

INSURANCE FACTS
for Pennsylvania Consumers

Your Guide to
Homeowners
Insurance

1-877-881-6388
Toll-free Automated *Consumer Line*

www.insurance.state.pa.us
Pennsylvania Insurance Department Website

The Pennsylvania Insurance Department provides consumers with a variety of publications. “Your Guide to Homeowners Insurance” will help you compare the rates charged by various companies for homeowners insurance in ten geographic areas of the Commonwealth.

To help you understand homeowners insurance, the guide contains explanations of terms commonly used by insurance companies in writing homeowners policies. Also included are some money saving tips and answers to frequently asked questions.

An informed consumer can obtain more value for his or her insurance dollar. This guide provides some basic information to help you determine if you can lower the cost of your homeowners insurance and increase the value of the insurance you receive.

There are five basic types of homeowners policies offered by most companies. They are generally referred to as Forms 2, 3 and 8 for homeowners; Form 4 for tenants or renters; and Form 6 for condominium owners.

However, it is important to note that not all companies offer the types of policies described in this brochure. Therefore, it is important to read your policy carefully.

Types of Homeowners Policies

Single dwelling homeowners policies

This policy offers a comprehensive package of protection against losses or damage to your house and its contents caused by fire, windstorm, vandalism, theft and personal liability, among others. In addition to coverage to the structure, homeowners policies usually contain additional types of coverage: additional living expenses, personal liability and medical payments.

Condominium

This type of policy insures for the contents and property not covered by the condominium association's policy.

Tenants or Renters Policies

In addition to its availability to homeowners, similar protections are available to those who rent homes or apartments. If you are a renter, you do not need protection against damage to the building itself, but you do need protection against damage to or theft of your personal property and liability in the event someone falls or gets hurt on the part of the premises you rent.

Homeowners Basic Form (Form 1)

Covers damage due to fire or lightning, windstorm or hail, vandalism or malicious mischief, theft, damage from vehicles and aircraft, explosion, riot or civil commotion, glass breakage, smoke, volcanic eruption, and personal liability.

Homeowners Broad Form (Form 2)

Covers damage due to perils listed in Form 1, plus building collapse; freezing of or accidental discharge of water or steam from internal plumbing, heating, air-conditioning systems or domestic appliances, falling objects, weight of ice, snow or sleet, rupture or bursting of steam or hot water heating systems, and personal liability.

Homeowners Special Form (Form 3)

Covers risk of direct loss to physical property except with certain specified exclusions, such as earthquake and flood, for damage to or loss of the home (dwelling) or other structures such as a garage; all perils covered by Form 2 for damage to or loss of personal property (damage to contents); and personal liability. Form 3 is more comprehensive and offers more protection than Form 2.

Tenants Homeowners or Cooperative Homeowners Form (Form 4)

Offers coverage for personal property for all of the perils covered under Homeowners Form 2 including personal liability.

Homeowners Form (Form 5)

Covers damage to physical property and contents, except with certain specified exclusions, such as earthquake and flood, for damage to or loss of the home (dwelling) or other structures such as a garage, and personal liability. Form 5 is more comprehensive and offers more protection than Form 3.

Condominium Homeowners Form (Form 6)

Form 6 is designed for condominium owners to cover their personal property and liability, their portions of the building and loss of use from the same perils as Form 2.

***Homeowners Older Home Form
(Form 8)***

Form 8 is for the owner of an older home who has trouble purchasing standard homeowners insurance. It resembles other homeowner policies, but provides limited theft coverage.

***Important Limitation of Losses
Resulting from Freezing***

When water escapes from the heating system or the hot water heater ruptures as a result of freezing, the loss is covered on all homeowners forms (except Form 8) with one important limitation. Specifically, coverage does not apply if the premises are vacant or unoccupied when a loss occurs, and the insured has not taken reasonable care to maintain heat in the building or shut off the water supply and drain the system and appliances of water. Vacancy or unoccupancy does not mean a temporary absence if there is an intention to return, such as a 3-week vacation.

***Damage from Flood is Excluded from
All Homeowners Forms***

An important exclusion in ***all*** homeowners policies is loss due to flood. The National Flood Insurance Program (NFIP) defines flood as a general and temporary condition of partial or complete inundation of normally dry land areas from: overflow of inland or tidal waters; unusual and rapid accumulation or runoff of surface waters from any source; mudslides (i.e., mudflows) which are proximately caused by flood, as defined above, and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; or the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding the cyclical levels which result in flood, as defined above.

Flood insurance can be purchased for any insurable property, even if it is not located in a flood plain. An insurance agent or broker can assist you purchasing flood insurance. You are encouraged to purchase this coverage if you live in an area prone to flooding. To obtain information on flood insurance, call the Insurance Department's toll-free automated consumer hotline at **1-877-881-6388** and request a copy of the "Flood Insurance Easy Reference Fact Sheet" or call the NFIP toll free at 1-800-638-6620. After reviewing the material, contact your homeowners insurance agent.

When natural running water seeps into the soil and erodes underground limestone or dolomite deposits, a cavern is formed. When the roof of the cavern caves in, a sinkhole is formed. Earth movement is categorized by

Damage caused by sinkholes/earth movement is excluded from Homeowners Forms

earth shifting, rising or sinking. Both occurrences are generally excluded from a homeowners insurance policy. Consumers may have the option of “buying back” coverage and should consult their insurance agent. Communities above old mines may fall victim to mine subsidence, the “caving in” of old abandoned mines. Residents in these communities can purchase mine subsidence coverage through the State by calling 1-800-922-1678.

