# California Manufactured Home Program

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1. POLICY FORMS AND DWELLING / PROPERTY LIMITS

A. Manufactured Homes:

   Dwelling Limits:  
   Maximum: $150,000

2. ELIGIBILITY

   These Eligibility Guidelines are subject to the SUBMIT FOR APPROVAL and UNACCEPTABLE RISKS sections contained herein.

   Manufactured homes occupied by the owner on a full-time or seasonal basis, and manufactured homes occupied by a tenant on a full time basis.

   NOTE: The term “owner” includes persons purchasing a dwelling, such as under a mortgage agreement or contract of sale.

   This program contains six program tiers depending on the characteristics of the manufactured home and the applicant, if the manufactured home and applicant do not qualify for Tier 1, proceed through the following tier programs until the manufactured home and applicant fit the all eligibility criteria. The indicated surcharges apply to Tiers 2 – 6:

   **Tier 1 – In-Park Preferred**

   To qualify for In-park Preferred the applicant and manufactured home must meet the following eligibility criteria:

   1. Manufactured home must be owner-occupied. To qualify as owner-occupied the applicant must occupy the dwelling as their primary residence within 10 days of policy inception.
   2. The manufactured home must be located in a park with 20 or more mobile homes.
   3. Minimum Coverage A limit:
      a. For homes less than 20’ in width the Coverage A limit must be greater than or equal to the most recent year’s U.S. Commerce Department’s Census Bureau average cost for a new singlewide manufactured home in the western region.
      b. For homes greater than or equal to 20’ in width the Coverage A limit must be greater than or equal to the most recent year’s U.S. Commerce Department’s Census Bureau average cost for a new doublewide manufactured home in the western region.
   4. Mobile home must be 400 square feet or greater.
   5. Park must be located in a protection class rating of 1-8.
   6. All parks with less than 50 mobile homes must have a full time resident manager and security.
   7. Park must have complete fencing with paved and lighted streets, with off street parking, and fire hydrants.
   8. Park must have an enforced skirting requirement.
   9. The manufactured home and applicant must be claim free in the last 3 years.
   10. Manufactured home is in good condition and well maintained.
   11. Applicant must maintain a working fire extinguisher in the manufactured home.
   12. All manufactured homes located in the park are over 250’ from any native brush or forested area.
Tier 2 – In-Park Standard – 20% Surcharge
If the applicant and manufactured home do not meet all the eligibility requirements for Tier 1 they may qualify for Tier 2. A 20% surcharge to the base premium applies to all Tier 2 policies. To qualify for Tier 2 the applicant and home must meet the following eligibility criteria:

1. Manufactured home must be owner occupied. To qualify as owner-occupied the applicant must occupy the dwelling as their primary residence within 10 days of policy inception. Seasonal and Tenant occupancies are acceptable if the additional Tier 5 or Tier 6 surcharge is also applied.
2. Manufactured home must be located in a park that has a minimum of 20 mobile homes.
3. Minimum Coverage A limit of $15,000.
4. Manufactured home must be 400 square feet or greater.
5. Park Must be located in a protection class rating of 1-8.
6. All parks with less than 50 mobile homes must have a full time resident manager.
7. Manufactured home is in good condition and well maintained.
8. Park must have complete fencing with paved and lighted streets, with off street parking, and fire hydrants.

Tier 3 – Protected* Private Property – 100% Surcharge
If the applicant and manufactured home do not meet all the eligibility requirements for Tier 1 and 2 they may qualify for Tier 3. A 100% surcharge to the base premium applies to all Tier 3 policies. To qualify for Tier 3 the applicant and home must meet the following eligibility criteria:

1. Manufactured home must be owner occupied. To qualify as owner-occupied the applicant must occupy the dwelling as their primary residence within 10 days of policy inception. Seasonal and Tenant occupancies are acceptable if the additional Tier 5 or Tier 6 surcharge is also applied.
2. Minimum Coverage A limit of $10,000.
3. Manufactured home must be 400 square feet or greater.
4. Manufactured home must be located in a protection class rating of 1-8.
5. Manufactured home is in good condition and well maintained.
6. Manufactured home must be visible from commonly used public roadways.

*Protected Risk: Any manufactured home located within 5 road miles of a responding fire department; or any manufactured home located in a manufactured home park with a minimum of 18 units with fire hydrants, paved streets, and adequately located within the limits of a city, town, or municipality with both fire and police protection.

