AMERICAN PLATINUM
PROPERTY AND CASUALTY INSURANCE COMPANY

Florida - High Value

Underwriting Binding Guidelines

(06-09-20 Edition)

100 % REPLACEMENT COST VALUE (RCV) MUST BE USED AS THE COVERAGE "A" LIMIT

A High Value RCE must be used

Coverage Amounts Available		
ALL Counties – Wind, Non-wind pool, or X-Wind		
	Minimum	**Maximum**
Tri-County (Miami-Dade, Broward, and Palm Beach) - Year Built 1995 or newer	**$2,000,000**	**$5,000,000**
Remainder of State - Year Built 1995 or newer	**$1,000,000**	**$5,000,000**
Closed Territories *Please refer to Atlas Bridge for the list of Closed Territories, Counties, and Zip Codes*		

Age of Home Requirements

All homes 40 years and older must have a 4-Point Inspection submitted with the application

Roof	Plumbing
Shingle Roofs must be 20 years or newer	No Polybutylene Pipes
Wood Roofs must be 15 years or newer	No Pex Plumbing **Exception:** 2010 updated or newer
All roof types must be in good condition	
HVAC	**Electrical**
No Portable Space Heaters	Minimum of 100 Amps
No Gas Heaters, Portable Stoves or Wood burning Stoves (unless Professionally installed)	No Aluminum branch, Cloth, Knob Tube or Double Tap wiring (Alumiconn and Copalum are acceptable)
No Open Flame Devices (If primary source)	No Fuses
Operable A/C is Required Statewide	No Federal Pacific (including Stab Lok), Zinsco, Sylvania/Zinsco or Challenger/Zinsco Boxes
Operable Heating that is vented in each room is required statewide; **except for the following counties**: Broward, Charlotte, Collier, Dade, De Soto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Martin, Monroe, Okeechobee, Palm Bch, Saint Lucie and Sarasota	
Solid or alternative fuel based heat sources which are professionally installed/certified are acceptable as long as they meet the aforementioned venting requirement.	

Background	
Background eligibility applies to the named insured, spouse, resident relatives or other persons in the care of any insured under the age of 21 or a student enrolled in school full time if residents of the household.	
Prior arson convictions, fraud convictions or misrepresentations disqualify applicant(s)	
No Bankruptcies Filed within 60 Months	No Felony Conviction within 10 years
No Foreclosure Judgments with 60 Months	No First Party Lines Lawsuit against an Auto or Homeowners Insurance company **(Regardless of time frame)**

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Prior Losses
Prior Sinkhole Losses on location OR for applicant(s) are unacceptable (Regardless of time frame).
**No Water Damage, Dog Bite, Fire, or Theft (Read exception for older than 60 months)*
One (1) prior loss less than 10K in last 60 month period is acceptable with a minimum $1000 AOP ded **excluding** the above**
One (1) remediated Fire or Water, or one (1) Dog Bite or Theft claim **older than 60 months** is acceptable*

Ineligible Construction Types and Property Criteria	
No Mobile or Trailer Homes	No Exterior Insulation Finishing System (EIFS)
No Dome Homes or Unusual Construction	No Pre-existing Damage
No Manufactured or Modular Homes	No Do It Yourself Construction
No Commercial Property/Business Exposure (Excluding Home Day Care)	No Builder's Risk (properties under construction or extensive renovation while unoccupied)
No Historic Homes	No Properties partially or wholly over sand
No Farming, Ranches, Orchards, Groves or Agriculture	No properties over Water
No Homes with Chinese Drywall	No Open Foundation – Lattice, Stilts, Piers, Pilings etc.
Exception: Properties with open foundation built 2002 or newer; or properties meeting the definition of FEMA Diagram 6 are acceptable.	

Ineligible Dog Breeds (Animal Liability Exclusion Applies Regardless of Breed for all forms)
Chow * Staffordshire Terrier * Akita * Presa Canarios * Pit Bull
Any mixed breed dog that is half breed or greater with one or more of the aforementioned breeds is not acceptable.

