

Homeowners New Business Underwriting

– Quick Reference Guide* for Massachusetts Customers



	ELITE ARBELLA INDEMNITY OR MUTUAL	PREFERRED ALL COMPANIES	STANDARD ALL COMPANIES	BRIDGE ALL COMPANIES
Coverage A Min/Max (HO3)	\$500,000/\$1,500,000	\$150,000/\$1,500,000	\$100,000/\$1,500,000	\$100,000/\$1,000,000
All Peril Deductible Minimum	\$1,000	\$500 HO3 \$250 HO4, HO6	\$500 HO3 1 & 2 Family \$1,000 HO3 3 Family \$250 HO4, HO6	\$500 HO3 1 & 2 Family \$1,000 HO3 3 & 4 Family \$250 HO4, HO6
Minimum Liability Limit	\$300,000	\$100,000	\$100,000	\$300,000
Coverage C Min/Max (HO4&6)	NA	HO4—\$15k/\$250k HO6—\$25k/\$500k	HO4—\$15k/\$250k HO6—\$25k/\$500k	HO4—\$15k/\$250k HO6—\$25k/\$500k
Year of Construction	≥1925 All systems updated in last 25 years Consideration given to <1925 if substantially updated. Prior approval required	All systems updated in last 25 years	All systems updated in last 25 years	All systems updated in last 25 years
Electrical	100 amp minimum Circuit breakers required	100 amp minimum Circuit breakers required	100 amp minimum per unit Circuit breakers required	Fuses with at least 100 amps per unit
Property Loss Score (HO3&6)	Must be acceptable	Must be acceptable	Must be acceptable	Must be acceptable
Number of Families	1	1	1 - 3	1 – 3 (4 families on exception)
Protection Class	1 - 7	1 - 9	1 - 9	1 – 9 (PC 10 refer)
Losses	0 in last 3 years for insured or location; Excludes 1 CAT loss	0 in last 3 years for insured or location; Excludes 1 CAT loss	1 in last 3 years for insured or location; Excludes 1 CAT loss	1 in last 3 years for insured or location; Excludes 1 CAT loss
Prior declination, cancellation, or non-renewal	Ineligible if within the last 3 years	Ineligible if within the last 3 years	Ineligible if within the last 3 years	Ineligible if within the last 3 years
Forms Eligibility	HO3	HO3, HO4, HO6 (owner occupied)	HO3, HO4, HO6	HO3, HO4, HO6
Occupancy	Primary	Primary	Primary, Secondary	Primary, Secondary, Seasonal
Insurance to Value	100%	100%	100%	At least 90%
Business Exposure	Yes, office only, no traffic	Yes, office only, no traffic	Yes, refer to underwriting	Yes, refer to underwriting
Dogs	Refer to Dog List	Refer to Dog List	Refer to Dog List	Refer to Dog List
Horses and Other Animals	Refer to underwriting	Refer to underwriting	Refer to underwriting	Refer to underwriting

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Wood/Coal/Pellet Stove	No wood/coal (pellet stoves—professionally installed/inspected)	Yes (professionally installed/inspected)	Yes (professionally installed/inspected)	Yes (professionally installed/inspected)
Pools	All pools (including inflatable) must be secured No diving boards or slides Refer to detailed guidelines	All pools (including inflatable) must be secured No diving boards or slides Refer to detailed guidelines	All pools (including inflatable) must be secured Refer to detailed guidelines	All pools (including inflatable) must be secured Refer to detailed guidelines
Alarm Systems (all programs)	500K – 1MM Coverage A: Minimum of dead bolts, smoke detectors and fire ext. Greater than 1MM Coverage A: Minimum central station fire and burglar alarms	400K – 1MM Coverage A: Minimum of dead bolts, smoke detectors and fire ext. Greater than 1MM Coverage A: Minimum central station fire and burglar alarms	400K – 1MM Coverage A: Minimum of dead bolts, smoke detectors and fire ext. Greater than 1MM Coverage A: Minimum central station fire and burglar alarms	400K – 1MM Coverage A: Minimum of dead bolts, smoke detectors and fire ext. Greater than 1MM Coverage A: Minimum central station fire and burglar alarms
Payment History	If direct bill policy, no cancellation notices or lapse in coverage within 3 years	No lapse in coverage for last 3 years	No lapse in coverage for last 3 years	Refer to underwriting
Stability (all programs)	2 years employment No foreclosure, repossession, bankruptcy, judgment or lien within 5 years	2 years employment No foreclosure, repossession, bankruptcy, judgment or lien within 5 years	No foreclosure, repossession, bankruptcy, judgment or lien within 5 years	No foreclosure, repossession, bankruptcy, judgment or lien within 5 years
Prior Carrier	Must be standard carrier	Must be standard carrier	Must be standard carrier, refer if MPIUA	Nonstandard carrier refer
Coastal	Coastal guidelines apply; however, no property less than 1 mile from coast in any territory	Coastal guidelines apply	Coastal guidelines apply	Coastal guidelines apply
Historic Homes	Ineligible	Ineligible	Ineligible	Ineligible

The intent of this information is for descriptive purposes only. Coverages are subject to policy terms, conditions and limits, and not all coverages are available in all states. Exclusions may apply. Please refer to the actual policy form.

*For full details see the full set of Underwriting Guidelines