Coverage against damage to an unattached garage or other structures on your lot

Usually, this coverage is limited to 10 percent of the amount of insurance on the house. For example, under a \$100,000 policy, the most you will receive to rebuild your damaged garage is \$10,000 unless you specifically request and obtain an increase as part of your homeowners policy.

Coverage against damage to or loss of personal property (includes household contents and other personal belongings)

Homeowners insurance policies (except Form 4 for tenants and Form 6 for condominium owners) include an additional amount of insurance for loss or damage to personal property (contents), based on 50 percent of the insurance on your house. For example, if your house is insured for \$100,000, your coverage for contents would be \$50,000.

The contents coverage usually is provided on an **actual cash value** basis, the amount of money it would take to replace or rebuild your home or repair damages with materials of similar kind and quality minus any depreciation (decrease in the value due to age, wear and tear since the time the structure was built or purchased), not **replacement cost**, the amount it would take to replace or rebuild your home or repair damages with materials of similar kind and quality without deducting for depreciation. However, most companies offer a replacement cost option for your personal property at additional cost. The amount of the contents coverage can also be increased if you need additional protection.

On Tenants Form 4 and Condominium Owners Form 6, you must request and obtain the specific amount of coverage you need.

If you temporarily reside at another location while on business or vacation, your contents coverage at your principal home would continue to apply. Personal belongings brought with you to a temporary address are insured for 10% of your homeowners policy contents coverage unless you ask for a higher limit or \$1,000, whichever is greater.

For example, a son or daughter attending college would be provided with \$1,000 worth of insurance or 10% of your contents coverage (whichever is greater) for the personal property he or she takes to school.

Components of a Homeowners Policy

Important limitation on silverware, silver, jewelry and furs

There generally is a limit of \$200 coverage on silver coins and silver other than silverware. Silverware and silver-plated ware are limited to \$2,500 for loss by theft. Theft coverage provided for jewelry and furs is limited to \$1,000. These coverages can be broadened and limits increased by adding a scheduled personal property endorsement, sometimes called a floater, to your policy. This endorsement lists each covered item and its insured value and provides coverage when added to the policy.

Coverage for liability claims

The personal liability coverage protects you against a claim or lawsuit resulting from (non-auto and non-business) bodily injury or property damage to others caused by your negligence. This coverage applies to you and all family members who live with you. Basic amounts of coverage are usually \$100,000 per occurrence. Check with your agent or insurance company to determine if the amount of personal liability coverage you have is sufficient.

Coverage for medical payments

The policy includes coverage for the medical expenses of others who suffer accidental injury at the insured location. This expense is paid regardless of your legal liability. Basic amounts of coverage are usually \$1,000 per person for medical payments. You can obtain additional amounts at minimal cost, if you request them.

Coverage for additional living expenses

The policy includes an additional amount of insurance to cover the necessary increased costs in living expenses to permit you to continue your normal standard of living during the time your house cannot be occupied due to a covered loss such as fire or lightning; windstorm or hail; vandalism or malicious mischief; theft; damage from vehicles or aircraft; explosion; riot or civil commotion; glass breakage; smoke; volcanic eruption; and personal liability. Amounts vary depending on the policy.

The following illustrates the amount of additional living expenses afforded for each form:

Insure your home to replacement cost value

Forms 2, 3, and 5 -- 30% of insured value on home
Form 4 -- 20% of insured value on personal property
Form 6 -- 40% of insured value on personal property
Form 8 -- 10% of insured value on home

Insure your home to replacement value

It is important to insure your home to replacement cost value because under certain circumstances you may be subject to a recovery amount less than what it would cost you to restore your home to its pre-loss condition.

Replacement cost is the amount it would take to replace or rebuild your home or repair damages with materials of similar kind and quality without deducting for depreciation.

Actual cash value is the replacement cost minus any depreciation (decrease in the value due to age, wear and tear since the time the structure was built or purchased.)

It is recommended that 100% replacement coverage be carried to protect you in the event of a loss.

The amount of coverage you carry is important in the event of a partial loss (a loss less than the total destruction of your home). Most people suffer a partial loss.

Homeowner policies specify the minimum amount of coverage a homeowner must purchase to be fully covered in the event of a loss. Most companies require that a homeowner purchase at least 80% of the replacement cost of the home. Some policies require that you purchase more than 80% coverage. The example in this brochure is based upon an 80% cutoff point.

If a homeowner fails to insure for at least 80% of the replacement cost, then the cost paid to replace a loss will be paid at a percentage of what the home is insured for or actual cash value, whichever is greater.

Example: If it costs \$100,000 to replace your home and it is insured for \$80,000 (80% of its replacement value), and a fire causes \$25,000 worth of damage, then your insurance company will pay the full \$25,000, less the deductible.