Tier 4 – Unprotected Private Property – 225% Surcharge
If the applicant and manufactured home do not meet all the eligibility requirements for Tier 1 through 3 they may qualify for Tier 4. A 225% surcharge to the base premium applies to all Tier 4 policies. To qualify for Tier 4 the applicant and home must meet the following eligibility criteria:

1. Any manufactured home that does not meet the protected definition.
2. Minimum Coverage A limit of $10,000.
3. Must be owner occupied. To qualify as owner-occupied the applicant must occupy the dwelling as their primary residence within 10 days of policy inception. Seasonal and Tenant occupancies are acceptable if the additional Tier 5 or Tier 6 surcharge is applied.
4. Manufactured home must be well maintained and show pride of ownership.
5. Manufactured home must be visible from commonly used public roadways.
6. Manufactured home must be 400 square feet or greater.
Tier 5 – Seasonal Owner Occupied – 10% Surcharge
To qualify as a seasonal risk the manufactured home must be occupied for at least 6 weeks of the year and be furnished. Vacant manufactured homes are not acceptable for this program. Apply the 10% surcharge as follows:

1. Categorize the manufactured home and applicant in applicable Tier Program 2-4 (seasonal units may not be classified as Tier 1). Apply applicable surcharge.
2. After deriving applicable Tier 2-4 rate, apply additional 10% surcharge to the resulting base rate.

All Tier 5 program risks must be owner occupied. Rental, commercial or non-owner occupied units are prohibited.

Tier 6 – Rental Units 150% Surcharge
To qualify as a rental unit the manufactured home must be occupied by a tenant within 30 days of policy inception. Apply the 150% surcharge as follows:

1. Categorize the manufactured home and applicant in applicable Tier Program 2-4 (seasonal units may not be classified as Tier 1). Apply applicable surcharge.
2. After deriving applicable Tier 2-4 rate, apply additional 150% surcharge to the resulting base rate.
3. POLICY TERM
Policies will be written for a maximum 12-month term only. A term of less than 12-months can only be written to ensure that the policy expiration date coincides with the annual expiration date of another insurance policy held by the named insured. If the term is less than 12-months, the premium (not the fees) will be prorated. The minimum premiums still apply. The minimum term is three months.

Direct bill premium invoicing is available, unless the term is less than 12-months. A premium invoice will be mailed directly to the insured 30-40 days prior to each installment due date unless payments are made by automatic payments. A service fee is added to all installments, but not the initial down payment. The service fee is $10 if installments are invoiced and paid manually. The service fee is $3 if installments are paid electronically using automatic payments.

An insufficient funds fee of $25 will be assessed whenever a manual check, electronic check/funds transfer or credit card transaction is unable to be processed due to the lack of sufficient funds or credit limit.

4. OTHER INSURANCE
Other insurance covering the same property is permitted only when the other insurance is for perils not covered by the policy. (For example, flood insurance.)

5. RESERVED FOR FUTURE USE
6. APPLICATION AND BINDING PROCEDURES

A. For policies bound online using our website rating facility:
   All application questions must be fully completed by producer and applicant. After policy has been bound
   and a policy number has been issued, the application must be signed by both the producer and the
   applicant. The application and supporting documentation will be subject to PSIC’s current submission
   procedures. Please contact Customer Service at 1-800-303-5000 with any questions.

B. For policies NOT bound online using our website rating facility:
   A Pacific Specialty Insurance Company ("PSIC") insurance application for the type of policy selected must be
   fully completed and mailed to PSIC (or its representative). Binding is subject to acceptance of the risk by
   PSIC. The following provisions must be satisfied when the application is submitted:

   A. All underwriting rules are followed; and
   B. A PSIC application (including any/all necessary disclosures) is fully completed and signed by both the
      applicant and producer; and
   C. Required premium (or minimum required down payment) accompanies application; and
   D. All of the above referenced items are mailed to PSIC (or its representative) within the following number
      of days from the requested effective date:
         ▪ If premium paid in full, 15 days; or
         ▪ If direct bill premium invoicing is requested, 5 days.

   An automatically populated application can be printed to sign and submit for policies that are quoted and
   bound online through our website facility at www.psic-onespot.com.

   If the dwelling has a woodstove, submit the application for approval with a completed woodstove questionnaire
   and one photograph. Submit basis only – no binding (see Section 12. Submit for Approval, in this manual for
details).
7. CATASTROPHE MANAGEMENT

A. Suspension of Binding Authority
   All binding authority is automatically suspended whenever the following conditions exist in a given area:
   - Impending severe local weather conditions or bulletin(s);
   - When any designated* hurricane or tropical storm is forecast to affect any portion of the state within 5 days; or
   - Civil unrest.

   No applications for new coverage will be accepted. No endorsements of existing policies will be accepted which will have the effect of increasing the company’s exposure. Applications with an effective date/postmark combination, which would violate the prohibition(s) listed above, will be rejected and no coverage will exist. Renewals of the company’s expiring policies will be issued provided there is no increase in coverage or exposure.

