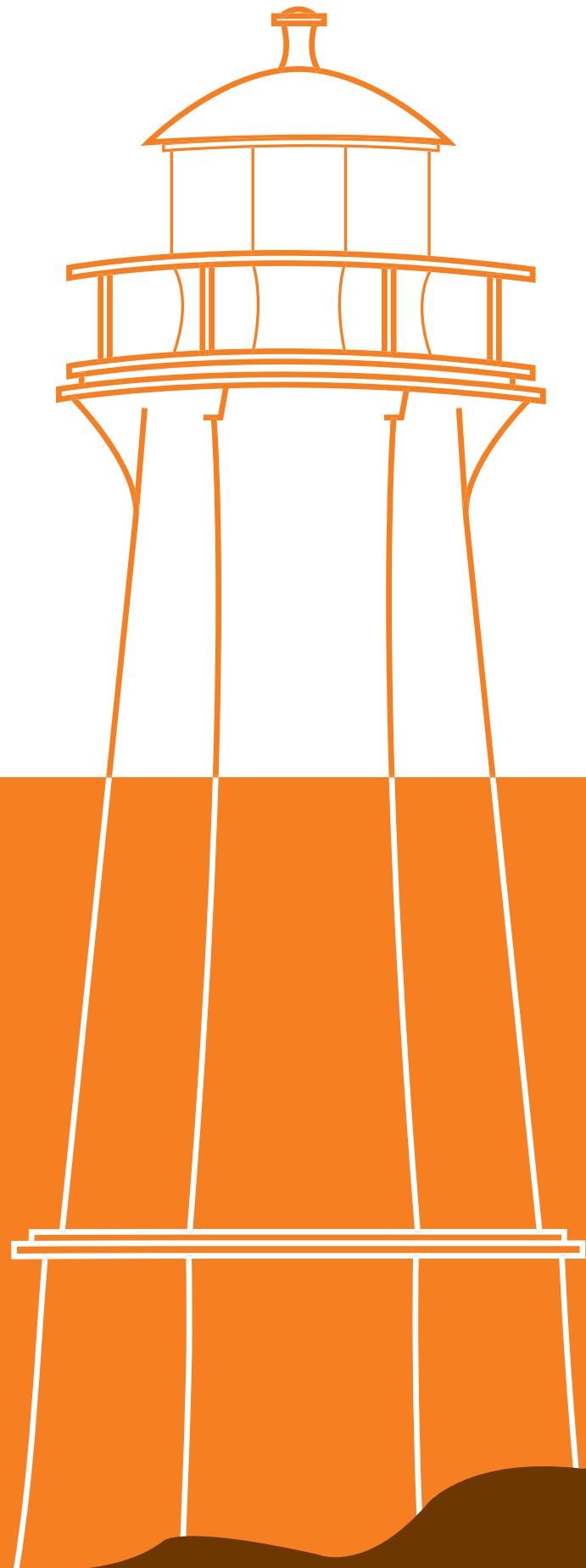




**COASTAL RISK**

UNDERWRITERS  
An Insight Catastrophe Group Company



# SC Homeowners Program Overview

## About Coastal Risk Underwriters

Coastal Risk Underwriters, LLC (CRU) is a Program Manager and Wholesale Broker providing specialty personal and commercial property and casualty insurance products. CRU is committed to offering insurance products designed to meet your clients' needs.

We are proud to offer this program through our partnership with Occidental Fire & Casualty Company of North Carolina (OFCCNC). A.M. Best's Financial Strength Rating for OFCCNC is A- with a Stable outlook.

CRU uses state-of-the-art risk management tools and patent-pending technology (developed by its parent company and affiliates) that enable insurance companies, agents and brokers to select and price risks carefully and better manage catastrophe exposures.

At CRU, we realize that your clients rely on your expertise to choose the best products for their insurance needs. We also understand the time it can take to find a suitable company and products to meet those expectations. Our underwriting team has the experience, knowledge and excellent relationships with quality carriers to assist you in fulfilling your clients' needs. In addition, CRU has revolutionized the agent/broker experience, bringing cutting edge technology to both the carriers and agents/ brokers with whom we work. Our Agent Portal and Decision Support Services and Underwriting Platform lead to better execution, save time and are extremely easy to use.

## About Occidental Fire & Casualty

OFCCNC, established in 1961, meets the insurance needs of diverse customer niches including personal automobile and homeowners insurance. In 2008, homeowners and farmowners lines accounted for 14 percent of OFCCNC's total direct written premiums. OFCCNC writes property and casualty policies in all 50 states.