However, if your \$100,000 home is insured for \$60,000 (which is less than 80% of its replacement value), and if you suffer a \$25,000 loss, your company would pay for only part of the loss. You would have to pay the balance out-of-pocket. Your company would pay for damages based upon the following formula:

$$\left(\frac{\text{Amt. of insurance carried}}{\text{Amt. of insurance necessary}} \times \text{loss} \right) - \text{Deductible} \\ = \text{Recovery}$$

$$\left(\frac{\$60,000}{\$80,000} \times \$25,000 \right) - \$500 = \$18,250$$

Therefore, you would have to pay \$6,750

If actual cash value were used as the basis for calculating your insurance coverage, you would not receive the full amount it would take to replace the damaged building. For example, if your roof has a 20-year warranty and is 17 years old, there would be depreciation for the age and condition of the roof. As the numbers show in the above diagram, insuring your home for a minimum of 80% of its replacement cost is a wise decision to avoid paying out-of-pocket expenses should a loss occur.

Maintain adequate replacement coverage

One way to help maintain your replacement coverage is to add an “*Inflation Guard Endorsement*” to your policy. **You should also check with your agent or insurance company at least once a year to make sure your policy provides adequate coverage.** Whether your home is insured for replacement or actual cash value, it is important to keep track of its value. For instance, home improvements and yearly inflation all increase the replacement cost of your home, while the actual cash value of the home may decrease over time.

For your Protection

Once you have selected the insurance coverages you need and an insurance agent or company, there are steps you can take to make certain you get your money’s worth.

The Policy

When you purchase home insurance, you will receive a policy. *A home insurance policy is a legal contract. Read the policy and make sure that you understand its contents.* It is written so that your rights and responsibilities, as well as those of the insurance company, are clearly stated. Keep your policy in a safe place and know the name of your insurer. If you have questions about your insurance policy, contact your insurance agent or company for clarification.

Unlicensed insurers

It is illegal for unlicensed insurers to sell insurance. Business cards are not proof of a licensed insurance agent or company. If you do business with an unlicensed agent or company, you have no guarantee that the coverage you pay for will ever be honored. If you purchase insurance from companies not legally doing business within Pennsylvania, you will not be protected by the guaranty fund should the company become insolvent (fail).

If you have any questions about the legitimacy of your agent or company, call the Pennsylvania Insurance Department at one of the numbers listed on the back cover. By doing so, you may protect yourself and others from being victimized.

Shop and Compare

Prices for nearly identical coverage can vary greatly among companies.

Deductibles

Your policy contains a deductible, such as \$250, which means you must pay the first \$250 of each loss (except for the personal liability coverage of your policy for which there is no deductible). You may want to consider increasing this deductible, if you can afford the loss at the time, as this selection can save you money on your homeowners insurance premium. The higher your deductible, the lower your premium.

Premium Reductions

Many companies give a premium reduction if you install a smoke detector, burglar alarm, dead bolt locks and fire extinguishers.

Discounts

Discounts may be obtained if you purchase other policies through the same company.

Seek Unbiased Information

Information is available to consumers from a number of unbiased sources. These sources include public libraries, consumer groups and consumer publications. The Pennsylvania Insurance Department has personnel available to answer questions regarding home insurance coverage. Please call our toll-free automated consumer hotline at **1-877-881-6388**.

Where to Shop

When you begin to contact insurers, there are a few things you should know about how insurance companies market their products.

Most insurance companies and many agents advertise. Check the newspaper and yellow pages of the telephone directory for companies and agents in your area, as well as the world wide web. In addition, contact your neighbors, relatives and friends for recommendations on insurance companies and agents. Ask them about their experience regarding price and service. Specifically, ask them what kind of claim service they have received from the companies they recommend.

Price Quotations

When asking for price quotations, it is crucial that you provide the same information to each agent or company.

To give you an accurate quote, the agent or company will usually request the following information:

- description of your house
- distance from the nearest fire department and fire hydrant
- square footage
- security devices
- a picture of your home
- coverages you want
- limits you want

Not all insurance companies use insurance agents to sell their product. Insurance companies generally use one of three methods to market their product: direct marketing, independent agents or exclusive agents. The type of marketing method may not meet all of the needs of a consumer due to the differences in the type of services offered. Therefore, consumers need to be aware of each of the three methods and may want to consider them in their purchase decision.

Direct marketers sell insurance through the mail and by telephone. In some cases, consumers can save money with direct marketers because these companies do not have to pay insurance agents commissions to sell their policies. Companies can pass along some of these savings to the consumer. However, some consumers prefer to pay an additional premium for the opportunity to have a local agent available to them.

Independent agents represent several companies therefore, you can get quotes for more than one company from one agent. This is considered an advantage to many consumers. If you decide to call agents for quotations, ask them how many companies they represent. Some insurance companies sell coverage through agents that only represent their company. These companies call their agents an exclusive agents force. **Exclusive agents** can only offer you coverage from the company they represent. Therefore, you can only get a quote from one company for each exclusive agent that you talk to.

Sometimes exclusive agents may work for a lower rate of commission than independent agents. This is because companies do not have to give the agent an incentive to write their product over another company's product. The lower commission structure, especially on commissions for renewal business, can represent significant cost savings to the insurance company and often a portion of that savings is passed along to the consumer in lower premiums.

Understanding Your Insurance Coverage

Determine how much homeowners insurance you need

- *Dwelling protection*: You should carry enough insurance to equal the replacement cost of your dwelling.
- *Self protection*: You need enough liability coverage to protect yourself and your assets from lawsuits resulting from your negligence.
- *Lender Requirements*: Your lender i.e., bank, may require you to cover the house for at least the amount of the mortgage. You are not required to purchase insurance from the insurer recommended by your lender.
- *Policy Requirements*: Insurers may impose some coverage requirements for replacement cost protection as described earlier in this guide.
- *Contents Protection*: You should carry enough insurance to cover the replacement of all your belongings including furniture, clothing, kitchen utensils, etc.

