FREQUENTLY ASKED QUESTIONS (FAQ's)
for the 2007/2008 CONTRACT YEAR

Internet Version - Updated 7/15/09

Covered Policies

Antennas and Satellite Dishes

Q: Should an antenna or satellite dish written as an endorsement to a covered policy be reported?

A Yes, if the antenna or satellite dish includes coverage for wind/hurricane peril.

Barns with Apartments

Q: Are barns with apartments covered by the FHCF?

A: No, neither barns nor barns with apartments are covered by the FHCF.

Bed & Breakfast

Q: Is a bed & breakfast covered?

A: Yes, if used as the owner's primary or secondary residence. Also, the risk would be reported using the FHCF type of business Residential (code "2"). However, if it is covered under a commercial policy covering a variety of risks, a company has the option to report based on the predominate FHCF type of business under that policy. See Commercial-Habitational Clarification #3 in the 2007 Data Call.

Boarding, Lodging, and Rooming Houses

Q: Are boarding, lodging, and rooming houses covered by the FHCF?

A: No, if used for transient occupancy. Yes, if used as a primary or secondary residence.

Business Personal Property

Q: Commercial-Habitational Clarification #8 in the 2007 Data Call clarifies that for policies with a mix of commercial habitational and non-habitational structures, if the non-habitational structure is "used in relation to" the habitational structure (non-habitational structure is used solely by the occupants of the habitational structure or their guests), then the non-habitational structure exposure is reportable to the FHCF. Does the "used in relation to" rule also apply to business personal property?

A: Yes.

Q: Is business personal property insured on a commercial policy and housed in a dwelling (i.e. inventory or business property stored in a personal residence) covered by the FHCF?

A: No.

Collateral Protection

Q: Are commercial-residential buildings insured under a collateral protection policy covered?

A: No. The only collateral protection policies covered by the FHCF are those issued to cover personal residences insured under a homeowners policy which protect both the lender and the borrower's financial interest.

Q: Does the FHCF consider policies issued to cover mobile homes or individual condominium unit owners to fit the definition of policies issued to cover personal residences insured under a homeowners policy?
A: Yes.

Q: If our company cannot provide the supporting documentation that shows the policy was written in an amount at least equal to the coverage for the dwelling in place under the lapsed homeowners policy, is the policy covered by the FHCF?
A: No.

Commercial-Residential Policies

Q: If a commercial policy covers the appurtenant structures or miscellaneous structures related to a habitational structure, but the habitational structure is not covered under the policy, should the exposure be reported?
A: No.

Computers/Radios/Signs/Valuable Papers

Q: Are computers, radios, signs, and valuable papers covered?
A: Yes, if written under a covered policy. However, only report additional exposure if written as an attachment, endorsement or rider that modifies or increases the wind/hurricane limits and/or provides additional coverage for personal property or other structures.

Q: Are computers written on a stand alone inland marine policy covered?
A: Yes, if coverage is provided for the peril of wind and the policy is issued to an individual and not a business.

Condominiums

Q: If the owner of an individual condominium unit (whether owned by a person or by a business) uses the condominium as a primary or secondary residence, but has the option to rent out or lease the property, is the exposure reportable to the FHCF?
A: Yes.

Q: If the owner of an individual condominium unit (whether owned by a person or a business) does not use the condominium as a primary or secondary residence and only rents or leases the unit out, is the exposure reportable to the FHCF?
A: Covered residential structures do not include hotels, motels, timeshares, or other similar structures that are rented out daily, weekly, or monthly. The unit would only be reportable if the tenant uses it as a primary or secondary residence.

Q: If an individual condominium unit owner (1 single unit of a 100 unit complex) does not use the condominium as a primary or secondary residence and rents or leases the unit out to an individual(s) that also does not use the unit as a primary or secondary residence, is the exposure covered by the FHCF?
A: No. A structure must be used as a primary or secondary residence to be covered by the FHCF.

Dormitories

Q: Are dormitories covered by the FHCF?

A: Yes.

Fraternity/Sorority Houses

Q: Are fraternity and sorority houses covered by the FHCF?

A: Yes.

Golf Carts

Q: Are golf carts covered?

A: Yes, if covered under a homeowners policy or endorsement and it is not used for business purposes, rented to others, or subject to motor vehicle registration. No, if written as a stand alone policy.