OFCCNC is an integral part of IAT Reinsurance Company Ltd., an insurance holding company with substantial financial strength, rated A- by A.M. Best.

The South Carolina Homeowners Program is offering HO-3, HO-4 and HO-6 coverage statewide, including resort islands.\*

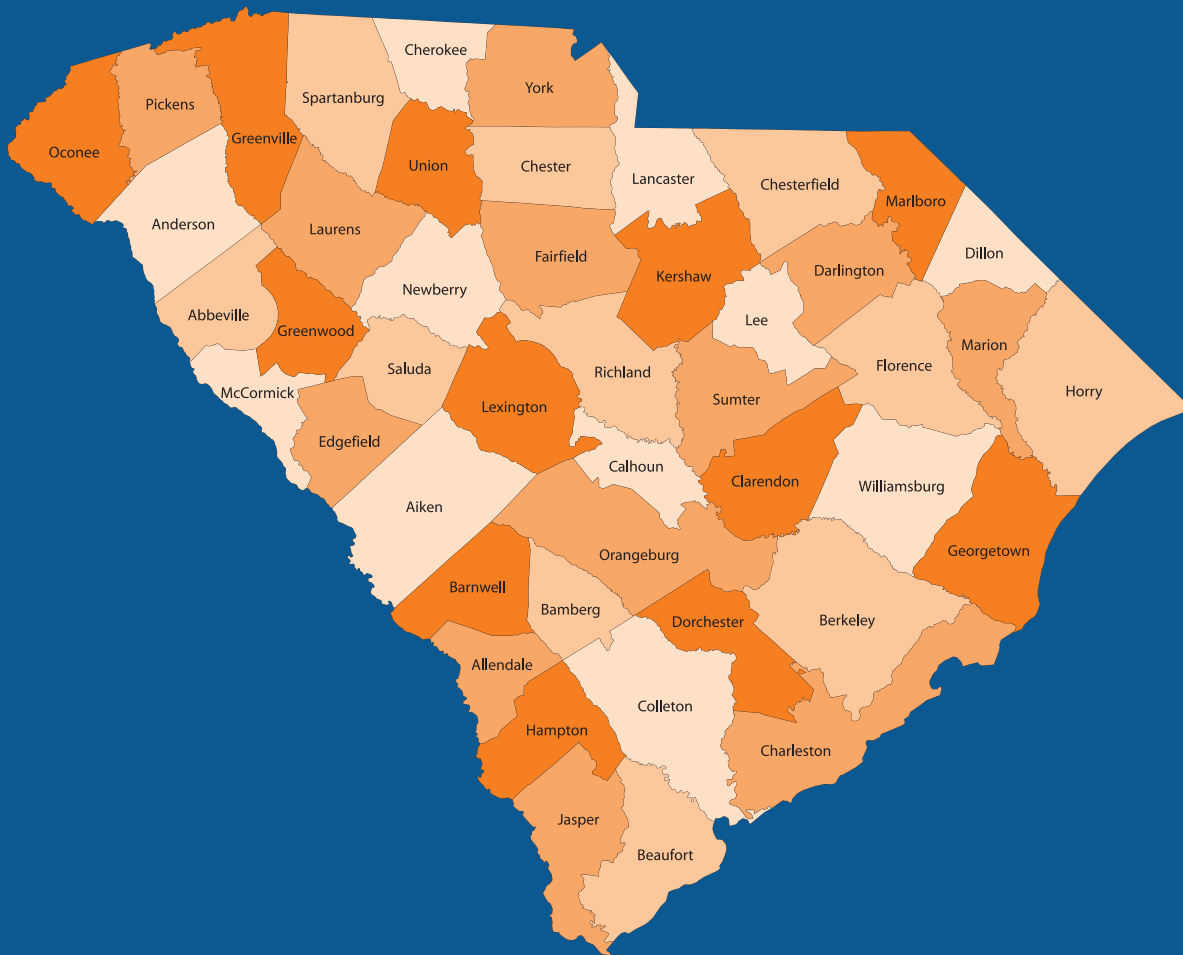
Coverages	HO-3	HO-4/HO-6
<b>Coverage A (Dwelling)</b> <b>Minimum</b> <b>Maximum</b>	100% Replacement Cost \$80,000 \$1,000,000	Coverage A + C combined \$30,000 - \$500,000
<b>Coverage B (Other Structures)</b>	0% - 10% of Coverage A	N/A
<b>Coverage C (Contents)</b>	50% of Coverage A (one and two family dwelling) 30% of Coverage A (three family dwelling) 25% of Coverage A (four family dwelling)	See above \$30,000 - \$500,000
<b>Coverage D (Loss of Use)</b>	30% of Coverage C	50% of Coverage C
<b>Coverage E (Personal Liability)</b> <b>Minimum</b> <b>Maximum</b>	\$100,000 \$500,000	\$100,000 \$500,000
Deductibles	Amounts	
<b>Hurricane</b>	2% to 5% (5% required in high hazard locations, 2% required in moderate hazard locations)	\$250 to \$10,000 (See property location section for eligibility)
<b>Wind / Hail</b>	N/A	Full range of options are available based on the property location
<b>All Other Perils (AOP)</b>	\$250 to \$10,000	\$250 to \$10,000

