Underwriting Guidelines – June 2012
Florida

Target Member Profile

- Successful Families with clear claims history
- Full account submissions
- Low Media Profile

Where We’ll Look Most Competitive

- Total accounts
- Jewelry Collections of all types
- Families with more automobiles than drivers

High Value Homeowners

Minimum Limits

- $1,000,000 minimum Dwelling limit**
- $500,000 minimum combined limit for condominiums
- Secondary Dwellings valued below $1,000,000, and Secondary Condos valued below $500,000 may be considered on an ex-wind basis when submitted as part of a qualifying account submission.

**For additional guidelines pertaining to capacity restrictions, please refer to Pg 5

Risk Characteristics

For Homes Written With-Wind:

- Construction Eligibility - see construction eligibility chart on Page 3
- High Hazard Flood Zones (A or V Zones and/ or located on barrier islands) are eligible for wind coverage subject to:
  - Acceptable Elevation - defined as (0) elevation or better for all buildings
  - NFIP Primary Flood Insurance in place up to the maximum available limits
  - Excess Flood - if member chooses not to purchase excess flood coverage, we require a signed Flood Rejection form.

For all Homes:

- Central Station Burglar & Fire Alarms are required. Exceptions may be made for a primary home in a Gated Guarded Community with a Dwelling limit up to $1.5M.
- Protection Class 9 & 10 eligible based on underwriter review
- Homes located in the following counties are not eligible for extended sinkhole coverage: Pinellas, Hillsborough, Polk, Lake, Marion, Seminole, Oceola, and Orange. Exceptions may be considered with favorable sinkhole mapping and evidence of an acceptable engineering report.
- Homes Rented to Others for more than 10 weeks annually are not eligible for the program
- Property titled to a Corporate Named Insured (Trust, LLC) may be considered subject to underwriting approval.
- Course of Construction and Major Renovation: Renovation projects may be eligible for coverage subject to underwriting requirements. Ground-Up construction is not eligible.

Loss Experience

- If loss history exists, member must clearly demonstrate the steps taken to mitigate future losses.
- Members with two (2) or more losses in last 3 years will not be eligible. Exceptions may be made for Hurricane losses.

Insurance to Value

- Homes will be insured to their full replacement cost
• Post bind, we may order an interior appraisal or an exterior appraisal. We will also consider existing carrier’s recent appraisals and review for Replacement Cost adequacy.

Private Fleet Automobile
• All types of vehicles are eligible, and can be packaged on one auto policy.
• Drivers with foreign drivers licenses will be considered subject to underwriting approval.
• CLUE, MVR and Additional Driver disclosure Reports will be run on all drivers at time of request to bind.
• Generally, an account with more than three violations and/or accidents will be reviewed by underwriting. In addition, drivers under age 25 with more than 1 violation and/or accident may be reviewed by underwriting.
• UM Limits that “Stack” beyond $2M total limit are not eligible for the program.

Jewelry, Art, & Collectibles
• All types of collections are eligible, subject to a maximum value of $50Mil per location.
• Coverage available for “Blanket” and “Scheduled” Coverage.
• Encourage appraisals or evidence of value with submission. (Required for items over $100,000.)
• If loss history exists, member must clearly demonstrate the steps taken to mitigate future losses.
• 20% discount applies for collections appraised within last 2 years.
• In-home safe discount available.
• Bank-Vault rates available.
• Fine Art written in coastal counties are subject to construction and elevation requirements.

Excess Liability
• Liability Limits available from $1Mil to $25Mil. Requests above $25Mil on a case by case basis.
• Uninsured Motorist available at $1Mil.
• Limited EPLI available at $250,000 for up to 5 domestic employees.
• Prospective members with prior loss history will be considered subject to underwriting.
• Driving records will be considered in the underwriting process.

Watercraft
• All types of vessels (sail, power, antique) are eligible and can be packaged on one Watercraft policy.
• Owners driving record, prior watercraft accidents and losses and history of owning and operating vessels will be considered.
• Vessels with a hull value up to $3 million are eligible.
• Pricing will favor newer vessels. For any vessel over 10 years of age a satisfactory marine survey will be required.
• For Hurricane coverage to apply, a satisfactory Hurricane Plan is required.
• Vessels for sale, for commercial use, or chartered to others are not eligible.
• High performance watercraft with a design speed of 65 mph or greater are not eligible.
• Jet skis and Personal Watercraft are not eligible.