Grave Markers

Q: Is an endorsement for increased coverage for grave markers covered by the FHCF?

A: Yes, if the endorsement provides coverage for hurricane losses.

Monasteries

Q: Are monasteries covered by the FHCF?

A: Yes, if used as a residential structure.

Refrigerated Contents

Q: Are refrigerated contents coverage provided by endorsement reportable?

A: Yes, if the endorsement provides additional limits for the peril of wind.

Exposure/Data Call Reporting

Additional Living Expense (ALE)

Q: How should our company report ALE if written as a time element coverage without a stated dollar limit? **[Updated 12/4/07]**

A: Report exposure in an amount not to exceed 40% of the Residential Structure or 40% of the contents exposure based on the type of policy (e.g. a homeowners policy is usually based on structure versus a renters policy based on contents). Note that reported losses for time element ALE may not exceed the amount of exposure reported under the Data Call.

Q: On certain dwelling fire policies, fair rental value is provided as Coverage D and ALE is provided as Coverage E. We understand that the fair rental value coverage is not covered by the FHCF, but would the Coverage E coverage be reportable?

A: Yes. Any ALE coverage under the policy is reportable up to the statutory limit of 40% of the insured value of a residential structure or its contents.

Q: Some of our company's programs provide ALE and loss of rents/fair rental value/loss of rental income coverages combined as Coverage D. How should we report this exposure?

A: If the full Coverage D limit can be paid as ALE reimbursement, then report the full limit, but not to exceed the statutory limit of 40% of the insured value of a residential structure or its contents. If only a portion of the limit could be paid for ALE, report only that portion of limit applicable to ALE coverage. Also note that when requesting reimbursement from the FHCF, the FHCF will only reimburse the ALE loss.

Q: The Data Call requires that reported ALE exposure is not to exceed 40% of the building or 40% of the contents coverage. As our company provides coverage above these levels, we will be manually capping this exposure for the purpose of reporting to the FHCF. If a policy provides $150,000 of Coverage A limit, and an additional $50,000 of loss assessment coverage that we usually report to the FHCF as building exposure, should we cap the ALE exposure at $60,000 (40% of $150,000) or $80,000 (40% of $200,000)?

A: The 40% cap should be applied to the insured value of the building without consideration of other coverages, such as loss assessment coverage, that may be reported to the FHCF in the building field.

Q: If our company writes a policy with ALE coverage that is 4% each month for up to three months, how would the ALE be reported?

A: Report exposure based on 12%.

Q: If the ALE expense coverage on a Dwelling Form 2 or 3 is listed under the Other Coverages section of the policy form, is the exposure for this coverage reportable?

A: Yes.

Q: Our company allows a policyholder to select increased coverage on certain personal property (i.e. guns). However, these coverages are not scheduled personal property. The company considers the coverage as an increase in the Coverage C limit. The company also writes ALE coverage for a time period rather than a specific dollar limit. Should the company include the increased coverages in the Coverage C limit when calculating the amount of ALE to report?

A: Yes.

Q: Our company writes a condominium unit owners policy with an endorsement for coverage for rental to others. Should ALE be reported for the policy?

A: It depends. If the unit is entirely rented to others, then the coverage on the policy would be for fair rental value and would not be reported to the FHCF. If the owner seasonally occupies the unit as a primary or secondary residence, then the company could argue that ALE could be paid out to the owner.

Q: If a condominium insured under a condominium unit owners policy is seasonally occupied, should ALE be reported?

A: If the condominium unit is used as a primary or secondary residence, yes. If not, then no exposure for this policy should be reported.

Q: Our company writes a condominium unit owners policy that provides betterment and improvements coverage or “four-walls” coverage (considered by our company to be structural coverage) and ALE coverage, but no coverage for Contents. Is the ALE coverage reportable to the FHCF?
A: Yes. However, the exposure should not exceed 40% of the structural coverage.

Assumption Agreements with Citizens Property Insurance Corporation
Q: My company is planning an assumption on May 25th from Citizens Property Insurance Corporation. If an assumed policy has not renewed onto my company’s books at June 30th and it is subsequently “untagged” because the policyholder wants to remain with Citizens, will I be required to resubmit my company’s data to exclude that policy?
A: No. A resubmission would not be required for this reason alone because the FHCF considers June 30th as the cut-off date for whether an assumed policy is required to be reported by a company. The status of the policy at June 30th determines whether the policy is reportable by your company.

