

Tower Hill Prime® Insurance Company

An affiliate of Tower Hill Specialty

Tenant (HO-4) Program

Arizona



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Tower Hill® Specialty

Proprietary & Confidential

Table of Contents

Program Characteristics.....	3
Eligibility and Coverages.....	4
Policy Form Comparison.....	5-6
Optional Coverages.....	7-8
Liability Coverages	8
Exclusions.....	9
Settlement Options.....	9
Discounts and Surcharges.....	9
Underwriting Rules	
Prior Loss History.....	10
Matrix.....	11-12
General Rules and Rating Information.....	13
Temporary Binding Restrictions	14
Cancellation Procedures.....	14
Quoting Process.....	15
Payment Plans	15
Contact Us	16

Tenant (HO-4) Program

Tower Hill Prime Insurance Company's HO-4 program provides **named peril**, with the option for **Open Peril**, coverage for **Tenants/Renters**.

- **Designed Use:**

- The Tower Hill Prime Insurance Company's HO-4 program is designed for individuals renting a residence from the owner of the residence.

- **Residence Types:**

- A **Dorm/Student Housing** is a residential unit intended for housing students. The physical structure of the unit may fall into other residence types but the defining feature is the intended use.
- An **Apartment** is a self-contained residence within a building that contains additional residences (usually more than four) all with the same owner. The building may have varying amounts of common areas such as hallways, laundry facilities, and pools.
- A **House** is a detached, site built dwelling with up to four family units.
- A **Condominium** is a self-contained residence within a building or development that contain additional residences with the different owners. The building may have varying amounts of common areas such as hallways, laundry facilities, and pools.
- A **Townhome/Rowhome** is an attached, site built dwelling where each unit is built in a linear configuration.
- A **Manufactured Home** is a detached, manufactured/factory fabricated housing unit.

Occupancies

- **Owner:** A dwelling used as the insured's primary residence for a period of five (5) consecutive months or more annually. Homes may not be rented to others for any period of time.
- **Seasonal:** A dwelling that is not the primary residence of the insured, but one that is used on an intermittent basis as a seasonal, vacation, or secondary residence by the insured and his/her immediate family. Homes may not be rented to others for any period of time.

Eligibility and Coverages

Coverages	HO-4
Policy Form	H4-CW-P-0001
Policy Term	12 months, Effective 12:01am Standard Time
Loss Settlement	Actual Cash Value (ACV)
Minimum Contents Limit	\$0
Maximum Contents Limit	\$500,000
Location of Home	Protection Class 1-10

Policy Form

Policy Form	Tower Hill HO-4	ISO HO-4
Dwelling Coverage (C)	Named Peril (Open Peril Optional)	Named Peril
Fire, Lightning, and Internal Explosion	Yes	Yes
Smoke	Yes, but not by agricultural smudging.	Yes, but not by agricultural smudging.
Explosion	Yes	Yes
Windstorm/Hail	Yes	Yes
Riot/Civil Commotion	Yes	Yes
Aircraft	Yes	Yes
Vehicles	Yes	Yes
Volcanic Eruption	Yes	Yes
Vandalism or Malicious Mischief	Yes	Yes
Theft	Yes	Yes
Collapse	Yes	Yes
Freezing	Yes	Yes
Water from Plumbing, Heating, or A/C System	Yes	Yes
Power Interruption	No, but ensuing loss covered if the result of an insured peril.	No, but ensuing loss covered if the result of an insured peril.
Water Damage and Mold Property	Yes Mold is excluded under the policy unless hidden.	Yes Mold is excluded under the policy unless hidden.
Earthquake	Optional	Optional
Flood, Neglect, War, Nuclear Hazard, and Intentional Loss	No	No
On Premises	100% of Coverage C	100% of Coverage C
Off Premises	10% of Coverage C	10% of Coverage C

Policy Form Comparison (Continued)

Policy Form	HO-4
Loss of Use Coverage (D)	Named Peril
Included Amount	20% of Cov. C Additional Living Expense/ Fair Rental Value

Policy Form	HO-4
Liability Coverage (E)	
Included Amount	\$100,000

Policy Form	HO-4
Medical Payments Coverage (F)	
Included Amount	\$1,000 each person / \$25,000 each occurrence