Characteristics that affect homeowners insurance prices

- *Type of Construction*: Frame houses usually cost more to insure than brick.
- *Age of House*: New homes are usually less expensive to insure than old homes.
- *Local Fire Protection*: Your home's distance from a fire hydrant and the quality of your local fire department determine your fire protection class and affect your insurance costs.
- *Amount of Coverage*: The amount of coverage you buy for your house, contents and personal liability will affect the price you pay.
- *Deductible Amount*: Your choice of a higher deductible will reduce the price for home insurance.
- *Discounts*: Some insurers offer lower prices for things such as insuring your home and car with the same company and installing deadbolt locks or alarm systems.

Replacement Cost Coverage

The item(s) must be replaced in order to receive the full replacement cost. For example, if a \$500 television is destroyed, the insurance company will pay the actual cash value amount, around \$300 as an estimate, until the television is replaced. When the television is replaced and the bill of sale is produced, the insurance company will pay the difference up to the replacement amount. This, of course, is subject to any limitations listed in the replacement coverage section of your homeowners insurance policy.

No matter how much insurance you carry, no insurance policy can adequately compensate you for all your pain, trauma and inconvenience following a fire or theft. To avoid these things from happening, or at least to minimize disruption in the event of a loss:

- Install appropriate smoke detector(s). These can give you early notice of a fire and may save your life. Cost is minimal.
- Practice home fire drills. This will let your entire family, particularly your children, know deposit box or the home of a relative. In the event of a fire or theft, such documentation will be very beneficial in filing your claim.
- Consider purchasing flood insurance. Runoff water undermining home foundations is not covered on a homeowners policy. Flood insurance will protect this type of loss.

Where to Purchase Homeowners Insurance

Licensed Insurance Companies

There are over 200 licensed insurers that sell homeowners policies in Pennsylvania. A licensed company has met the financial requirements established by the Pennsylvania Insurance Department that are designed to ensure that the carrier can meet its obligations to policyholders now and in the future.

The Pennsylvania Fair Plan

All Pennsylvania residents are guaranteed the availability of basic fire and crime insurance at comparable rates through the Pennsylvania “FAIR Plan.” Coverages are available through any insurance agent or broker. You may also call the FAIR Plan toll-free at 1-800-462-4972 for information.

The Surplus Lines Market

The surplus lines market is an alternative for homeowners who are unsuccessful in obtaining coverage from insurers licensed to do business in Pennsylvania. Surplus lines companies are permitted to issue policies to Pennsylvania residents, but are not licensed by the Department. Surplus lines policies are subject to all the same insurance laws and regulations as are the licensed insurers. However, you will not be protected by the guaranty fund should the company become insolvent.

Commonly Asked Questions

My homeowners policy was cancelled because I did not pay my premium on time. Is this legal?

Yes. Pennsylvania insurance law does not require companies to extend a grace period for premium payments. If payment is not received by your due date, the company is permitted to cancel for nonpayment of the premium.

How does a rate increase differ from a surcharge?

A rate increase is an increase in premiums applied to all policies issued by an insurance company and must be approved by the Insurance Department prior to use. A surcharge is an increase in premium to be charged to a policy meeting a certain condition. An example of a surcharge may be losses which occur within a certain period of time.

What should I do if I receive a cancellation or nonrenewal notice from my insurance company?

First, contact your agent or your insurance company for specific details regarding the action. Pennsylvania law allows companies to cancel or nonrenew policies for certain reasons. If you still are not satisfied with your company's explanation, submit your notice along with a statement detailing the reasons you disagree with the action to the Pennsylvania Insurance Department. The statement must be received by the Insurance Department within 10 days of your receipt of the notice.

Is the purchase of homeowners insurance mandatory in Pennsylvania?

No. Pennsylvania insurance law does not require that an individual carrier homeowner's insurance. However, a lender may require, as part of a mortgage agreement, that certain insurance and coverage be maintained in order to qualify for funding.

Is it legal for my insurance company to nonrenew my homeowners insurance because I have too many claims?

No. Pennsylvania insurance law prohibits an insurance company from terminating a homeowners insurance policy for "claims" or "loss history". However, if a similar type claim is re-occurring, the insurance company may request improvements to correct the problem causing the loss. Failure to comply with recommendations may result in termination.

Does my homeowners insurance cover damage caused by flooding?

No. It is important to be aware that a standard homeowner's or renter's policy does not cover damages resulting from a flood. Flood insurance is a federally regulated program. Additional information is available through the National Flood Insurance Program at 1-888-CALL-FLOOD.

How can I protect my personal property if I am a renter?

Contact your agent and request information on applying for a tenants homeowners or cooperative homeowners policy (Form 4). This type of policy provides coverage for personal property damaged due to: fire or lightning, windstorm or hail, vandalism or malicious mischief, theft, damage from vehicles and aircraft, explosion, riot or civil commotion, glass breakage, smoke, volcanic eruption, building collapse; freezing of or accidental discharge of water or steam from internal plumbing, heating, air-conditioning systems or domestic appliances; falling objects; weight of ice, snow or sleet; rupture or bursting of steam or hot water heating systems.

What should I do if I disagree with the amount the insurance company has offered to settle my claim?