Q: Once my company completes an assumption of covered policies from Citizens Property Insurance Corporation and several of the policies are untagged after June 30th, should my company report the policies to the FHCF as assumed policies?
A: Yes. If the policies were assumed on June 30th and the untagging occurred after that date, the policies are reportable by your company.

Q: If my company selected policies for a July 19th assumption of covered policies from Citizens Property Insurance Corporation before June 30th, meaning the actual assumption date is July 19th, can my company report the policies selected as our exposure on June 30th?
A: No. The FHCF does not recognize the selected policies as exposure of your company until after the assumption date.

Blanket Deductible
Q: Is a per occurrence deductible considered a blanket deductible?
A: Yes, as long as it is a per occurrence deductible that applies once to all locations.

Building Code Effectiveness Grading (BCEG)
Q: What if our company doesn’t capture the BCEG credit?
A: If a BCEG credit is not given to the policyholder, enter all zeros for this field and no credit will be given. However, if a BCEG credit is given to the policyholder, you must capture and report the BCEG code to the FHCF. Report your actual “community graded” BCEG code (01 – 10). If the BCEG code is “Ungraded” or “Non-Participating,” enter “00.”

Building Additions and Alterations
Q: Our company issues a renters policy with Coverage C limit of $50,000. The policy includes additional coverage written within the policy form for building additions and alterations of 10% of the Coverage C limit. A policyholder has purchased an endorsement to increase the building additions and alterations coverage to 25% of the Coverage C limit. How much exposure should be reported to the FHCF for this policy?
A: The amount of building additions and alterations coverage in excess of that provided within the policy form, prior to the purchase of the endorsement, would be reportable. In

this case, the additional 15% ($7,500) of the Coverage C limit for building additions and alterations coverage is reportable, for a total of $57,500 of exposure to be reported.

Churches

Q: If a church and the adjacent parsonage are covered on a commercial policy, should the parsonage be reported as a ”Commercial” or ”Residential” type of business?

A: If it is a two, three, or four-family dwelling, it should be reported with a FHCF type of business based on how your company rates the dwelling (either Residential or Commercial FHCF type of business). Dwellings housing more than four families should be reported as FHCF type of business Commercial (code “1”).

Commercial Class Codes

Q: If our company insures a single structure with a mix of commercial habitational and commercial non-habitational exposure and multiple class codes are applied to the structure, how would our company determine the predominant class for the structure?

A: Your company may have to use another factor, such as square footage or number of floors, to determine the predominant use of the structure.

Commercial Policy: Single Structure with a Combination of Habitational and Non-habitational Exposure

Q: If a single structure is used for both habitational and non-habitational purposes and the policy provides blanket or non-divisible coverage for that structure, how should our company report exposure to the FHCF?

A: If the structure has a commercial-residential class code (based on a classification plan submitted to, and reviewed by, the FHCF Administrator), report the entire exposure for the structure to the FHCF. If the structure has a commercial non-residential class code, please review Commercial-Habitational reporting clarification #7 in the 2007 Data Call for instructions.

Q: If our company insures a single structure with a combination of habitational and non-habitational exposure and the policy is classed using a commercial-residential class code, can our company carve out and not report the commercial non-habitational portion of the structure?

A: No. Your company is required to report the entire structure because the non-habitational portion of the policy should be minimal to the total policy coverage.

Commercial Policy: Commercial Habitational Clarifications

Q: If our company has a commercial-residential policy with several primary dwellings located in different ZIP Codes, and each dwelling has its own miscellaneous commercial structures, with which primary dwelling should the miscellaneous structures be reported?

A: They should be reported with the primary dwelling to which they are related.

Q: If our company has a commercial-habitational policy with several primary dwellings located in the same ZIP Code with common miscellaneous commercial structures, but each primary dwelling has a different construction code, with which primary dwelling should the miscellaneous commercial structures be reported?

A: The miscellaneous structures can be reported with the primary dwelling structure(s) your company deems most appropriate.