Policy Form	HO-4
Additional Coverages	
Property Removed	Covered for up to 30 days
Fire Department Service Charge	\$500 if not located in the fire district providing coverage
Plants, Trees, Shrubs, and Lawns	10% of Coverage C (Max \$500 per plant)

Optional Coverages

Coverages	Important Information	Included Limits	Optional Limits
Comprehensive Coverage	Provides Open Peril coverage for Personal Property.		
Earthquake	Provides coverage for direct physical loss caused by an earthquake. The 15% deductible shown on the Declarations page will apply.		
Enhanced	Increases limits for certain categories of personal property from standard policy limits. Increases Loss Assessment from \$1,000 to \$5,000. Adds coverage for Food Spoilage and Fire Extinguisher Recharge.		
Identity Fraud Expense	Provides coverage for expenses incurred as a result of identity fraud.		\$15,000
Limited Bed Bug	Limited Bed Bug Coverage provides coverage for bed bug remediation expenses. This endorsement also includes a limited amount of Loss of Use coverage for the added expenses associated with a bed bug infestation.		\$500 \$750 \$1,000
Loss of Use	This coverage when purchased may be used for either Additional Living Expense (ALE) or Fair Rental Value.	20% of Cov. C	30% 40%
Modified Coverage Limitation	Modified Coverage Limitation allows you to further reduce your premium by reducing the policy's coverage in certain circumstances. These circumstances may include reduced personal property coverage outside of the residence, reductions in Special Limits, the removal of coverage for certain types of personal property like money, financial documents, precious metals, and watercraft. See the policy form for more detail.		
Optional All Other Perils Deductible	The included All Other Perils (AOP) deductible may be changed to higher optional amounts. The change does not apply to any coverages with specific deductibles listed in the endorsement.	\$500	\$250 \$1,000 \$2,500 \$5,000
Pet Damage	Provides coverage for damage to the residence caused by a pet in excess of the security deposit.		\$500

Optional Coverages (Continued)

Coverages	Important Information	Included Limits	Optional Limits
Scheduled Personal Property	<p>Risks with a Theft Loss in the last three years, refer to Underwriting. Items in a large collection or of particularly high value may require Underwriting approval.</p> <p>Due to internal policy limits the following items may be scheduled:</p> <ul style="list-style-type: none"> Fine Arts Stamps/ Books Camera/ Recorder/ Media Rare or Current Coins Computer Equipment Furs Golf Equipment Guns and Ammunition Jewelry Musical Instruments Silverware Tools All Other 		
Theft Limitation	Theft Limitation allows you to further reduce you premium by replacing Theft as an insured peril with Burglary coverage.		
Water Backup and Sump Overflow	Provides coverage for losses caused by water which backs up through sewers or drains. \$250 Deductible		\$5,000

Liability Coverages

Coverages	Important Information	Included Limits	Optional Limits
Animal Liability Sub-Limit	\$10,000 included when Personal Liability is present. Cannot exceed the limit selected for Personal Liability.	\$10,000	\$25,000 \$50,000 \$100,000 \$300,000 \$500,000
Medical Payments	\$1,000 Each Person / \$25,000 Each Occurrence included when Personal Liability is present	\$1,000/ \$25,000	\$2,000 - \$5,000 / \$25,000
Personal Liability	Included: Damage to Property of Others – \$1,000 Each Occurrence	\$100,000	\$25,000 \$50,000 \$300,000 \$500,000

Exclusions

Coverages	Important Information
Animal Liability Exclusion	Removes Animal Liability for underwriting acceptability.

Settlement Options – Personal Property

Loss Settlement Option	Important Information
Actual Cash Value (ACV)	The actual cash value at the time of the loss, but not more than the amount required to repair or replace the damaged property, subject to conditions set in the policy form. <ul style="list-style-type: none"> • This is included for the policy when Personal Property is purchased.
Replacement Cost (RC)	The cost to replace or repair without deduction for depreciation or obsolescence, subject to conditions set in the policy form. When adding coverage to an existing policy with two or more losses, Refer to Underwriting.