   This temporary suspension of binding authority will remain in effect until these binding restrictions have been lifted by PSIC.

   *NOTE: A “designated” tropical storm or hurricane is a weather disturbance identified as a tropical storm, depression or hurricane by the United States National Weather Service.

B. General (Non-Earthquake Related) Emergency Restrictions
   Pacific Specialty Insurance Company may also establish discretionary restrictions on binding authority during emergency periods of potential floods, mudslides, fires, or other natural or manmade disaster emergencies. Agents who are aware of such conditions SHOULD NOT BIND COVERAGE UNTIL THEY HAVE CALLED THE COMPANY TO VERIFY THAT NO BINDING RESTRICTIONS ARE IN EFFECT.

   If enacted, these emergency restrictions will be identical to those detailed in the above “Suspension of Binding Authority” section.

   This temporary suspension of binding authority will remain in effect until these binding restrictions have been lifted by PSIC.

C. Earthquake-Related Emergency Restrictions
   When a major earthquake occurs, PSIC (or its representative) may impose binding authority restriction on all agents in the affected area:

   1. Binding authority will be restricted when an earthquake reading 5.0 or greater on the Richter Scale occurs.
   2. Binding authority will be restricted for the day of the earthquake and for the 30-day period following the earthquake.
   3. An aftershock reading 5.0 or greater on the Richter Scale will be considered a new earthquake, and will result in a new period of suspended binding authority.
   4. The restrictions will apply to all counties located within 150 miles of the earthquake’s epicenter.
   5. The same above restrictions apply to any requests to increase coverage limits.
   6. Renewals are not affected by these restrictions.

D. Miscellaneous Restrictions
   Pacific Specialty Insurance Company, as part of its Catastrophe Management Program, may also establish (at its discretion) temporary and/or permanent restrictions on binding authority to properly control and maintain appropriate geographic concentration levels.
8. INSPECTION FEE, POLICY FEE AND MINIMUM PREMIUMS
An independent inspection firm will be hired to inspect each property on new and renewal business. The inspection fee is $25 per policy. The new and renewal policy fee is $25 per policy. The inspection fee and policy fee are non-refundable (fully retained).

The annual minimum written premium (excluding fees) is:
  • Manufactured Home: $100
9. COVERAGES AND AMOUNTS

A. Mobile Home

This policy contains two sections: Section I – Property Coverages and Section II – Liability Coverages. Below is a brief description of the coverage provided. For a complete description, please refer to the policy.

<table>
<thead>
<tr>
<th>Section I – Property Coverages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coverage A:</strong> Dwelling</td>
</tr>
<tr>
<td>The Described Residence</td>
</tr>
<tr>
<td><strong>Coverage B:</strong> Other Structures</td>
</tr>
<tr>
<td>Unattached Private Structures on Insured Premises</td>
</tr>
<tr>
<td><strong>Coverage C:</strong> Personal Property</td>
</tr>
<tr>
<td>Unscheduled Personal Property</td>
</tr>
</tbody>
</table>

**Summary of Types of Property Subject to Special Limits of Liability:**

<table>
<thead>
<tr>
<th>Special Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Money, bank notes, bullion etc</td>
</tr>
<tr>
<td>Securities, accounts, deeds, etc</td>
</tr>
<tr>
<td>Watercraft trailers, furnishings, equipment, and outboard engines</td>
</tr>
<tr>
<td>Trailers not used with watercraft</td>
</tr>
<tr>
<td>Jewelry, Watches, furs, precious and semi-precious stones</td>
</tr>
<tr>
<td>Firearms</td>
</tr>
<tr>
<td>Silverware, gold ware, and pewter ware</td>
</tr>
<tr>
<td>Cameras</td>
</tr>
<tr>
<td>Grave markers</td>
</tr>
<tr>
<td>Works of art, ceramics, china, crystal</td>
</tr>
<tr>
<td>Antiques and heirlooms</td>
</tr>
<tr>
<td>Books, manuscripts, tickets, stamp, and coin collections</td>
</tr>
<tr>
<td>Tools</td>
</tr>
<tr>
<td>Sound receive and/or transmitting equipment, stereos, &amp; computers</td>
</tr>
<tr>
<td>Musical instruments, audio video recording devices</td>
</tr>
<tr>
<td>Electrical apparatus used for/in a motor vehicle</td>
</tr>
<tr>
<td>Rugs, carpets, tapestries etc</td>
</tr>
<tr>
<td>Property used in business</td>
</tr>
<tr>
<td>Photographic and video equipment</td>
</tr>
<tr>
<td>Glassware and china</td>
</tr>
</tbody>
</table>