First, contact your insurance company for specific details regarding the offer and to attempt to negotiate the claim. If you still are not satisfied with your company's offer, you have the right to activate the appraisal clause of your policy. By doing so, you agree to allow two independent appraisers, one on your behalf and one on behalf of the insurance company, to determine the amount of damages.

What are the risks in changing insurance companies?

You should be aware that an insurance company has 60 days to underwrite and investigate your application. The company has the right to refuse or cancel your coverage for various reasons within the first 60 days. However, the company may not refuse someone because of age, marital status, occupation or any other unfair discriminatory reason.

Why should I insure my home to replacement cost value?

It is important to insure your home to replacement cost value because under certain circumstances you may be subject to a recovery amount less than what it would cost you to restore your home to its pre-loss condition.

Explanation of Premium Comparison Charts

The cost of homeowners insurance depends in part upon where you live in Pennsylvania. Most companies divide the state into ten geographic areas for the purpose of setting homeowners insurance rates. The attached comparison chart will show you the rating territory in which your city or county is located. A variety of factors are used to calculate your premium including:

- proximity to fire fighting equipment and public facilities available to extinguish a fire
- house frame construction
- age of house
- installation of smoke alarms
- installation of deadbolt locks

These factors, along with the value of your house, determine your specific rate for your homeowners insurance coverage. In addition, based on additional characteristics of your home, discounts or surcharges may be applied to your homeowners rates.

To find the cost for a particular type of policy in your area,

- Look to find the code number for the territory (county or city) where you live.
- Find the territory number at the top of the comparison chart.
- Beneath the territory line in the comparison chart, you will find three different types of coverage shown: HO-3, the most common form of homeowners insurance, HO-4 for renters, and HO-8, a more limited coverage for older homes.
- Under the heading, you will see two different premiums, one for a \$75,000 home and one a \$150,000 home.
- Down the left side, find the names of some of the largest insurance companies writing homeowners insurance in Pennsylvania.
- Reading down the chart you can see what the cost would be for a specific type and amount of coverage with a particular insurer in your home territory.
- Where two numbers are shown in the square, the higher cost applies to the largest city within the county.