Miscellaneous	
No Vacant or Unoccupied Properties	All form PC 1-9 are Acceptable
Deed/HUD Statement or Proof of Prior within 45 days is required to avoid surcharge. (Force placed insurance or wind only policies are not considered prior insurance.)	New Purchase, Foreclosure or Short Sales require current Interior color photos: (AC/Heat, kitchen, all bathrooms and interior electrical panel)
Log Homes are Acceptable ONLY in PC 1-8 (PC 8B, 9 or 10 are not acceptable)	360 Home Replacement Cost Valuations are **ONLY** Acceptable if completed through the Atlas Processing System
Handrails are required on 3 or more Steps	PC 10's are **Not** Acceptable
Swimming Pools must be Fenced or Screened (If unfenced, not enclosed or in poor condition, **Swimming Pool Liability Exclusion** applies)	

Endorsements Available	
Personal Property Replacement Cost	Structures Rented to Others
Loss Assessment	CC, EFT, Forgery and Counterfeit Money
Extended Law and Ordinance (25% minimum is required)	Business Property
Coverage E - Personal Liability Increase to $300K	Increase Fungi, Wet or Dry Rot or Bacteria
Screened Enclosures and Carports for Hurricane Loss	
Scheduled Personal Property – Limit for any one item is $25,000 and any item over $5,000 must have an appraisal which is no more than one year old.	
Sinkhole Coverage – Coverage cannot be endorsed unless the property has first been inspected by *AmeriPro - (866)449-5115*. A copy of the inspection report must be reviewed and approved by APPCIC underwriting. See the home page of Atlasbridge, dated /1/2012, for additional contact information.	

Under certain circumstances we will allow an 'Entity' owned property to be insured through our Homeowners Property Insurance programs. The following chart exhibits the relationship between entity types which we may find acceptable, but under no circumstance will policies written according to the chart below be acceptable unless the following criteria are met:

1. **There must be a clear and transparent relationship between: Occupant - Entity - Property**
   a. The Occupant must have clear first party interest in the Entity, and the Entity must have clear first party interest in the Property
   b. There can be no Multiple - Entity relationships i.e. Entity owns Entity which owns Property or Multiple Entities own Property (Husband and Wife Trusts are the only exception)
2. **Proof of the preceding criteria must be verified prior to binding and be submitted with the application or the business will be otherwise cancelled**
3. **On Homeowners Form the Occupant must be the Named Insured and the Entity must be listed as an Additional Insured (ISO Form HO 04 41).**
4. **Additional Interest (ISO Form HO 04 10) may be added for the purpose of providing proof of coverage.**

Entity Type	**Occupant As Named Insured Only**
Business Entities LLC Corporation LLP LTD Additional Types – Refer to Underwriting Dept	Acceptable as Additional Insured Occupant - Member/Officer as Named Insured
Probate Entity Estate of (Decedent)	NOT Acceptable
Personal Entities IRA FBO (Occupant) Life Estate	Acceptable as Additional Insured with Occupant as Named Insured
Trust Entities, Family Trust, Individual Trust, Land Trust, Realty Trust, Revocable or Irrevocable	Acceptable as Additional Insured with Occupant as Named Insured
Residential Associations can be listed as additional interest for the purpose of providing proof of coverage to the following associations:	Additional Interest Only

HOMEOWNERS BINDING AUTHORITY GUIDELINES

I. Risks not meeting all of the requirements contained herein may not be bound. Risks not eligible for binding may be submitted unbound if they meet the guidelines contained in the "Manual" (See Rule VI below regarding unbound applications) and the applicable program section of the manual.

II. Company underwriting guidelines are located in the Manual and may be supplemented in the applicable program section. Rules contained in this section of the manual must be followed and will prevail in the underwriting and rating of all policies written with American Platinum Property and Casualty Insurance Company.

III. General Requirements

A. All business placed by the agent with the Company must originate from persons licensed for the Agency by the Company. Brokered business (except brokered business placed under a written Brokerage Agreement) is not acceptable and is deemed to be a violation of the Agency-Company Agreement.