Q: Our company has a commercial-residential policy with a variety of risks that would normally fall under multiple FHCF types of business. These risks have different ZIP Codes so separate records would be required to be reported. Can these records be reported using the FHCF type of business “Commercial” Code 1?

A: Yes, if the predominate FHCF type of business is commercial (note that commercial policies covering farms are required to be reported under a FHCF type of business Residential [code “2”]). See Commercial-Habitational Reporting Clarification #3 in the 2007 Data Call.

Commercial Policy: Multiple Structures with a Combination of Habitational and Non-Habitational Exposure

Q: If a commercial policy covers multiple structures, where the primary structures are a combination of individual habitational and individual non-habitational structures, and each structure has an individual deductible, which structures should our company report to the FHCF?

A: Your company must report only the habitational structure(s) and any other structure used in relation to the habitational structure(s). “Used in relation to” is defined as any structure that is used solely by the occupants (or their guests) of the habitational structure. If your company is unable to determine whether or not a non-habitational structure meets this requirement, do not include any of the exposure for that structure.

Q: What if, in the preceding case, the policy has an indivisible aggregate deductible. How should our company report deductibles?

A: Report each covered risk/building/exposure with the full blanket deductible amount.

Commercial Policy: Multiple Location Policy with Non-Florida Risk (Non-Excess)

Q: Our company writes a commercial package policy covering habitational exposures located in several states. The policy is written with a blanket limit. How should the risks located in Florida be reported?

A: Report the lesser of the full policy limit or the full wind exposure value for each Florida habitational risk/building/exposure. A copy of the Statement of Values to support the policy exposure reported must be retained for the SBA to confirm reporting during examination.

Commercial Policy: Mix of Commercial Habitational & Non-Habitational Structures

Q: Our company writes a commercial policy covering a retirement community with a beauty salon and recreation center. Should the beauty salon and recreation center be reported?

A: It depends. If the beauty salon and recreation center are used in relation to the habitational structures, yes. “Used in relation to” is defined as any structure that is used solely by the occupants (or their guests) of the habitational structure. If a structure is not used in relation to the habitational structures or you are unable to make this determination, do no report the exposure for the structure. Also, refer to the 2007 Data Call Reporting Clarifications if a blanket deductible or blanket limit applies.

Commercial Policy: Variety of Risks

Q: How do you determine the predominant type of business on the policy?

A: The predominant type of business is the FHCF type of business under which the most FHCF exposure falls.

Condominium Unit Owners

Q: If a commercial policy covers a condominium complex, should our company report exposure for that policy as FHCF type of business Condominium Unit Owners (code "6")?

A: The FHCF type of business Condominium Unit Owners refers to an individual condominium unit owner. If a commercial policy covers a 10-story, 100 unit condominium complex, for example, such exposure should be reported as FHCF type of business Commercial (code "1").

Q: If a commercial policy covers an individual condominium unit owner (1 single unit of a 100 unit complex) that is used as a primary or secondary residence, which type of business should be reported to the FHCF?

A: This individual condominium unit should be reported as FHCF type of business Condominium Unit Owners (code "6").

Q: If an individual condominium unit owner (1 single unit of a 100 unit complex) uses the condominium as a primary or secondary residence, but has the option to rent out or lease the property, should the exposure be reported as FHCF type of business Condominium Unit Owners (code "6"), Tenants (code "4"), or Commercial (code "1")?

A: This individual condominium unit should be reported as FHCF type of business Condominium Unit Owners (code "6").

Q: If an individual condominium unit owner (1 single unit of a 100 unit complex) does not use the condominium as a primary or secondary residence and rents or leases the unit out to an individual(s) that also does not use the unit as a primary or secondary residence, which type of business should be reported to the FHCF for the individual condominium unit owner?

A: This exposure would not be reportable to the FHCF as it is not a primary or secondary residence.

Construction

Q: If mobile homes are tracked by the year built instead of the day built, how should the constructions be coded for fully tied down mobile homes?

A: Fully tied down mobile homes built in 1994 or earlier should be coded "21." Fully tied down mobile homes built after 1994 or those documented to be in compliance with ANSI/ASCE 7-88 should be coded "22."

Q: Could there be mobile homes built before 7/13/94 coded as construction "22?"

A: Yes. If mobile homes built prior to 7/13/94 are documented to be in compliance with ANSI/ASCE 7-88, they can be coded "22."