### Optional Coverages

- Replacement Cost Contents
- \$5,000 Water and Sewer Back-up (HO-3 only)
- Scheduled Personal Property
- Ordinance and Law Coverage (HO-3 only)
- \$25,000 Identify Theft and Resolution Services
- Special Personal Property Coverage (HO-4 and HO-6 only)

\* Coverage is not available on barrier islands separated from the mainland unless listed as a Resort Island.

## Geographic Eligibility



## Eligibility Requirements Highlights

### Type of Property

- Property must be either individually owned and occupied or jointly owned by two individuals as long as one of the individuals occupies the residence
- The property and roof must be in good condition with no:
  - Unrepaired damage
  - Cracked, curled or missing shingles, or
  - Accumulated debris

### Occupancy

- One to four family, owner occupied
- Seasonal and secondary residences are eligible; primary residence is not required

- Rental dwellings not rented more than 6 months annually
- Seasonal and secondary dwellings that are rented must be in a gated community managed by a rental agent
- Condo units that are owner occupied
- Part time and full time condo unit rentals where owner or management company checks unit at least monthly.
- Residence Held in Trust

### Loss History

- Will accept up to two non-zero losses of any type (non-cat or cat) in the last three years and up to three in the last six years

## Eligibility Requirements (continued)

### Flood Insurance Requirements

- If risk is exposed to wave wash it must have a flood policy with dwelling coverage equal to Coverage A up to maximum NFIP coverage offered (currently \$250,000)

*Wave wash is deemed to apply to any property located within 2 1/2 miles from primary shoreline and is less than 25 ft in elevation or on a Resort Island (Sullivan's Island, Isle of Palm, Folly Beach and Hilton Head Island)*

### High Hazard Location properties are eligible with:

- Dwelling Forms: a 5% or higher Hurricane Deductible,
  - Unit Owners: \$1,000 or higher Wind/Hail Deductible
  - Tenants: \$1,000 or higher Wind/Hail Deductible
- High Hazard Location are defined as any location not designated as an Extreme Hazard and located:*
- On any of the following Resort Islands: Sullivan's Island, Isle of Palm, Folly Beach, Kiawah Island, Seabrook Island, Edisto Beach and Hilton Head Island; or
  - Within zone 1 of the South Carolina wind pool

### Moderate Hazard Location properties are eligible with:

- Dwelling Forms: a 2% or higher Hurricane Deductible
  - Unit Owners: \$1000 or higher Wind/Hail Deductible
  - Tenants: \$1000 or higher Wind/Hail Deductible
- Moderate Hazard Locations are defined as any location not designated Extreme or High Hazard, and located:*
- Within 10 miles of a Primary Shoreline generally defined as the ocean shoreline for a larger open bay, sound or marshland.

## Payment Plans

- Quarterly Option
  - 40% down payment
  - Three remaining payments made at three month intervals
- Semi-annual Option
  - 60% down payment
  - One remaining payment made six months later
- Pay in Full (Insured or Mortgagee)
  - 100% down payment
- Recurring Payment Option
  - Ten Pay Option available recurring only
  - 20% down payment plus 1st installment due at binding
  - Eight remaining payments at monthly intervals
  - Signed ACH form required
- Payment Methods
  - We accept credit card and ACH payments at binding
  - For subsequent payments, we only accept manual checks

## Credits

- New Home
- Multi-Policy Discount for Auto
- Prime Time Discount (insured 50 years of age or older) and both insured and spouse are retired
- Renovated Roof
- Loss Free
- Wind Mitigation