**Coverage D:** Additional Living Expense

20% of Coverage A

**Additional Coverages:**

- Credit card forgery
- Depositors forgery
- Court costs
- Counterfeit money
- Debris Removal
- Emergency removal service coverage
- Fire Department Service
- Radio and television antenna coverage
- Trees, shrubs, plants and lawn coverage
- Tie-down equipment

Refer to Policy for Details

<table>
<thead>
<tr>
<th>Section II – Liability Coverages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coverage E:</strong> Personal Liability</td>
</tr>
<tr>
<td>$50,000 Included</td>
</tr>
<tr>
<td><strong>Coverage F:</strong> Medical Payments To Others</td>
</tr>
<tr>
<td>$1,000 (Per Person) Included</td>
</tr>
</tbody>
</table>

**Additional Coverages:**

- Claim Expenses
- First aid expenses

Refer to Policy for Details
10. **LOSSES INSURED**
   Below is a brief description of the losses insured (Please refer to the policy for a complete description of the coverage):

   **A. Section I – Property Coverages**
   Comprehensive Mobile Home Coverage (Coverage A) and Additional Living Expense (Coverage D) for direct, sudden and accidental loss of, or damage to the mobile home. Please see policy for limitations and exclusions

   Listed below are the losses that are insured for Coverage B – Unattached Structures & Coverage C – Personal Property:
   1. Fire or Lightning
   2. Explosion, smoke or smudge
   3. Theft, larceny, robbery, pilferage or any attempt thereof
   4. Windstorm or hail
   5. Riot or civil commotion
   6. Malicious mischief or vandalism
   7. Aircraft including self-propelled missiles and a spacecraft
   8. Motor vehicles, except motor vehicles owned or operated by the insured, a tenant or a transporter of mobile homes

   The following additional peril is covered for Coverage B
   1. Breakage of glass or safety glazing material which is part of the unattached structure

   The following additional peril is covered for Coverage C
   1. Sudden and accidental damage from artificially generated electrical current. (Does not include devices that have a tube, transistor or similar electronic component)

   **B. Section II – Liability Coverages**
   Section II Liability includes coverage for bodily injury or property damage and defense costs associated with a suit brought against an insured. Mandatory endorsements apply to all policies that exclude animal liability coverage. However, optional limited animal liability coverage is available for owner occupied manufactured homes for an additional premium charge.

11. **LOSS SETTLEMENT – SECTION I**
   Below is a brief description of the loss settlement provisions for Section I of the policy (Please refer to the policy for a complete description of the coverage):

   **A. Dwelling**
   For Tier 1 policies the loss settlement provision for the Dwelling is on a replacement cost basis without a deduction for depreciation. For Tiers 2-6 the loss settlement provision for the Dwelling is on an actual cash value basis with a deduction for depreciation. However, optional replacement cost settlement provisions can be purchased for Tiers 2-4.

   **B. Unattached Structures**
   The loss settlement provision for the Unattached Structures is on an actual cash value basis with a deduction for depreciation. However, optional replacement cost settlement provisions can be purchased for Tiers 2-4.

   **C. Personal Property**
   The loss settlement provision for Personal Property is on an actual cash value basis with a deduction for depreciation. However, optional replacement cost settlement provisions can be purchased for an additional premium.
12. **SUBMIT FOR APPROVAL**
The following risks require prior approval and applications must be submitted unbound:

1. If the applicant is previously uninsured, do not bind unless they purchased the dwelling within thirty (30) calendar days of the application date. Submit details.
2. Individuals or dealer as lienholder.

13. **UNACCEPTABLE RISKS**
PACIFIC SPECIALTY INSURANCE COMPANY will not accept the following risks:

A. **Unacceptable Locations**
1. Manufactured homes on commercial farm property.
2. Unusual hazards. Manufactured homes located in an area prone to flooding, mudslides, brush fires, or any other unusual exposures are ineligible.
3. Dwellings located in or near brush areas, forested areas, or any area of increased fire hazard (native brush must be cleared 500 feet from the premises).
4. Manufactured homes which are inaccessible to emergency firefighting, medical and law enforcement personnel, equipment and services.
5. Manufactured homes located within 1500 feet from any waterfront.

B. **Unacceptable Properties**
6. Manufactured homes under construction or not fully installed.
7. Non-professionally built manufactured home additions not approved by an authorized building inspector. This rule does not apply to open porches, decks, and carports.
8. Manufactured homes with any other structure (other than garage) valued over $5,000.
9. Manufactured homes with unattached structures not incidental to the use of the mobile or manufactured home as a dwelling, including:
   a. Unattached structure exceeding 800 square feet of floor area.
   b. Unattached structures that are manufactured homes, site built homes or barns (livestock structures).
   c. Unattached structures used as living quarters.
   d. Unattached structures that have a value which exceeds 50% of the value of the mobile or manufactured home
10. Manufactured homes that do not have a unique identifying address.