Comparison of Largest Homeowners Writers in PA

Company Name	04				31				32				33				34				35							
	HO-3		HO-4		HO-8		HO-3		HO-4		HO-8		HO-3		HO-4		HO-8		HO-3		HO-4		HO-8					
	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40				
Allstate Ins. Co.	562	905	226	483	284	458	98	244	284	458	98	244	284	458	95	244	357	719	141	307	357	719	141	307	357	719	141	307
	435	700	226	374	256	412	98	220	256	412	98	220	256	412	95	220	321	647	141	276	321	647	141	276	321	647	141	276
Buckeye Union Ins. Co. *	1969	2980	386	N/A	1206	1768	298	N/A	1177	1721	298	N/A	1177	1721	287	N/A	1254	1878	298	N/A	1254	1878	298	N/A	1254	1878	298	N/A
	490	734	80	N/A	306	442	64	N/A	299	430	64	N/A	299	430	62	N/A	317	468	64	N/A	317	468	64	N/A	317	468	64	N/A
Donegal Mutual Ins. Co.	491	909	221	N/A	256	475	116	N/A	239	444	110	N/A	239	444	104	N/A	356	659	201	N/A	356	659	201	N/A	276	513	147	N/A
	491	669	180	N/A	246	324	93	N/A	236	314	82	N/A	231	314	84	N/A	356	466	164	N/A	356	466	164	N/A	276	365	119	N/A
Erie Ins. Exchange	628	1234	104	570	225	426	69	204	225	426	69	204	196	370	69	178	351	661	105	317	351	661	105	317	267	503	89	242
	628	1234	104	570	218	412	69	198	194	365	69	176	192	362	69	174	351	661	105	317	351	661	105	317	251	472	87	227
Farmers New Century Ins. Co.	750	1359	332	N/A	276	505	123	N/A	257	470	115	N/A	259	473	116	N/A	387	700	171	N/A	387	700	171	N/A	300	543	133	N/A
	500	905	282	N/A	175	319	100	N/A	170	310	97	N/A	170	310	97	N/A	257	466	145	N/A	257	466	145	N/A	200	362	113	N/A
Farmington Casualty Co.	749	1200	150	N/A	259	414	81	N/A	231	371	81	N/A	233	374	81	N/A	361	577	138	N/A	361	577	138	N/A	256	410	108	N/A
	749	1200	150	N/A	223	358	81	N/A	231	371	81	N/A	202	323	81	N/A	361	577	138	N/A	361	577	138	N/A	256	410	108	N/A
Harleysville Mutual Ins. Co.	734	1187	337	580	316	511	128	253	295	476	152	249	260	421	128	163	427	691	207	333	427	691	207	333	337	545	147	268
	624	1009	270	580	235	380	103	226	226	365	100	217	222	358	103	163	363	587	166	333	363	587	166	333	236	382	118	226
Keystone Ins. Co. **	495	1004	155	605	218	441	83	265	192	390	80	234	172	347	100	210	220	444	127	267	220	444	127	267	247	501	123	302
	495	1004	155	605	198	401	82	243	192	390	80	234	172	347	100	210	220	444	127	267	220	444	127	267	247	501	123	302
Liberty Mutual Fire Ins.	1715	2931	229	1517	781	1335	106	691	700	1196	99	619	788	1346	99	697	1065	1820	147	942	1065	1820	147	942	874	1495	120	773
	635	1086	229	562	289	495	106	256	259	443	99	229	292	499	99	258	394	674	147	349	394	674	147	349	324	554	120	286
Nationwide Mutual Fire Ins. Co.	802	1291	267	655	342	551	123	280	344	553	123	281	344	553	123	281	400	643	180	327	400	643	180	327	400	643	180	327
	802	1291	267	655	342	551	123	280	281	452	123	230	281	452	123	230	400	643	180	327	400	643	180	327	301	484	138	246
Property & Casualty Ins. Co. of Hartford	708	1281	146	N/A	262	450	76	N/A	252	431	76	N/A	267	460	76	N/A	335	588	116	N/A	335	588	116	N/A	259	445	104	N/A
	576	1035	146	N/A	256	438	76	N/A	223	379	76	N/A	226	383	76	N/A	335	588	116	N/A	335	588	116	N/A	259	445	104	N/A
Penn National Mutual Casualty Ins. Co.	621	1080	151	472	240	417	99	182	218	379	99	166	218	379	70	166	313	544	144	238	313	544	144	238	285	496	120	217
	528	918	151	472	204	354	99	182	185	322	99	166	185	322	70	166	266	463	144	238	266	463	144	238	242	422	120	217
Philadelphia Contributionship Ins. Co. ***	546	1276	148	493	256	598	77	231	209	488	62	189	249	582	78	225	316	738	149	285	316	738	149	285	254	592	98	229
	546	1276	148	493	256	598	77	231	209	488	62	189	249	582	78	225	316	738	149	285	316	738	149	285	254	592	98	229
Phoenix Ins. Co.	846	1354	150	N/A	291	466	81	N/A	269	431	81	N/A	271	434	81	N/A	417	668	138	N/A	417	668	138	N/A	296	474	108	N/A
	846	1354	150	N/A	258	413	81	N/A	269	431	81	N/A	234	375	81	N/A	417	668	138	N/A	417	668	138	N/A	296	474	108	N/A
Prudential Property & Casualty Ins. Co.	1588	2974	472	N/A	718	1346	302	N/A	576	1082	302	N/A	532	1000	260	N/A	656	1228	328	N/A	656	1228	328	N/A	542	1016	282	N/A
	449	841	211	N/A	252	473	118	N/A	191	359	109	N/A	191	359	109	N/A	208	389	139	N/A	208	389	139	N/A	208	389	126	N/A
State Farm Fire and Casualty Co.	721	1315	195	N/A	365	669	123	N/A	365	669	123	N/A	343	628	95	N/A	440	803	154	N/A	440	803	154	N/A	368	673	132	N/A
	721	1315	195	N/A	365	669	123	N/A	294	539	95	N/A	284	523	92	N/A	440	803	154	N/A	440	803	154	N/A	368	673	132	N/A
Travelers Indemnity Co.	960	1539	150	N/A	330	528	81	N/A	306	490	81	N/A	308	493	81	N/A	473	759	138	N/A	473	759	138	N/A	336	539	108	N/A
	960	1539	150	N/A	293	469	81	N/A	306	490	81	N/A	266	425	81	N/A	473	759	138	N/A	473	759	138	N/A	336	539	108	N/A
United Services Automobile Assoc.	1415	2247	N/A	N/A	679	1078	N/A	N/A	741	1177	N/A	N/A	661	1050	N/A	N/A	884	1404	N/A	N/A	884	1404	N/A	N/A	884	1404	N/A	N/A
	481	764	N/A	N/A	231	366	N/A	N/A	228	362	N/A	N/A	228	362	N/A	N/A	258	410	N/A	N/A	258	410	N/A	N/A	258	410	N/A	N/A
USAA Casualty Ins. Co.	1615	2565	N/A	N/A	775	1231	N/A	N/A	846	1344	N/A	N/A	754	1198	N/A	N/A	1009	1603	N/A	N/A	1009	1603	N/A	N/A	1009	1603	N/A	N/A
	549	872	N/A	N/A	263	418	N/A	N/A	260	413	N/A	N/A	260	413	N/A	N/A	295	468	N/A	N/A	295	468	N/A	N/A	295	468	N/A	N/A
Westfield Ins. Co.	977	1756	321	944	346	620	167	335	350	628	167	338	350	628	117	338	546	983	305	527	546	983	305	527	419	755	203	406
	426	765	140	411	150	270	73	146	153	275	73	148	153	275	50	148	239	428	133	230	239	428	133	230	183	329	88	176

* HO-3 rates are based on a minimum deductible of \$500.
 HO-4 rates are calculated using a minimum coverage of \$30,000.
 ** HO-8 rates are based on a minimum filing of \$50,000.
 *** HO-8 rates are based on a minimum deductible of \$500.