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With-Wind Coverage - CONSTRUCTION ELIGIBILITY

CONDOS/COOPS and TENANTS:

**High-Rise Masonry Construction** (8+ floors, concrete construction)
- 2004 and later construction in Miami-Dade and Broward counties are eligible
- 2008 and later construction in all other counties are eligible
- All earlier builds are subject to sight of a satisfactory commercial uniform wind mitigation inspection (for the entire building, not just the unit)

**Low-Rise or Frame Construction** (7 or fewer floors OR Frame)
- All buildings are subject to sight of a satisfactory Commercial Uniform Wind Mitigation Inspection (for the entire building, not just the unit)

**DWELLINGS:**
- PLEASE SEE CONSTRUCTION ELIGIBILITY TABLE ON THE NEXT PAGE
Dwellings - Construction Eligibility Table

- \( \text{A minimum square footage requirement of 3,000 SF under air applies to all coastal locations with the exception of Monroe county (no square footage requirement).} \)

**Opening protection, construction and wind mitigation inspection requirements by location for dwellings.**

<table>
<thead>
<tr>
<th>Coast</th>
<th>Region</th>
<th>County</th>
<th>Distance to Water</th>
<th>Opening Protection Requirements</th>
<th>Construction Requirements</th>
<th>Wind Mitigation Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlantic</td>
<td>Southeast</td>
<td>Broward, Dade</td>
<td>Entire County</td>
<td>Class A</td>
<td>Masonry required for 1994 or earlier</td>
<td>1994 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monroe Palm Beach</td>
<td>Entire County</td>
<td>Class A</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td>Eastern</td>
<td>Brevard, Indian River</td>
<td>Windpool eligible area</td>
<td>Class A</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>St. Lucie</td>
<td>Outside of windpool area</td>
<td>Class B</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Northeast</td>
<td>Duval, Flagler, Nassau</td>
<td>Windpool eligible area</td>
<td>None if 2002 or newer</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>St. Johns, Volusia</td>
<td>Outside of windpool area</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>West &amp; Southwest</td>
<td>Collier, Lee</td>
<td>Within 1,000 ft</td>
<td>Class A</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Over 1,000 ft</td>
<td>Class B</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Charlotte, Manatee,</td>
<td>Within 5 miles</td>
<td>Class B</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sarasota</td>
<td>Over 5 miles</td>
<td>None</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pinellas</td>
<td>Entire County</td>
<td>Class B</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hillsborough</td>
<td>Within 1,000 ft</td>
<td>Class B</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Over 1,000 ft</td>
<td>None</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td>Northwest</td>
<td>Bay, Escambia, Franklin</td>
<td>Within 1 mile</td>
<td>Class B</td>
<td>Masonry for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gulf, Jefferson, Okaloosa</td>
<td>Santa Rosa, Walton</td>
<td>None</td>
<td>Masonry required for 2002 or earlier</td>
<td>2002 or earlier</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Over 1 mile</td>
<td>None</td>
<td>Masonry required for 2002 or earlier</td>
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</tr>
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With-Wind Coverage - CAPACITY RESTRICTIONS

In all areas of Florida not specifically addressed below, PURE will offer coverage with-wind, subject to the underwriting guidelines above. Special restrictions apply in the following areas -

NOTE: Exceptions may be considered for Florida residences that are part of a high quality multi-state submission.

Barrier Islands of Miami-Dade, Broward and Palm Beach -
- **Condos & Tenants** - High-Rise (8+ floors) Masonry Construction with Combined limit of $1M and above are eligible
- **Dwellings** - Coverage A of $2M and above are eligible

Collier County up to 1 mile inland
- **Condos & Tenants** - High-Rise (8+ floors) Masonry Construction with Combined limit of $1M and above are eligible
- **Dwellings** - Coverage A of $2M and above are eligible

Barrier Islands of the Gulf Coast (Collier, Lee, Charlotte, Manatee, Sarasota & Pinellas)
- **Condos & Tenants** - High-Rise (8+ floors) Masonry Construction with Combined limit of $1M and above are eligible
- **Dwellings** - not eligible for wind coverage.