Q: Can our company use the default construction code for policies in which the construction is unknown?
A: No. Your company can only use the default construction code if you capture the construction code and the aggregate exposure of your entire book of business is less than $50 million.

Q: If our company uses the default construction code "26" for its mobile home policies, are we required to use a default construction code "12" for our residential homeowners policies?
A: Yes, unless the construction code for the residential homeowners policies is unknown then an "Unknown" FHCF construction code (code "11") would be reported.

Q: What if our company meets the requirements for reporting the default construction code for its covered residential homeowners policies and mobile homeowners policies. Can our company report the default construction code for the residential homeowners policies and the actual construction code for mobile homeowners policies?
A: No. All policies must be reported using either the default construction code or the actual construction codes.

Contents-Only Policies

Q: If our company only insures the contents of a home that is owner occupied and coverage is provided for ALE, under which type of business should the policy be reported?
A: If the exposure is related to another policy (i.e. the policy for the dwelling), it should be reported as the FHCF type of business it is associated with. If the exposure is not associated with another policy, it should be reported as FHCF type of business Tenants (code "4").

Q: Exposure formerly reported as type of business "7" (Other Contents Policies or Endorsements) would be reported as the FHCF type of business it is associated with unless the exposure is not associated with another policy or it is mobile home related property. How should exposure be reported if the associated policy excludes wind/hurricane coverage?
A: Report using the type of business of the policy with which the exposure is associated.

Q: Should exposure formerly reported as type of business "7" (Other Contents Policies or Endorsements) be reported as a separate record or included with the Total Insured Value-Contents field of the associated policy record?
A: It may be reported as a separate record or included with the Total Insured Value-Contents field of the associated policy record. However, the method chosen must be applied consistently within an FHCF type of business.

Q: Exposure formerly reported as type of business “7” (Other Contents Policies or Endorsements) may be reported as a separate record or included with the Total Insured Value-Contents field of the associated policy. If we report it as a separate record, should we report a risk count of zero or one?
A: It depends. If such exposure has its own separate deductible, then one risk should be reported. If such exposure does not have its own separate deductible, then a zero risk count should be reported for the separate record.

Deductibles
Q: What if a policy covering multiple commercial habitational risks has an indivisible aggregate deductible (blanket deductible); how should our company report deductibles?
A: Report each risk/building/exposure with the full blanket deductible amount.

Q: How should our company report the deductible for a policy written with a percentage deductible and a minimum dollar deductible?
A: Report the percentage deductible.

Q: How should our company report the deductible for a stand-alone inland marine policy when multiple risks are covered under the policy with different deductibles applicable to each risk?
A: Your company can report each risk separately with its own deductible code or General Clarification #4 in the 2007 Data Call allows the option of reporting the risks under one record using the deductible applicable to the most exposure. Whichever option your company chooses, it must be applied consistently across the non-commercial book of business.

Farmowners
Q: A farmowners policy may have several coverages that relate to residential structures covered under the policy. What coverages are required to be reported for the residential structure?
A: Only coverages for the dwelling, other private structures appurtenant to dwellings, household personal property, additional living expense, and any increases to those coverages, should be reported.

Q: If a farmowners policy covers both residential and mobile home structures under the same policy, can both risks be reported under the "Residential” type of business?
A: No. The mobile home risk is required to be reported as FHCF type of business Mobile Home (code “3”).

Q: Are residential structures on a commercial farm covered under a commercial package policy required to be reported as a “Residential” type of business?
A: Yes. Typically, the covered risks have a residential construction rather than a commercial construction. If the company can justify that the construction is commercial, then the FHCF may allow the company to report as FHCF type of business Commercial (code “1”). As noted above, any mobile home exposure must be reported as FHCF type of business Mobile Home (code “3”).

Q: If our company writes farmowners policies or commercial policies covering farmowners risk, can we report exposure covering a variety of risks using the predominant type of business?

A: No. The Commercial-Habitational Clarification regarding commercial policies that cover a variety of risks does not apply to farm coverage.

Florida Building Code Indicator

Q: Our company has made a policy decision to consider any residential dwelling constructed in 2002 or later as meeting the Florida Building Code standard effective March 1, 2002. Is it okay to report such risks to the FHCF as "Meets 2002 Florida Building Code" (code"1")?

