

QUANTUM HOME 2.0®

Maine New Business Eligibility Guidelines

The following guidelines identify risks that are eligible for our QUANTUM HOME 2.0 program. These guidelines will not be applied in any manner that conflicts with the insurance laws or regulations of the state. **Travelers reserves the right to make exceptions for valid underwriting reasons.**

I. THE FOLLOWING APPLIES TO ALL RISKS:

- A. You are not authorized to bind any risk not eligible under these guidelines without approval from underwriting. Contact your underwriter for approval.
- B. If the dwelling is more than 25 years old, the Modernization Section of the ACORD Homeowners application must be completed.
- C. Dwellings must be insured to 100% of Replacement Cost using costs associated with actual year built (e.g. homes built prior to 1940 must use Pre-1940 costs). However, dwellings built prior to 1940 may calculate Coverage A utilizing standard construction replacement cost when applying the Functional Replacement Cost endorsement.
- D. All dwellings are subject to inspection.

II. THE FOLLOWING RISKS ARE INELIGIBLE (ALL FORMS):

- A. Risks EXCEEDING the following loss history are ineligible:

Experience Period	Non-Weather	Weather (including CATs)	Total Non-Weather and Weather
12 months	1	1	1
36 months	1	2	2
60 months	2*	2	2*

*No more than 1 of the same non-weather peril

(Includes non-serial numbered catastrophe losses and serial numbered catastrophe losses. Note: If any prior structural loss is at the risk address, the damages and the condition causing the loss must have been repaired.)

- B. Risks where any occupant has an animal or pet that has previously bitten or injured or if any occupant has a dog of the following breed: Akita, Alaskan Malamute, American Bull Terrier, American Staffordshire Terrier, Chow Chow, Doberman Pinscher, Mastiffs, Pit Bulls, Presa Canario, Rottweiler, Staffordshire Bull Terrier, any wolf hybrid or any mix or variation of these breeds.
- C. A risk with a liability exposure involving any attractive nuisance type including, but not limited to, skateboard ramps, bicycle jumps, unprotected ground mounted solar panels or swimming pools that are not fenced or secured (e.g. electric retractable safety cover or retractable locking ladder).
- D. The dwelling and/or any major systems (plumbing, heating, electrical, roof) are not in good condition or have any unrepaired conditions or any uncorrected fire or building codes violations.
- E. A risk that has an Underground Fuel Tank (except LP gas or propane).
- F. A risk that is subject to landslide or mudslide.
- G. A dwelling on an open foundation (e.g. stilts, piers, posts) or not attached to a permanent foundation (open foundations are acceptable for IBHS Gold or Fortified for Safer Living certified dwellings).
- H. A mobile or manufactured home.
- I. A dwelling with Coverage A value of \$1,500,000 or more without a monitored central station fire and burglar alarm system (**Central burglar alarm not required for Landlord Dwelling**).
- J. A dwelling with an All Other Perils deductible less than \$1,000.
- K. A dwelling that does not have both (i) a monitored central station low temperature sensor and (ii) either a monitored central station water flow sensor or an automatic water shut off valve at the main valve, if the dwelling has Coverage A of \$500,000 or more and is unoccupied 3 or more consecutive months of the year.

- L. A condominium with \$500,000 or more of Personal Property (Coverage C) and Building (Coverage A) combined that does not have both a monitored central station fire and burglar alarm system (**Central burglar alarm not required for Landlord Condo**).
- M. A tenant risk with \$500,000 or more of Personal Property (Coverage C) and Additions and Alterations coverage combined that does not have both a monitored central station fire and burglar alarm system.
- N. A risk that is over 7 road miles to the first responding fire department.
- O. A vacant with no daily custodial care or unoccupied risk. Risk is acceptable if home is to be occupied within 30 days of the effective date (e.g. home newly purchased or home under renovation).
- P. A secondary or seasonal home which is an ISO protection class 9, 10 or ending in X or W and we do not write the primary dwelling.
- Q. A log home.
- R. A dwelling with a roof covering of asbestos shingles, T-lock shingles, Atlas Chalet shingles, wood shakes, wood shingles, rolled asphalt material or an overlay (e.g. asphalt, fiberglass or composition shingles over wood shakes or wood shingles) roof.
- S. A dwelling with more than 2 layers of roofing materials.
- T. A dwelling with a roof that has not been replaced within the past 25 years (except tile roofs, slate roofs or similar "lifetime" roof materials).
- U. A dwelling or condo without a thermostatically controlled gas, oil or electric central heating system.
- V. A dwelling with an oil furnace/burner older than 25 years or gas furnace/burner older than 35 years.
- W. A risk containing a wood stove, coal stove, pellet stove or other wood burning device as an alternate or supplemental heat source, unless the stove has been professionally installed or has been inspected and approved by the local fire department or building inspector.
- X. A dwelling or condo with any knob and tube wiring or without circuit breakers in whole or in part.
- Y. A dwelling or condo with lead, galvanized or polybutylene plumbing.
- Z. A dwelling or condo held for rent that:
 1. Is currently used for other than private residential purposes, either in whole or in part; or
 2. The entire residence is available for rent in excess of 11 months of the year (**Not applicable to Landlord Dwelling/Landlord Condo**).

III. THE FOLLOWING RISKS ARE INELIGIBLE (LANDLORD DWELLING/LANDLORD CONDOMINIUM ONLY):

- A. Applicant owns more than 9 rental dwellings or condominiums (maximum 4 locations with Hurricane UW Classifications of Extreme or High 1).
- B. A dwelling or condo held for rent and contains a wood, coal or pellet stove.