Discounts

Discounts	Important Information	Rate
Auto/Home	This discount is available for insureds who have an auto policy that is directly written by an agency partner.	-5%
Claims Free	This discount is available for insureds who have not made a chargeable claim in the last three years.	-20%
Limited Access Community	Dwelling is located in a building or gated community/neighborhood, where access is restricted and controlled for residents 24 hours a day. Access can be restricted by one or a combination of any of the following: operational gate(s), uniformed guard(s), keycard access, coded locking mechanism, or similar access restriction device.	-5%
Paid in Full	This discount is available when a Paid In Full payment plan is selected. This discount is not available for lienholder billed policies.	-5%
Paperless	This discount is available when electronic delivery of policy documents is selected.	\$-10

Underwriting Rules - Prior Loss History

- Losses are relevant to rating and underwriting when \$500 or more has been paid and they occur within three years of the policy effective date.

Ineligible, Do Not Submit	
General Losses	<ul style="list-style-type: none"> 3 or more losses More than 1 Fire, Theft/Burglary, Liability, Water, or Flood loss (Including any combination thereof).

Refer to Underwriting, Do Not Bind	
Fire Losses > \$5,000	<ul style="list-style-type: none"> When referring to Underwriting provide details of fire, including preventative measures taken to prevent future fires. A copy of the fire report is required. Arson, undetermined cause, or intentional act by applicant NOT acceptable.
All Liability Losses	When referring to Underwriting provide prior loss details and preventative measures taken.
Theft Losses > \$2,500	When referring to Underwriting provide prior loss details and preventative measures taken.
Water Losses > \$5,000	When referring to Underwriting provide preventative measures taken.
Excluding a CLUE Loss	Applicable when excluding a relevant loss reported by CLUE

Underwriting Rules - Matrix

Underwriting Issue	Refer to Underwriting, Do Not Bind	Ineligible, Do Not Submit
A Personal Property limit greater than \$100,000	X	
Increasing liability coverage over \$100,000 on an existing policy	X	
Additional insureds when: <ul style="list-style-type: none"> • More than three or • More than one additional insured is added as Primary or • Relationship to primary named insured is "other" 	X	
Backdating policy changes and rewrite transactions when there is an open claim on the policy	X	
More than two property manager per unit	X	
Previously Non-Renewed or Cancelled <ul style="list-style-type: none"> • Applicants non-renewed or canceled by the prior carrier due to excess losses, large losses, payment problems or physical hazards must provide additional explanation for non-renewal or cancellation and refer to Underwriting for approval. 	X	
Reinstatement requests more than 15 days after the cancellation effective date	X	
Applicant with these Characteristics:		
If an Insured is a minor		X
Past conviction for arson, fraud, or other insurance-related offenses		X
Liability Concerns:		
Akitas, Dobermans, Chows, Rottweilers, Pit Bulls, wolves or wolf hybrids or any mix of these breeds on the premises unless the Animal Liability Exclusion is selected.		X
Animals on the premises that have a previous bite history or vicious propensities, or wild or exotic animals or farm animals unless the Animal Liability Exclusion is selected.		X
Business employees who work on the premises.		X
Primary named insured is a company other than a trust and Personal Liability Coverage is requested.		X
Construction/Condition/Use:		
Incidental businesses on premises may be eligible. This could include home offices, and other small businesses with very light or no foot traffic.	X	
Business on the premises which increases the property or liability hazard. Ineligible businesses include, but are not limited to: home day care, beauty salons, automotive repair, welding, dog kennels, retail stores, businesses with increased liability hazards, and any business where potentially dangerous chemicals, pollutants, extreme heat/flame or dangerous activities may be involved.		X
Daycare on the premises		X

Underwriting Rules – Matrix (Continued)

Underwriting Issue	Refer to Underwriting, Do Not Bind	Ineligible, Do Not Submit
If the dwelling has any of the following characteristics: <ul style="list-style-type: none"> • Any windows that are broken or boarded-up, or any other unrepaired damage • Under construction or undergoing a major renovation (Minor renovations are acceptable and include painting, roof repairs, carpeting, and plastering.) 		X
The unit is occupied as a commercial risk.		X
Location and Other:		
Dwelling located on an island with no Fire Protection Service.		X
Located in an area that is prone to or has had a prior occurrence of landslide, forest fires, or brush fire.		X
Dwelling located within 1,000 feet of rising water or in an area prone to flooding.		X

Circumstances reflecting an unusual exposure or increase in hazard not addressed above are unacceptable.

