is not covered and locked.
- Properties located on a farm, ranch, orchard or grove or where commercial farming or ranching operations take place.
- Any of the following animals: Vicious, aggressive, or with a history of biting or attack; exotic or unusual, or non-domestic; Reptiles or amphibians; Pure or Mixed Breed Akita, American Pit Bull Terrier; American Staffordshire Terrier, Cane Corso, Chow, Doberman Pinscher, Dogo Argentino, German Shepherd, Husky, Malamute, Pitbull, Presa Canario, Staffordshire Bull Terrier; Rottweiler; Wolf.
Farm and Saddle Animals are not permitted (Cows, Pigs, Goats, Sheep, Horses, Donkey, etc.)
- Townhouse/Rowhouse constructed without Firewalls that separate units to no more than four (4) per firewall.
- Risks with unusual or excessive liability exposure (Unsecured trampolines, skateboard/bicycle ramps, pool slides or diving boards, tree houses and zip lines) are **not** eligible for coverage.
- Lapse in coverage. Force placed insurance is not acceptable as evidence of prior coverage.

Ineligible Roof Types: Rolled tar paper, asbestos, slate, wood shingles, tile, clay tile, terracotta, corrugated tin &/or flat roof over living area.



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SYSTEMS UPDATE PROCEDURES & INSPECTION REQUIREMENTS:

Roof: Shingle roofs over 15 yrs require ACV Roof Loss Settlement. Metal, apply Non-Structural Hail Loss Limitation. Roofs must demonstrate more than 5 years life expectancy.
Electrical: Min. 120 AMPs circuit breakers. Maintenance/Update within last 15 yrs. Good/Sound condition.
Plumbing: Good/Sound condition with Maintenance/Update within last 15yrs.
Heat/AC: Heat must be electric, natural gas or fuel oil. AC must be central & permanently installed. Good/Sound condition with 5 yrs. life expectancy.
Water Heater: 15 yrs. or newer unless located in an approved location, subject to underwriting approval.

SUBMISSION REQUIREMENTS:

Insured Inspection Consent (Gulf States may need to order an interior inspection for homes over 40 years if the agency or insured cannot supply proof of updates. Please let the insured know in advance. If they would like to provide us with photos as documentation, please send to underwriting referencing the policy number & address.)

Insurance Score for binding (Obtained during quote process if SSN is provided)

All A or V Flood Zones must have active flood coverage - Flood Dec must be uploaded to the file. Gulf States offers a companion flood credit, Flood must be secured with Gulf States to qualify.

Payment Plan Options
Insured Billed In Full Checking/Savings (100%) Mortgage Billed in Full (100%)
Quarterly 4 Pay/25% Down: (60, 150, 240 day intervals)
Monthly 10 Pay/20% Down: (30/60/90/120/150/180/210/240/270 day intervals)
Checking/Savings/Credit Cards: VISA, MC, DISCOVER, AMEX

***Please note that different factors apply for installments and checking/savings vs. credit card payment methods.*

A -\$10.00 premium discount is available for electronically delivered policy documents – please encourage the insured to elect e-policy document delivery.

Payment Mailing Address: PO BOX 82558 LAFAYETTE, LA 70598

Overnight Mailing Address: 1201 CAMELLIA BLVD, SUITE 201 LAFAYETTE, LA 70508

Get in Touch:

Customer Service Phone: (888) 277-0575 Fax: (337) 541-2573 Email: CS@Gulfstatesinsure.com

Non-Rating Changes and Effective Date Changes can be emailed to CS. Mortgage changes are enabled for agencies to process online.

Underwriting Phone: (888) 277-0575 Fax: (337) 541-2573 Email: UW@Gulfstatesinsure.com

Rating Changes and Approval Requests can be emailed to UW.