IV. THE FOLLOWING RISKS REQUIRE REFERRAL TO UNDERWRITING (ALL FORMS):

- A. A risk with 1 or more weather losses (including CATs), any one of which is greater than or equal to \$100,000 in the past 3 years.
- B. A risk with 1 or more non-weather losses, any one of which is greater than or equal to \$40,000 in the past 3 years.
- C. A risk with an open Liability loss in the last 12 months.
- D. A risk located out of state, unless a prior agreement exists between Travelers and the agency. If the agent has appropriate non-resident licenses, the risk may be submitted unbound for consideration.
- E. The risk has previously been cancelled, declined, or nonrenewed in the past 3 years.
- F. A risk which involves business conducted out of the home.
- G. A risk that is held for rent in excess of 6 months that does not have a local property management firm or an equivalent arrangement.
- H. A risk with farming or ranching operations.

- I. A dwelling listed on the State or National Historic Home Registry.
- J. A secondary or seasonal home with Coverage A of \$500,000 or more without both a monitored central station fire and burglar alarm system.
- K. Risks involving the following values **cannot be bound prior to underwriting approval:**
 - I. Dwelling – Coverage A is \$1,500,000 or more
 - II. Landlord Dwelling – Coverage A is \$1,000,000 or more
 - III. Condominium/Co-op – Coverage A and C combined is \$500,000 or more
 - IV. Tenant - Coverage C and Additions & Alterations combined is \$500,000 or more
 - V. Risks with total exposure of \$4,000,000 or more (Coverage A + B + C + D + Valuable Items + Personal Articles Floater).

V. CATASTROPHE MANAGEMENT (ALL FORMS):

- A. **Temporary Suspension of Binding Coverage:** We may issue a suspension of binding coverage for Hurricanes, Tropical Storms, Wildfires, Earthquakes or any other valid underwriting reason. Any suspension of binding authority will remain in effect until an announcement is made lifting the suspension. This suspension, when in effect, will apply to new business as well as requests for adding coverage, increasing a coverage limit, reducing a deductible amount, or reinstatement of coverage on existing business. Details of any suspension of binding coverage currently in effect can be viewed on For Agents.
- B. Dwellings subject to flood or wavewash (all Flood Zones starting with V and A) are ineligible unless the risk is covered by a Flood Policy up to the Coverage A limit or the FEMA maximum of \$250,000 Coverage A, whichever is less.

C. Coastal/Hurricane

The following table applies to Dwelling and Landlord Dwelling:

Hurricane UW Classification	Coastal Underwriting	Maximum Coverage A	Minimum Wind/Hail Deductible	IBHS Certification	Flood Insurance
Extreme	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible
High 1	Refer all to Underwriting	\$2.5M	5%	IBHS Gold or FFSL required	Flood Policy up to the Coverage A limit or the FEMA maximum of \$250,000 Coverage A, whichever is less
Low 1, Limited	Normal Underwriting applies	Normal Underwriting applies	N/A	Optional	Normal Underwriting applies

The following table applies to Condo, Landlord Condo and Tenant:

Hurricane UW Classification	Coastal Underwriting	Elevation	Flood Insurance	Additional Loss Assessment Coverage
Extreme	Ineligible	Ineligible	Ineligible	Ineligible
High 1	Normal Underwriting applies	2 nd floor or higher within an engineered structure*	Normal Underwriting applies	Total Loss Assessment Coverage cannot exceed \$25K
Low 1, Limited	Normal Underwriting applies	Normal Underwriting applies	Normal Underwriting applies	Normal Underwriting applies

*Commercial type structure that is generally four or more floors (not a single family dwelling).

D. Water Back Up

Policy Type	Form Number	Water Back Up UW Classification	Coverage Amount	Maximum WBU Coverage
All	All	Extreme	All	Ineligible
Dwelling	632	Low 1	All	\$50,000
	633	Low 1	Less than \$500K Cov A	\$50,000
			Greater than or equal to \$500K Cov A	100% Cov A
Condo	636	Low 1	Less than \$100K Cov C	\$50,000
			Greater than or equal to \$100K Cov C	100% Cov C
Tenant	634	Low 1	All	\$50,000
Landlord Dwelling/Condo	653/656	Low 1	All	\$5,000

Maine Non-Renewal Eligibility Guidelines

I. Risks having the following exposure characteristics/conditions are ineligible:

- A. A good faith reason and related to the insurability of the property
- B. Nonpayment of premium.
- C. Conviction of the named insured having as one of its necessary elements an act increasing any hazard insured against.
- D. Fraud or material misrepresentation by either the insured, or the insured's representative, in obtaining insurance or pursuing a claim.
- E. Discovery of negligent acts or omissions by the insured substantially increasing any of the hazards insured against
- F. Failure to disclose a material fact in relation to the application for insurance that would, if coverage is effectuated without knowledge by the insurer, substantially alter the terms of the policy.
- G. Violations of terms or conditions of the policy.
- H. Physical changes in the insured property that result in the property becoming uninsurable.
- I. The insured property is vacant and custodial care is not maintained on the property.
- J. The presence of a trampoline on the premises if the insured is notified that the policy will be cancelled if the trampoline is not removed and the trampoline, after notice, remains on the property 30 or more days after the date of notice.
- K. The presence of a swimming pool upon the insured property that is not fenced in, in accordance with the standards established in Title 22, section 1631, if the pool remains in noncompliance with those standards for 30 days after notice by the insurer of the defective condition and intent to cancel the policy.
- L. A loss from a dog bite, unless, after the notice of nonrenewal, the insured removes the dog.
- M. Failure to comply with reasonable loss control recommendations within 90 days after notice from the insurer.