C. **Unacceptable Dwellings**
11. Manufactured homes with a secondary roof that is not self-supporting.
12. Manufactured homes not maintained in an insurable condition; must show pride in ownership.
13. Manufactured homes with unrepaired damage and/or home applicants with open claims.
14. Manufactured homes which are not fully skirted.
15. Manufactured homes which are less than 8' wide and 28' long and have wheels attached.
16. “Homemade Units” including “Homemade Doublewidens”. Separate manufactured homes joined together to form a multi-wide home are ineligible.
17. Manufactured homes that are custom built or substantially modified.
18. Manufactured homes with cement block (or otherwise “unstable”) steps are unacceptable.
19. Manufactured homes without utility service are unacceptable.
20. Manufactured homes with auxiliary heating devices:
   a. That are the only source of heat;
   b. That were not originally installed by the manufacturer or a licensed contractor;
   c. Located in an other structure where gasoline and/or flammable liquid vapors may be present;
   d. That are not listed by a recognized testing laboratory or approved for installation in a manufactured home or factory-built addition;
   e. That do not have a factory-built, all-fuel chimney, that connects directly to the heating device or have a UL-approved connector;
   f. That do not have a chimney that terminates with a spark arrestor cap.
   g. A woodstove inspection form must be submitted for any manufactured home with a woodstove.
21. Manufactured homes without copper wiring for 100% of the dwelling’s electrical system.
22. If any part of the pressurized plumbing system of the dwelling is composed of materials other than copper, galvanized steel, polyvinyl chloride (PVC), or chemically cross-linked polyethylene (PEX) endorsement PM6, Water Damage Exclusion for Plumbing, will be attached to the policy.
23. Dwellings that do not have at least one functioning smoke detector in each separate bedroom plus at least one functioning smoke detector in a common living area.
24. Manufactured homes that do not have deadbolts on all standard doors that provide access to the manufactured home.

D. Unacceptable Risks
25. Manufactured homes which are used for storage of flammable or explosive materials.
26. Manufactured homes with a kerosene heater.
27. Manufactured homes with extensive farming equipment on the property whether or not used for professional farming.
28. Applicants with two or more theft or liability losses within the past three years or any applicant who has more than three losses of any kind within the last three years.
29. Animal Liability Coverage is optional. If purchased coverage for the following dogs and animals is excluded:
   a. Pit Bulls, Doberman Pincers, Rottweilers, German Shepherds, Chows, Akitas, Bull Mastiffs, Shafford Shire Terriers (including a mixed breed which includes any of the above); or
   b. Any dog known by breed to be vicious or any risk where previous dog bite history exists; or
   c. Farm animals, or exotic or unusual pets, including but not limited to horses, cows, sheep, goats, chickens, snakes, etc.
30. Manufactured homes owned/titled in corporate or business name, church or non-profit organization or any business/commercial use (this includes a Land Trust), except that the Named Insured can be a Limited Liability Corporation (LLC) if the Managing Member is listed as an Additional Insured.
31. Manufactured homes used for food vendors, carnivals or circuses.
32. Seasonally occupied homes are eligible only under the seasonal program. Manufactured home must be occupied for at least 6 weeks a year and be fully furnished.
33. Manufactured homes where the owner is not gainfully employed (retired persons and students are acceptable).
34. Vacant mobile homes. To qualify as Owner-Occupied, dwelling must be occupied within 10 days of inception of coverage by the named insured as his or her primary dwelling. To qualify as Tenant-Occupied, dwelling must be occupied by a tenant within 30 days of inception of coverage or insured must provide copy of current rental or lease agreement.
35. Manufactured homes with woodstove as primary source of heat.
36. Manufactured homes that have more than one mortgage.
37. Stand-alone trip coverage.
38. Any applicant who is more than 90 days behind in mortgage payments is ineligible.
39. Manufactured homes used as motels or manufactured homes where the general public enter frequently are unacceptable.
40. An applicant shall be ineligible if he or she has been convicted of any of the following crimes within the past five years: insurance fraud, burglary, possession with intent to use unlawfully any explosive or highly incendiary device, malicious destruction of personal property, malicious destruction of the property of a police or fire department, or intent to commit such a crime, refusing to give incriminating evidence in the connection with such a crime, or false pretenses with intent to defraud.
41. An applicant will be ineligible if he or she has been denied within the past 5 years payment by an insurer of a claim under a dwelling insurance policy because of evidence of arson, conspiracy to commit arson, misrepresentation, fraud or conspiracy to commit fraud, committed by or on behalf of the person.
42. An applicant will be ineligible if he or she desires to insure a manufactured home which is used for any illegal or demonstrably hazardous purpose.
43. A trust as a Named Insured (trusts should be listed as an Additional Insured).
44. A trust as an Additional Insured when the Named Insured is not a trustee or beneficiary.
45. Manufactured homes purchased at, from or through foreclosure, bank or trustee sale are acceptable as long as a copy of the property inspection report is provided to the producer and/or the Company and made part of the application. Applicant and producer must confirm condition of risk comports with all the underwriting guidelines and prohibited risks. The policy deductible shown on the declarations page will
be doubled in the event of a loss occurring within the first 90 days of the inception date of the policy (Attach PM29) – Dwelling Purchased through Foreclosure.