B. All bound applications must be submitted to the Company upon binding of the policy.

IV. Binding Requirements

A. Risks eligible for binding may be bound by obtaining and submitting a completed APPCIC application and the required premium payable to APPCIC.

1. The binder period will end upon the earliest of (a) 30 days following binding, (b) acceptance or declination of the insurance policy, or (c) notice from the Company.

B. Payment Plan and Payment Plan Options **New Business:**

1. **Full Payment Option** – The full payment is to be submitted with the application. If paid by the insured, mortgagee or premium finance company within 15 days of the policy is effective.
2. **Two Payment Option –** 55% down and 45% due on the 180th day of the policy period.
3. **Four Payment Option** – 30% down and 2 payments of 25% each due on the 90th and 180th day and final payment of 20% on the 270th day of the policy period.
4. Payment fee schedule for the two and four payment plans above:

Total Premium including fees ranges from:		The fee per payment is:
$1,000	To $1,500	$10
$1,501	To $2,000	$14
$2,001	To $2,500	$18
$2,501	To $3,000	$22
$3,001	To $3,500	$26
$3,501	To $4,000	$30
$4,001	To $4,500	$34
$4,501	To $5,000	$38
Add $1 in fees per payment for every $150 of total premium over $5,000		
A $10 setup fee applies to all policies utilizing a payment plan		

5. **Renewal Business** – The billing process is the same as the New Business process above with one exception. The first Payment Option will be mailed to the insured 50 days in advance of the renewal date.

V. Additional Limitations on Binding

The Company is able to consider applications for coverage originating in all areas of Florida. However, the Company must ensure that applications received for risks located in areas of the state in which the Company has existing concentrations are assessed for their effect on the Company's overall exposure. From time to time, Evolution Risk Advisors, APPCIC's Managing General Agent (MGA), will identify the areas in which the Company will not authorize the binding of coverage and will not authorize the binding of coverage and will require the submission of all policies unbound according to the procedures of Section VI, below. This may include changing the territories or minimum/maximum values for which binding is allowed.

Applications cannot be submitted on a bound basis when a prior APPCIC policy of the applicant, a resident relative or other person residing with the applicant, has been canceled (for reasons other than non-payment) or non-renewed by the Company. If the agent is new to the account and desires to submit the application on a bound basis, the agent must make appropriate inquiry of the applicant and/or Company to determine compliance with this requirement.

Applications cannot be submitted on a bound basis when any one or more of the following applies. The agent should make appropriate inquiry to determine whether the applicant satisfies this binding prerequisite.

Documentation regarding unbound risks should be submitted with the application as provided in Section VI, below. As allowed by law, APPCIC reserves the right to cancel or reject risks that are submitted out of compliance with the under- writing manual or guidelines.

VI. Unbound Applications

A. Risks not meeting the binding guidelines and requirements contained in the manual and applicable program section may be submitted on a non-bound basis for consideration. The following documentation will be required with the application:

1. A completed, but not signed APPCIC application, a copy of the expiring declaration page must be submitted with each application. A copy of expiring declarations is not required for a new home.
2. A completed Residential Replacement Cost worksheet must be submitted with each application requiring one.
3. Any other information or documentation deemed necessary by the Company to underwrite the risk.
4. Omit any effective date.
5. Do not require the signature of the applicant.
6. Do not accept any premium deposit from the applicant.
7. Do not issue any form of binder to the applicant.
8. Do not advise the applicant they are covered.
9. You will be notified in writing of the acceptability of the risk and advised if binding is acceptable.

***Note**: American Platinum Property and Casualty seeks to write business and will make every effort to do so responsibly. Risk not meeting the binding guidelines may be submitted unbound as provided for in Section VI above. The company considers all available information in underwriting risks. In some cases the Company may be able to write risk meeting the criteria might not be acceptable due to other underwriting considerations. The underwriting department will be happy to assist with any questions.*