## Inspections

- All homes in the HO3 program will be subject to an exterior inspection

## The following types of risks are not eligible for coverage:

### Location of Property

- Any property less than 500 ft from Primary Shoreline or less than 200 ft from the Inner Shoreline
- Property located in protection classes 10 or equivalent
- Extreme hazard locations, including barrier islands

Please note: Resort Islands (Sullivan's Island, Isle of Palm, Folly Beach, Kiawah Island, Edisto Beach and Hilton Head Island) ARE ELIGIBLE, subject to above distance guidelines

### Type of Property

- Homes in poor condition and/ or that are poorly maintained
- Properties with excessive or unusual liability exposure (e.g., skateboard or bicycle ramps, diving boards, trampolines, unfenced yards with in ground pools, above ground pools that have immovable ladders, or any other attractive nuisance)
- Mobile homes, motor homes or manufactured homes
- Homes with open foundations, including pilings, piers, pillars or posts, unless located in moderate or high hazard location
- Any aluminum wiring, knob and tube wiring or fuses
- Dwellings that do not have at least 100 AMP service
- Dwellings for which the primary heat source is wood burning stoves, wood pellet stoves, coal stoves kerosene heaters or fireplaces
- Dwellings with screened pool enclosures, attached or detached

### Occupancy

- Vacant or for sale properties
- Residence continuously unoccupied 3 or more consecutive months
- Dwellings or unit owned properties under construction
- Properties/dwellings in foreclosure
- Dwellings originally built for other than private residence occupancy
- Any household member has been convicted of a serious crime, including insurance fraud and/or arson



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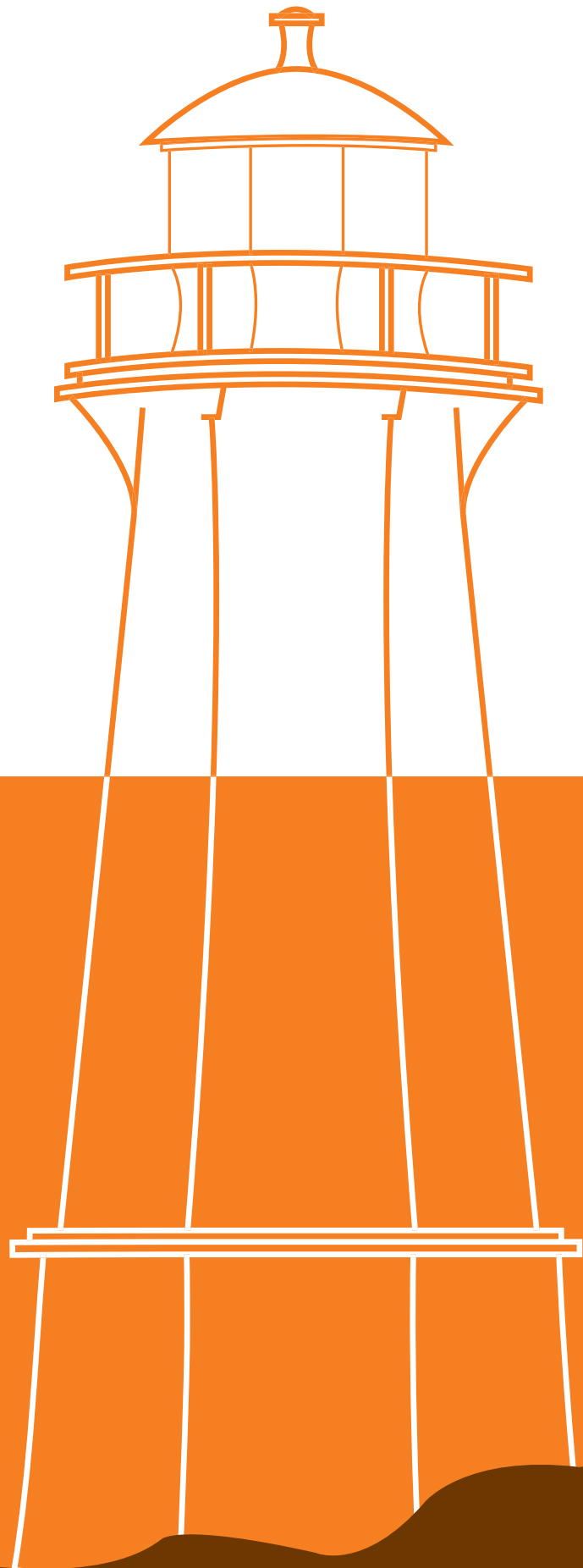
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