Comparison of Largest Homeowners Writers in PA

Company Name	36, 37				38, 39				40-42				43				44-47				48, 49																											
	HO-3		HO-4		HO-8		HO-3		HO-4		HO-8		HO-3		HO-4		HO-8		HO-3		HO-4		HO-8																									
	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40	\$75	\$150	\$25	\$40																								
Allstate Ins. Co.	283	570	109	243	267	536	117	230	369	742	141	317	369	742	141	317	640	1031	238	550	327	656	138	281	255	513	109	219	240	483	117	206	277	558	98	238	238	480	98	205	315	508	98	271	221	446	98	190
Buckeye Union Ins. Co. *	1600	2352	298	N/A	1367	2042	287	N/A	1254	1878	287	N/A	1130	1684	287	N/A	1206	1768	298	N/A	1177	1721	287	N/A	401	582	64	N/A	345	508	62	N/A	317	468	62	N/A	288	421	62	N/A	306	442	64	N/A	299	430	62	N/A
Donegal Mutual Ins. Co.	288	534	119	N/A	292	539	122	N/A	283	524	122	N/A	297	551	118	N/A	418	776	178	N/A	303	561	118	N/A	280	413	97	N/A	290	413	98	N/A	279	394	97	N/A	268	385	97	N/A	256	358	94	N/A	279	358	96	N/A
Erie Ins. Exchange	265	500	79	240	253	477	80	230	274	517	86	248	311	585	87	281	426	803	76	387	251	472	77	228	256	484	78	233	232	438	77	211	247	466	69	224	239	452	69	218	276	522	70	251	229	432	69	208
Farmers New Century Ins. Co.	355	642	157	N/A	358	649	159	N/A	345	625	153	N/A	356	644	157	N/A	434	792	194	N/A	333	604	148	N/A	231	419	131	N/A	220	399	125	N/A	226	409	128	N/A	219	397	125	N/A	237	434	129	N/A	201	365	114	N/A
Farmington Casualty Co.	324	519	104	N/A	340	545	104	N/A	293	469	104	N/A	334	536	104	N/A	446	713	115	N/A	281	451	98	N/A	318	508	104	N/A	289	537	104	N/A	279	448	104	N/A	258	413	98	N/A	308	493	115	N/A	258	413	98	N/A
Harleysville Mutual Ins. Co.	468	756	147	350	416	673	120	324	357	577	117	281	500	807	174	389	776	1254	296	570	411	664	128	320	365	590	106	334	335	541	100	308	268	433	100	211	364	427	100	250	234	377	103	212	277	448	100	213
Keystone Ins. Co. **	283	573	83	345	284	575	94	346	285	578	80	350	320	649	77	391	396	802	115	480	262	530	80	317	252	512	80	307	242	490	80	293	224	455	80	275	320	649	77	391	244	495	112	297	218	441	77	265
Liberty Mutual Fire Ins.	975	1667	116	862	907	1550	120	802	985	1684	140	871	852	1456	120	753	1082	1849	141	957	759	1297	114	671	318	543	116	281	260	445	120	230	326	556	102	288	316	539	120	279	322	551	114	285	281	480	114	249
Nationwide Mutual Fire Ins. Co.	410	661	144	335	406	653	139	332	394	633	130	321	439	706	145	358	624	1003	151	509	421	678	139	344	410	661	139	335	377	607	130	308	330	531	130	269	290	466	130	236	367	589	151	299	366	588	130	299
Property & Casualty Ins. Co. of Hartford	325	567	78	N/A	289	501	78	N/A	315	551	78	N/A	305	530	78	N/A	458	815	104	N/A	283	490	75	N/A	311	541	78	N/A	268	464	78	N/A	280	483	78	N/A	298	518	78	N/A	317	555	104	N/A	254	436	75	N/A
Penn National Mutual Casualty Ins. Co.	308	536	120	234	340	591	122	259	303	527	95	230	292	507	88	221	456	793	142	347	273	474	99	208	256	443	102	228	243	423	97	218	236	409	83	212	241	420	88	217	284	493	126	254	207	359	76	185
Philadelphia Contributionship Ins. Co. ***	341	798	107	309	335	782	140	283	311	725	98	281	294	686	105	292	343	801	104	310	335	782	129	302	269	629	104	243	313	730	85	302	277	647	75	249	294	686	105	292	269	629	91	243	289	675	81	261
Phoenix Ins. Co.	376	602	104	N/A	393	630	104	N/A	340	545	104	N/A	388	621	104	N/A	517	829	115	N/A	326	522	98	N/A	366	586	104	N/A	335	537	98	N/A	324	519	104	N/A	298	477	98	N/A	256	569	115	N/A	298	477	98	N/A
Prudential Property & Casualty Ins. Co.	530	992	296	N/A	682	1276	268	N/A	656	1228	296	N/A	656	1228	296	N/A	1310	2456	362	N/A	656	1228	268	N/A	265	496	148	N/A	236	442	121	N/A	208	389	126	N/A	328	614	148	N/A	191	359	109	N/A	328	614	134	N/A
State Farm Fire and Casualty Co.	420	769	128	N/A	395	724	128	N/A	414	759	128	N/A	535	978	148	N/A	654	1195	131	N/A	433	793	128	N/A	420	769	128	N/A	356	649	120	N/A	391	714	106	N/A	391	714	106	N/A	393	719	131	N/A	284	523	92	N/A
Travelers Indemnity Co.	426	683	104	N/A	446	713	104	N/A	386	618	104	N/A	440	705	104	N/A	587	941	115	N/A	370	593	98	N/A	416	666	104	N/A	379	608	98	N/A	367	589	104	N/A	338	542	98	N/A	405	648	115	N/A	338	542	98	N/A
United Services Automobile Assoc.	848	1347	N/A	N/A	750	1191	N/A	N/A	866	1376	N/A	N/A	786	1248	N/A	N/A	1268	2014	N/A	N/A	741	1177	N/A	N/A	288	458	N/A	N/A	255	405	N/A	N/A	273	434	N/A	N/A	258	410	N/A	N/A	316	502	N/A	N/A	255	405	N/A	N/A
USAA Casualty Ins. Co.	969	1538	N/A	N/A	856	1360	N/A	N/A	989	1571	N/A	N/A	897	1425	N/A	N/A	1448	2299	N/A	N/A	846	1344	N/A	N/A	329	523	N/A	N/A	291	462	N/A	N/A	312	496	N/A	N/A	295	468	N/A	N/A	361	573	N/A	N/A	291	462	N/A	N/A
Westfield Ins. Co.	450	810	171	436	503	903	206	486	450	810	140	436	446	801	148	430	582	1045	241	563	437	786	167	421	196	352	75	189	196	352	72	189	185	333	61	178	194	349	64	187	212	381	93	204				