46. Risks where the applicant has had foreclosure proceedings initiated against an owned property anytime within the last three (3) years.
14. OPTIONAL COVERAGES AND LIMITS
The following optional coverages and limits are available:

A. **Deductibles**
The following deductible options are available by adjusting the base premium as indicated below:

<table>
<thead>
<tr>
<th>Deductible</th>
<th>Basic Premium Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td>$250</td>
<td>Base</td>
</tr>
<tr>
<td>$500</td>
<td>-15%</td>
</tr>
<tr>
<td>$1,500</td>
<td>-20%</td>
</tr>
<tr>
<td>$2,500</td>
<td>-25%</td>
</tr>
<tr>
<td>$5,000</td>
<td>-35%</td>
</tr>
</tbody>
</table>

B. **Increased Other Structures (Coverage B)**
The basic policy provides a limit of liability for other structures (Coverage B) equal to 10% of Coverage A. The Coverage B amount for other structures can be increased (up to a maximum of 20% of Coverage A) for the following additional premium:

| Rate per Thousand | $3.50 |

C. **Coverage A & B Replacement Cost (In-Park Standard & Owner Occupied Out-of-Park Only)**
The In-Park Preferred tier (Tier 1) includes replacement cost for the dwelling and other structures. All other tiers include Actual Cash Value settlement. Replacement Cost coverage is available for owner occupied risks in the In-Park Standard, Protected Private Property, and Unprotected Private Property tiers (Tiers 2-4) if the following criteria are met:

- **Homes under 20’ wide:** Coverage A limit is greater than or equal to the most recent year’s U.S. Commerce Department’s Census Bureau average cost for a new singlewide manufactured home in the western region.

- **Homes 20’ wide and larger:** Coverage A limit is greater than or equal to the most recent year’s U.S. Commerce Department’s Census Bureau average cost for a new doublewide manufactured home in the western region.

| Basic Premium Surcharge | 15% |

This coverage is not available for tenant occupied (Tier 6) or seasonal occupied (Tier 5) risks.

**ATTACH:** Form PO49-CA, Replacement Cost for Manufactured Homes

D. **Unscheduled Personal Property (Coverage C) – Replacement Cost**
Personal property coverage can be increased to Replacement Cost from Actual Cash Value (ACV), for the following additional premium:

| Rate per Thousand | $3.50 |
E. **Increase Unscheduled Personal Property (Coverage C)**
   The basic policy provides a limit of liability for personal property (Coverage C) equal to 50% of Coverage A. The Coverage C amount for personal property can be increased (up to a maximum of 70% of Coverage A) for the following additional premium:

<table>
<thead>
<tr>
<th>Rate per Thousand</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.50</td>
</tr>
</tbody>
</table>

F. **Personal Liability Limits**
   The basic policy provides $50,000 Personal Liability limits. Higher limits are available for the following additional premium amounts:

<table>
<thead>
<tr>
<th>Limit</th>
<th>Premium</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000</td>
<td>Base</td>
</tr>
<tr>
<td>$100,000</td>
<td>$7</td>
</tr>
<tr>
<td>$300,000</td>
<td>$27</td>
</tr>
</tbody>
</table>

G. **Secured Interest Protection (Lien holder Only)**
   For a $15 surcharge additional protection to the manufactured home lien holder will be added to the policy.

   ATTACH: Form NJ04, Secured Interest Protection for Mobile Homes

H. **Natural Disaster Protection**
   For a $38 surcharge additional protection can be provided to the manufactured home lien holder in the event of a natural disaster.

   ATTACH: Form NJO11, Natural Disaster Protection (Lender Interest)/Flood

I. **Golf Cart Liability**
   Golf cart liability coverage can be added for $35.

   ATTACH: Form NJ08, Golf Cart Coverage Endorsement

J. **Trip Coverage**
   Trip coverage can be added for $100.

   ATTACH: Form NJO3, Trip Coverage

K. **Optional Animal Liability Limits For Acceptable Animals (Owner occupied and Seasonal Units Only)**
   Animal liability coverage is automatically excluded on all policies with the attachment of the Animal Liability Exclusion endorsement. However, optional animal liability coverage can be purchased, as indicated in the table below.

