



FLORIDA VACANT QUICK REFERENCE GUIDE

Specialty. Service. Simple.

Target Market	Risks temporarily vacant due to renovation, lapse in tenancy, real estate closing or being held for sale; or new construction. Designed for dwellings that are in "fair" or better condition, which exhibit proper maintenance.
Definitions	
Vacant	Risks that are unoccupied, whether or not the contents have been removed.
Renovation	Any work besides painting and cleaning is considered "Renovations" and will need to be rated with that coverage. If the insured is hiring contractors even for minor work, it will need to be rated as undergoing renovations.
Builder's Risk	New construction. Must be insured to completed value. May submit for underwriting approval if construction is beyond foundation. Must provide reason.
Carriers	United National Insurance Company
Policy	
Admitted	No
Form	CP Basic, Special
Loss Settlement	ACV, Agreed Value, Replacement Cost
Terms Available	6 and 12 Months
Minimum Written Premium	\$400
Minimum Earned Premium	3 months
Policy Fee	35 (will be added by underwriter once application is referred)
Coverage Limits and Options	
Dwelling	\$5,000 - \$1,000,000
Other Structures	Not Included
Contents	Optional
Fair Rental Value	Not Available
VMM	Included
Theft Coverage	Basic: Excluded Special: Optional w/Central Alarm
Glass Breakage	No
Liability	GL Optional up to \$1 Million. \$250 deductible applies.
Medical Payments	\$5000 with GL
Deductibles	
Please see Restricted Counties/Areas section below.	
Minimum Deductible	Vacant \$250 Renovation \$500 Builders Risk \$500 Replacement Cost \$1000
Wind/Hail Deductible	2% subject to a minimum of \$2,500
Options	\$500, \$1000, \$2500, \$5000, \$10,000, \$25,000, \$50,000
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This form is to be used for reference only and does not represent all underwriting rules or guidelines. Guidelines may be subject to change at any time and without notification.	

Carriers	United National Insurance Company
Eligibility	
Vacant	Yes - 80% Coinsurance (Unless Agreed Amount) 90% - Replacement Cost
Under Renovation	Yes
Builder's Risk	Yes
Multi-Family	1 - 4 Family
Condominium Unit	Yes
Manufactured Home	Yes, if Tied Down and Skirted
Commercial	Yes, Qualifying Risks
Log Homes	No
Age	Basic: No age restriction. Special: <30 years.
Electrical System	Circuit Breakers Only
Protection Class	Basic 1 - 10 Special 1 - 7
3 Year Loss History (Applicant & Location)	1 or 2 losses: Submit to UW Ineligible if 2 or More Losses or if ANY Theft or Vandalism Loss.
	Ineligible if ANY Liability Loss Unless Written Without Liability
Individual as Lienholder	Can be listed as Loss Payee
Uninsured Properties	Basic Only
Length of Vacancy Preceding Effective Date	Basic: No Restriction. Special: <12 Months.
Liability Concerns	
Pool/Spa/Lake/Pond	Liability Coverage available with exclusion
On more than 5 acres	No Liability Coverage
In Name of Corporation	Acceptable
Underground Fuel Tank	No Liability Coverage
Restricted Counties/Areas	
No new business can be written in the areas and counties identified (by carrier).	Risks located on barrier islands. X-wind - risk must be 3 miles or more from the coast Wind Coverage - Risk must be 15 miles or more from the coast AND located in one of the following counties: Alachua, Baker, Bradford, Citrus, Clay, Columbia, Duval, Hamilton, Hernando, Highlands, Hillsborough, Jefferson, Lake, Leon, Madison, Marion, Orange, Osceola, Pasco, Polk, Putnam, Seminole, Sumter, Suwanee, Union
Unacceptable Risks	
Applicants currently unemployed, other than retired or disabled.	
3+ Liens Or Mortgages	
Past Due Mortgage	
Dwellings in poor condition or unrepaired damage.	
Billing/Payment Plan/Misc.	
Rate & Application	United National Insurance Company
Payment Plans	6 month : Two Pay Option - 50% down payment 12 month: Quarterly Option No installment fees.
Photos - Front & Back	Yes - must upload to bind
Inspection	No
Policy Issuance	Book online & send signed application and FL Diligent Form to TCG.
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