A: Yes.

Q: How should our company report the Florida Building Code Indicator for mobile homes?

A: The FHCF would expect companies to report a code "~~9~~" (2) for unknown. **[Correction 7/19/07 – code no longer exists]**

Guaranteed Replacement Cost Endorsement

Q: If our company offers an endorsement that increases the replacement cost coverage provided within the policy form, should the increase in exposure be reported?

A: Additional exposure should be reported only if the endorsement increases the specified dollar limit independent of the actual cost of damage at the time of loss. For example, if the endorsement increases the stated policy limit from $200,000 to $220,000, the additional $20,000 would be reportable. If, on the other hand, the change in coverage/limit under the endorsement is dependant on the actual cost of damage at the time of loss, additional exposure would not be reportable.

Law & Ordinance

Q: How should our company report exposure for Law and Ordinance coverage?

A: Under no circumstances (beginning with the 2006 Data Call) should exposure for Law and Ordinance coverage be reported. Note, however, that the FHCF would still reimburse for losses under this coverage.

Loss Assessment

Q: If our company writes a condominium unit owners policy with $1,000 loss assessment coverage provided within the policy form, can our company report this coverage?

A: Yes. However, if your company did not report the coverage provided within the policy form, it will not be considered an error. The Data Call language allows it to be reported either way.

Q: What if in the example above, our company inconsistently reported the coverage, is it considered an error?

A: No.

Risk Counts

Q: If our company writes a Residential Homeowners policy with a scheduled personal property endorsement with no deductible and we opt to report the endorsement as a separate record, should we report a risk count of 1 for the endorsement? **[Added 12/4/07]**

A: No. If the endorsement is reported as a separate record and there is no deductible, then a risk count of 0 would be reported to avoid duplicating risks counts.

Q: If our company reports a scheduled personal property endorsement to an ex-wind policy, should a risk count of 1 be reported for the endorsement? **[Added 12/4/07]**

A: Yes because the primary policy is not reported.

Roof Shape, Roof-Wall Connection, Roof-Deck Attachment

Q: How should our company report these three mitigation fields for mobile homes?

A: Generally, the FHCF would expect the Unknown code applicable to each field to be reported for mobile home exposure. However, if the company does track any of this information, please report it as appropriate.

Roof Shape

Q: How should we report roof shape if one building has a combination of shapes?

A: Roof shape should be determined by using the type of structure that exceeds 50% of the roof surface. For example, any individual exterior wall with a gable end exceeding 50% of the width of the exterior wall shall be classified as "Gable or Other" roof shape.

Roof-Wall Connection

Q: Our company does not collect roof-wall connection information, but we do capture whether a dwelling is compliant with the Florida Building Code effective March 1, 2002. If we know the Code specifies a minimum roof-wall connection for a particular risk (geographic location) and that specification matches the FHCF Roof-Wall Connection code "1"(Anchor bolts, Hurricane Ties, Clips, Single Wraps, Double Wraps, or Structurally Connected), may we report FHCF code "1"?

A: Yes.

Roof-Deck Attachment

Q: Our company does not collect roof-deck attachment information, but we do capture whether a dwelling is compliant with the Florida Building Code effective March 1, 2002. If we know the Code specifies a minimum roof-deck attachment for a particular risk (geographic location) and that specification matches the FHCF Roof-Deck Attachment code "4" (Reinforced Concrete Roof Deck), may we report FHCF code "4"?

A: Yes.

Scheduled Personal Property Endorsements

Q: A Residential Homeowners policy is written with an endorsement to cover scheduled personal property. However, the endorsement has a different deductible from the homeowners policy. Our company has opted to report the endorsement as a separate record from the primary policy. When reporting the endorsement, are we required to report the deductible applicable to the endorsement?

A: No. Your company can report the deductible applicable to the endorsement or the primary policy, just as if you were including the homeowners and scheduled personal property under one record. However, whichever option your company chooses must be applied consistently within each FHCF type of business.

Q: Our company writes endorsements for scheduled personal property and the BCEG credit applicable to the primary policy does not apply to the endorsements. In this instance, are we required to report an endorsement as a separate record without the BCEG code?
A: No. Your company has the option of reporting the endorsement with the primary policy or as a separate record. Also, the endorsement can be reported with a BCEG code of "00" or with the code applicable to the primary policy.