CAPACITY RESTRICTIONS – In order to manage geographic concentrations, overall portfolio exposure and reinsurance, the Company may establish temporary and/or permanent restrictions on binding authority to properly control and maintain appropriate geographic concentration levels.

General Rules and Rating Information

1. APPLICATION

The application and all forms should be completed in RPM, printed, and signed. The agent's and applicant's signatures are required.

2. BINDING

- a. All applications should be entered completely into RPM. Rules in RPM will determine if coverage can be bound.
- b. If the quote is required to be referred to underwriting for review, it is the agent's responsibility to notify the customer at the time of referral that the risk is not bound.
- c. Unbound referred applications in RPM that do not meet our underwriting guidelines will be rejected and the agent will be notified by an assigned activity in RPM or by email.
- d. If an issue is rejected, a notice will not go out to the customer so it is the agent's responsibility to notify the customer that a policy will not be issued. A declination notice may be produced upon request.

3. WHOLE DOLLAR PREMIUM

The premium shall be rounded separately for each coverage to the nearest whole dollar.

4. MINIMUM WRITTEN AND EARNED PREMIUMS

The minimum written premium is \$100 and earned premium is \$50.

5. TRANSFER OR ASSIGNMENT

Our policies may **NOT** be transferred or assigned.

6. PRIMARY NAMED INSURED IS A COMPANY/ORGANIZATION

An Officer, Owner, or Trustee must be listed on the policy as an Additional Named Insured.

Temporary Binding Restrictions

During Temporary Binding Restrictions, do not accept any applications for new coverage, requests to increase coverage limits, or requests to lower deductibles on existing policies. Existing policies will renew during this time, provided there is no increase in coverage or lapse between policies.

IMPENDING SEVERE WEATHER

- Tropical storm or hurricane watches and/or warnings
- Other weather events as determined by the company

EARTHQUAKE

Restrictions begin with the occurrence of an earthquake or aftershock, of 5.0 Richter or greater, and continue for a period of 72 hours for dwellings located in counties, in their entirety, within 100 miles of the epicenter.

WILDFIRE

No risks may be bound within a 25 mile radius of any existing wildfire.

Temporary Binding Restrictions and updates are posted in RPM for Impending Severe Weather. Producers are encouraged to monitor information resources such as the news when there is impending severe weather or catastrophic events in the area.

For Updates log onto RPM.

Cancellation Procedures

A request to cancel a policy with Tower Hill should be made within 90 days of the requested cancellation date. If the request is received more than 90 days after the requested cancellation date, the request must also be accompanied by the following:

- A Dec page from another carrier showing coverage in force from that date; or
- A bill of sale or other proof that the insured no longer had an interest in the home from the date.

Other acceptable reasons for backdating a cancellation request:

- A duplicate Tower Hill policy providing coverage for the same risk exists. A valid Tower Hill policy number must be provided.
- The request to cancel is due to a total loss to the home and the cancellation date is after the total loss.

Quoting Process

Quoting and issuance of policies will only be available through RPM. If you do not have access to our website, please call your Account Manager or General Agent, whichever applies.

In RPM, an accurate quote will be ensured by entering all of the requested information. You will be asked to verify some information about the applicant before reports can be ordered. Disclosures to the insured that third party reports may be ordered will be shown in RPM. You must read the disclosure statement(s) to the insured before proceeding.

Payment Plans

Payment plan availability varies based on the premium of the policy. RPM will only display payment plans that are available based on the policy premium.

Payment Plan	Recurring EFT or Invoice Option	Down Payment %	Remaining Installments*
Full Payment	Both	100.0%	N/A
25% Down, 3 Pay Payment Plan	Both	25.0%	3
Quarterly Payment Plan	Both	40.0%	3
Semi-Annual Payment Plan	Both	60.0%	1
Monthly Payment Plan	EFT Only	16.7%	10

* A service fee will be assessed for each remaining installments. Late fees, reinstatement fees and insufficient fund fees may apply.

Contact Us

PHONE

1.888.795.7256

Monday – Friday, 7am to 6pm EST

(After hours support for filing claims is handled by a voicemail return service)

FAX

1.352.332.9999

EMAIL

Sales/Marketing: Marketing@thspecialty.com

Customer Service: CustomerService@thspecialty.com

Underwriting: Underwriting@thspecialty.com

PAYMENT MAILING ADDRESS

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