<table>
<thead>
<tr>
<th>Limit</th>
<th>Premium</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000</td>
<td>$10</td>
</tr>
<tr>
<td>$100,000</td>
<td>$13</td>
</tr>
<tr>
<td>$300,000</td>
<td>$26</td>
</tr>
</tbody>
</table>

   REMOVE: Form NYM16, Animal Liability Exclusion, if animal liability coverage is selected.
   ATTACH: Form PO14, Limited Animal Liability Coverage. Selected limit will appear on policy declarations page.

L. **Identity Theft (Primary Owner Occupied Only)**
   For an additional charge of $25, Identity Theft Coverage can be added to the policy. This coverage offers $25,000 for expenses incurred by an insured as a direct result of an identity theft discovered during the policy period. Additionally, the coverage offers access to resolution services from a consumer fraud
specialist who assists in the process of restoring the insured’s identity from first call to crisis resolution. No deductible applies to this coverage. ATTACH: Form PO42

For an additional charge of $40, Identity Theft with ID Alert Coverage can be added to the policy. This coverage offers the same benefits of Identity Theft Coverage plus ID Alert which provides a monthly proactive National Database screening and notification by phone or email of possible fraud of an insured that has provided Name, Address and Social Security Number. ATTACH: Form PO43

M. Trusts, LLCs, and Additional Insureds
A policy may be issued in the name of a Limited Liability Corporation (LLC), provided that the Managing Member is listed as an Additional Insured. No other type of business or corporation can be listed as a Named Insured, including trusts.

Trusts can only be listed as an Additional Insured and require that a trustee or beneficiary of the trust be the Named Insured.

Other persons or organizations with an insurable interest in the property can be listed as an Additional Insured.

Please note the following endorsements apply to all policies and limit coverage for legal entities and persons or organization listed as an Additional Insured to the residence premises. There is no charge for either coverage.

ATTACH: Form PM27, Additional Insured – Property Policies
Form PM28, Property Held By Legal Entity
N. Optional Earthquake Coverage
This program offers two earthquake coverages Standard and Mini. The Standard Earthquake covers the manufactured home, unattached structures, and personal property. The Mini Earthquake covers the manufactured home only. The premium for this coverage is calculated by multiplying the coverage limit by zone rate per thousand.

Standard: COV A + COV B + COV C = Coverage Limit

Mini: COVA = Coverage Limit

<table>
<thead>
<tr>
<th>Zone</th>
<th>Rate per Thousand</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>7.60</td>
</tr>
<tr>
<td>02</td>
<td>11.85</td>
</tr>
<tr>
<td>04</td>
<td>7.60</td>
</tr>
<tr>
<td>05</td>
<td>11.85</td>
</tr>
<tr>
<td>07</td>
<td>7.60</td>
</tr>
<tr>
<td>11</td>
<td>2.45</td>
</tr>
<tr>
<td>12</td>
<td>7.60</td>
</tr>
<tr>
<td>13</td>
<td>2.45</td>
</tr>
<tr>
<td>14</td>
<td>11.85</td>
</tr>
<tr>
<td>15</td>
<td>2.45</td>
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<tr>
<td>16</td>
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<td>17</td>
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<tr>
<td>18</td>
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<td>7.60</td>
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<td>21</td>
<td>7.60</td>
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<td>22</td>
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<tr>
<td>26</td>
<td>7.60</td>
</tr>
<tr>
<td>27</td>
<td>2.45</td>
</tr>
<tr>
<td>0</td>
<td>11.85</td>
</tr>
</tbody>
</table>

See company for earthquake zone definitions.

ATTACH: Form NJ01, Optional Earthquake Coverage
15. **PREMIUM CREDITS AND SURCHARGES**

The maximum total premium credit that can be applied to any policy is 50%. All credits and surcharges must be computed from basic premium only, unless stated otherwise.

**A. Multi-Policy Discount**

If the insured has another in force personal lines policy with Pacific Specialty Insurance Company, or any affiliate, a 5% premium credit will be allowed to the basic premium. This credit will apply to the basic premium for the policy and is available for all programs. This credit will be discontinued if/when the other policy(ies) lapse.

**B. Senior Discount**

If all residents of the mobile home are 50 years or older a 15% discount to the basic premium will be applied.

Not available for tenant or seasonal risks.

**C. Prior Insurance Discount**

For new business only, a 5% credit to the basic premium will apply to the policy if the named insured on the policy has had continuous property insurance for the past nine (9) months for the same manufactured/mobile home. This discount will be reduced to 3% at the first policy renewal, 2% at the second, and will be removed thereafter.