Q: Our company writes a scheduled personal property endorsement to a Residential Homeowners policy that is written ex-wind yet the endorsement is not ex-wind, can the endorsement be reported using FHCF type of business Residential (code "2")?
A: Yes. The Data Call instructions require the endorsement be reported using the type of business for the policy the endorsement is associated with.

Q: As a follow up to the question above, can our company report the rating factors of the primary ex-wind policy when reporting the endorsement?
A: Yes.

Q: Our company writes scheduled personal property endorsements to ex-wind policies and policies that provide wind coverage. The endorsements to ex-wind policies are reported with an FHCF construction code 11 "Unknown", which is not the construction code for the primary policy. However, the endorsements to the policies that provide wind coverage are reported with the construction code for the primary policy. Would this be considered an inconsistent application of the rating factors?
A: Yes, <u>if it occurs within an FHCF type of business</u>. Your company should make a decision to either report the construction code of the primary policy or the construction code of the endorsement and apply this consistently <u>within an FHCF type of business.</u>

Q: An endorsement was reported with the construction code for the primary policy and a deductible code "RM", the deductible applicable to the endorsement. Is this considered an inconsistent application of the rating factors when the inconsistency occurs within a single endorsement?
A: No.

Stand Alone Inland Marine

Q: Our company writes a stand alone inland marine policy that can be associated with a Residential Homeowners policy. Can the inland marine policy be reported using FHCF type of business Residential (code "2")?
A: Yes.

Q: As a follow up to the question above, can our company report the rating factors of the primary policy?
A: Yes. Your company has the option of reporting the rating factors of the primary policy or the inland marine policy as long as the option is applied consistently within a type of business.

Structure Opening Protection

Q: Our company collects shutter information, but is unable to determine if the shutters are basic (FHCF code "1") or hurricane/engineered shutters or Florida Building Code (FBC) equivalent (FHCF code "2"). Which FHCF code should we report?

A: Your company should report code "1" (Basic Shutters).

Tenant Policies

Q: Our company covers the owner's property for a tenant occupied structure. Should the exposure be reported under the "Tenants" type of business?

A: No. The FHCF type of business Tenants (code "4") is intended for non-owner occupied types of coverage. The exposure should be reported as applicable under the Commercial, Residential, Mobile Home, or Condominium Unit Owners type of business. Only the tenant's contents coverage is reported under the Tenants type of business.

Q: Our company writes a policy covering a tenant that rents a mobile home. How should the policy be reported?

A: The Tenants type of business is not applicable to any covered mobile home exposure. The policy should be reported using FHCF type of business Mobile Home (code "3").

Transaction Dates

Q: My company compiled a "snapshot" of its exposure in effect at June 30th on July 15th. A cancellation effective June 15th was not processed until after July 15th, so the cancelled policy was reported to the FHCF. Would this be considered an error when my company is examined by the FHCF?

A: Technically the policy was not in effect at June 30th and should not have been reported. However, the FHCF recognizes that there may be some timing differences between when transactions are processed and the data is captured. The FHCF examination process will consider the date exposure data was captured versus the date a transaction was processed and not consider those transactions as errors that were not processed until after the date the data was captured. **[Added 12/4/07]**

Q: My company is required to resubmit is exposure data to correct errors noted in the exposure exam. If there were transactions that affected the exposure data at June 30th that our company was not able to process before the data was captured in an effort to meet the September 1st statutory deadline, should our resubmission include an update that takes into account subsequent transactions?

A: Yes, if the subsequent transactions changed the exposure in effect at June 30th. If your company is reporting exposure data assumed from Citizens, then the "freeze" date for the assumed polices is June 30th (regardless of subsequent processing of transactions with changes effective prior to June 30th) per the Informational Memorandum posted on the FHCF website at www.sbafla.com/fhcf/ under "*What's New?*" **[Added 12/4/07]**

Type of Business

Q: If our company insures a boarding or rooming house, which type of business should it be reported under assuming it is a primary or secondary residence?

A: Your company should report the risk under the type of business it considers the risk written, commercial or residential.