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 *** HO-8 rates are based on a minimum deductible of \$500.

KEY TO TERRITORIAL CODES

IN THE COUNTY OF	CODE
Adams	33
Allegheny (except City of Pittsburgh)	35
City of Pittsburgh	34
Armstrong	43
Beaver	40
Bedford	49
Berks	32
Blair	49
Bradford	43
Bucks	44
Butler	43
Cambria	43
Cameron	43
Carbon	49
Centre	49
Chester	46
Clarion	43
Clearfield	43
Clinton	49
Columbia	43
Crawford	43
Cumberland	33
Dauphin	33
Delaware	47
Elk	43
Erie	37
Fayette	43
Forest	43
Franklin	33
Fulton	49
Greene	43
Huntingdon	49
Indiana	43
Jefferson	43
Juniata	49
Lackawanna	38

IN THE COUNTY OF	CODE
Lancaster	32
Lawrence	43
Lebanon	33
Lehigh	31
Luzerne	39
Lycoming	48
Mckean	43
Mercer	43
Mifflin	49
Monroe	49
Montgomery	45
Montour	49
Northampton	31
Northumberland	49
Perry	49
Philadelphia	04
Pike	49
Potter	43
Schuykill	49
Snyder	49
Somerset	43
Sullivan	43
Susquehanna	43
Tioga	43
Union	49
Venango	43
Warren	43
Washington	41
Wayne	43
Westmoreland	42
Wyoming	43
York	33

	HO (Homeowners) Form (see key below)	Comprehensive Personal Liability Coverage	Coverage Part (see key below)	Loss Deductible	Fire, Lightning, Smoke, Wind- storm, Hail	Explosion	Riot — Civil Commotion	Vandalism or Malicious Mischief	Theft	Falling Objects	Weight of Ice & Snow/Sleet	Collapse of Building	Freezing	Flood
HO-1 Basic Form	HO-1	yes	A&B C D	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes yes	yes yes no	no no no	no no no	no no no	no no no	no no no
HO-2 Broad Form	HO-2	yes	A&B C D	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes yes	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes yes	no no no
HO-3 Special Form	HO-3 ---- Incl. HO-15	yes	*A&B C D	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes yes	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes yes	no no no
HO-4 Tenants Form	HO-4	yes	A&B C D	---- yes no	---- yes yes	---- yes yes	---- yes yes	---- yes yes	---- yes no	---- yes yes	---- yes yes	---- yes yes	---- yes yes	---- no no
HO-6 Condo Owners Form	HO-6	yes	A&B C D	---- yes no	---- yes yes	---- yes yes	---- yes yes	---- yes yes	---- yes no	---- yes yes	---- yes yes	---- yes yes	---- yes yes	---- no no
HO-8 Older Home Form	HO-8	yes	A&B C D	yes yes no	yes yes yes	yes yes yes	yes yes yes	yes yes no	yes yes no	no no no	no no no	no no no	no no no	no no no

Homeowners Form

Coverage Part

- | | |
|------------------------------|---|
| HO-1 Basic Form | A Dwelling (house) |
| HO-2 Broad Form | |
| HO-3 Special Form | B Other structures (such as detached garage, tool shed, greenhouse, etc.) |
| HO-4 Tenants Form | |
| HO-6 Condominium Owners Form | |
| HO-8 Older Home Form | C Personal Property (contents) |
| | D Additional living expense |

* Covers "RISKS OF DIRECT LOSS TO PHYSICAL PROPERTY" except specific policy exclusions.

If you have questions or problems concerning your homeowners insurance, please call your agent. For unresolved problems or questions, contact the Pennsylvania Insurance Department's toll-free automated *Consumer Line* at **1-877-881-6388**. Consumers may also visit our website at **www.insurance.state.pa.us** or any of our four offices.

Harrisburg Regional Office

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Third and Walnut Streets
Harrisburg, PA 17120
(717) 787-2317
fax (717) 787-8585
TTY/TDD: (717) 783-3898

Philadelphia Regional Office

Room 1701 State Office Building
1400 Spring Garden Street
Philadelphia, PA 19130
(215) 560-2630
fax (215) 560-2648
TTY/TDD: (215) 560-2471

Pittsburgh Regional Office

Room 304 State Office Building
300 Liberty Avenue
Pittsburgh, PA 15222
(412) 565-5020
fax (412) 565-7648
TTY/TDD: (412) 565-2376

Your Guide to Homeowners Insurance

June 2002



**A consumer service initiative of the
Pennsylvania Insurance Department**

1-877-881-6388

www.insurance.state.pa.us