**D. Prior Loss Surcharge**

The Prior Loss Surcharge recognizes the loss history of an insured or applicant in determining the appropriate premium for a new or renewal policy. If an insured has one or more chargeable losses in the last three (3) years including at any previous residences, for which Pacific Specialty or any other company has an incurred loss of $500 or more (excluding the deductible), a surcharge is applied to the policy at New Business and/or Renewal. The three (3) year experience period will be calculated from the current new business effective date and/or renewal process date.

The following types of losses are not considered chargeable:

1. Catastrophe claims such as wildfires, tornados, hurricanes or earthquakes that are assigned a CAT number by ISO will not be counted.
2. A loss for which a payment occurred only with respect to Medical Payments to Others or Similar Coverage.

**Prior Loss Surcharges:**

1. First loss, non-theft or liability – 5% basic premium increase.
2. First theft or liability loss – 10% basic premium increase.
3. Second non-theft or liability loss – 10% additional increase to basic premium.
4. Second theft or liability loss – not acceptable.
5. Third non-theft or liability loss – 12.5% additional increase in basic premium.
6. Fourth non-theft or liability loss – not acceptable.

**E. Woodstove or Supplemental Heating System Surcharge**

If the manufactured home has a woodstove or supplemental heating system a $50 surcharge will apply.

**F. Central Alarm Service**

Central Alarm Service*:

- Burglary Only: 5% Credit
- Fire Only: 5% Credit
- BOTH: 10% Credit

To qualify for this credit, the alarm must be a full perimeter or motion detecting system connected to a remote 24-hour central station service, or police and fire department. A sprinkler system qualifies for the fire alarm credit. The credit is applied to the basic premium.
16. RESERVED FOR FUTURE USE

17. CHANGES ON POLICY
Coverages and limits (above the minimum) may be increased or decreased, added or deleted, during the term of the policy. Additional or return premium shall be computed on a pro rata basis.

18. CANCELLATION OF INSURANCE
A. It is not permissible to cancel any of the mandatory coverages provided unless the entire policy is canceled. Coverages A, B, C, D, E and F are mandatory.
B. If the policy is canceled at the request of either the insured or the company, the return premium shall be 100% of the pro rata unearned premium.

19. TRANSFER OR ASSIGNMENT
A. Transfer of the policy to another location within the state is allowed provided the new location meets eligibility requirements and there is no change in ownership.
B. Assignment of insurance under the policy is not allowed.

Transfers are subject to any necessary adjustment(s) of premium.

20. TERRITORIAL ZONES

<table>
<thead>
<tr>
<th>Territory</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Los Angeles County</td>
</tr>
<tr>
<td>2A</td>
<td>Imperial and San Bernardino Counties</td>
</tr>
<tr>
<td>2B</td>
<td>Riverside County</td>
</tr>
<tr>
<td>3</td>
<td>Orange and San Diego Counties</td>
</tr>
<tr>
<td>4</td>
<td>Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz, and Ventura Counties</td>
</tr>
<tr>
<td>5</td>
<td>Fresno, Inyo, Kern, Kings, and Tulare Counties</td>
</tr>
<tr>
<td>6</td>
<td>Alpine, Amador, Calaveras, El Dorado, Madera, Mariposa, Mono, and Tuolumne Counties</td>
</tr>
<tr>
<td>7A</td>
<td>Merced, San Joaquin, Stanislaus, and Yolo Counties</td>
</tr>
<tr>
<td>7B</td>
<td>Sacramento County</td>
</tr>
<tr>
<td>8</td>
<td>Butte, Colusa, Del Norte, Glenn, Humboldt, Lake, Lassen, Mendocino, Modoc, Nevada, Placer, Plumas, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, and Yuba Counties</td>
</tr>
</tbody>
</table>

21. RESERVED FOR FUTURE USE
22. **FIRE PROTECTION DEFINITIONS**

The Protection Class listings in the Public Classification Manual apply to risks insured under this program.

A. In a municipality or other classified area where a single classification number is shown, use that classification number for all properties located in that classified area.

B. In a classified area where two or more classification numbers are shown (e.g. 6/9), the applicable classification number is determined based on the distance to a responding fire station and the distance to a fire hydrant.
   1. For properties located five road miles or less from a responding fire station and within 1,000 feet of a fire hydrant, use the first protection class shown (e.g. 6/9, use class 6).
   2. For properties located five road miles or less from a responding fire station and beyond 1,000 feet of a fire hydrant, use class 9.
   3. For properties located more than 5 road miles from a responding fire station, use class 10.

C. In a classified area serviced by a subscription-type fire department, use class 10 for properties that do not subscribe.

D. Use class 10 for all properties not classified.