Q: If our company insures a townhouse used as a primary or secondary residence, which type of business should it be reported under?
A: Your company should report the risk under the type of business it considers the risk written, commercial or residential. **[Added 7/19/07]**

Year Built
Q: Our company has existing covered policies where the year built was not captured, however, the policies have an effective date that is before 1994. Should our company report an FHCF code “1” (1994 or earlier) for year built for these policies?
A: No. The code for year built must be based on the actual year built and not the effective date of the policy. In this example, FHCF code “0” (Unknown or Mobile Home) would be reported for the polices since your company did not capture the actual year built. **[Added 7/19/07]**

ZIP Code to County Code Matches
Q: The preliminary validation software indicates that our company’s data has an invalid ZIP Code to county code match. The United States Postal Service website indicates that the county code associated with the ZIP Code is correct. What should our company do?
A: The FHCF realizes there are some ZIP Codes that cross over more than one county and has programmed the software to accept any county that immediately borders the county in which the FHCF considers a ZIP Code to reside in. However, in rare cases the Postal Service has indicated a ZIP Code to be applicable not only to the bordering county, but to the next county over as well. If such records cause the company to fail the software, and as long as there are no other errors in your data causing it to fail, submit the data to the FHCF Administrator with documentation from the United States Postal Service that indicates your ZIP Code and county code match. Also retain the documentation for the SBA audit.

SBA Examination – Exposure Reporting

Examination File
Q: Is our company required to report the insured’s name on the exam file?
A: No.

Q: Does my company need to send the SBA’s exam file to Paragon?
A: No. **Retain** this file for your records. **Do not** send the exam file to Paragon.

Q: How long is our company required to retain the exam file?
A: The exam file must be retained until the SBA has completed its examination of your company’s exposure submission and claims reports.

Exit Conference
Q: Can our company request an exit conference with the SBA to discuss the exam findings?
A: Yes. This request should be sent to the SBA and a mutual time will be scheduled.

Resubmissions

Q: Will our company incur any penalties if it is discovered through an exposure examination that we have reported data incorrectly?

A: If data was reported incorrectly, your company may be required to resubmit its Data Call file and there will be a $1,000 resubmission fee for each resubmission. Also, if your company received loss reimbursements for the same Contract Year, the Data Call resubmission may result in an excess reimbursement(s) having to be repaid to the FHCF.

Loss Reporting

FHCF Interim Loss Report

Q: What is the purpose of the Interim Loss Report?

A: The Interim Loss Report provides the FHCF with information to determine its potential liability, and if necessary, the likely timing requirements for asset liquidation and revenue bond issuance.

FHCF Proof of Loss Report (POL)

Q: When is our company required to submit a POL to the FHCF?

A: If the FHCF notifies its member companies that they are required to submit POL reports to the FHCF, the first mandatory filing is due by December 31 of the FHCF Contract Year (20XX) in which the hurricane occurred. Quarterly thereafter:

- A POL is due on **3/31/XX** from any company whose losses reach or exceed 50% of its FHCF retention.
- A POL is due on **6/30/XX** from any company whose losses reach or exceed 75% of its FHCF retention.
- A POL is due on **9/30/XX** from any company which anticipates that its losses will reach or exceed 100% of its FHCF retention.
- A POL is due from a company by **each subsequent quarter-end** until the earlier of the date on which the company has paid its policyholders in full or the FHCF commutation clause (See Article X of the Reimbursement Contract) takes effect.

A company may, at any time, voluntarily submit a POL for reimbursement.

Q: Why is SECTION II of the POL optional?

A: The information provided under SECTIONS I and III is all that is necessary for the FHCF to process a company's reimbursement request. The FHCF has kept SECTION II as an optional portion of the POL, as this information may be helpful to your company in understanding the reimbursement process and the calculations performed by the FHCF.

Q: When completing the POL, should losses reported be cumulative or just for the period reported?

A: The losses reported should be cumulative.

Q: Is there a different loss report to submit when requesting reimbursement under Addendum No. 1 (Additional Coverage Option up to $10 million), Addendum No. 2 (Temporary Emergency Options for Additional Coverage) or Addendum No. 3 (Temporary Increase in Coverage Limit Options)?
A: No. All reimbursements will be issued based on losses reported under the standard POL report.

Additional Living Expenses (ALE)

Q: A company paid for damages to appurtenant structures, however there was no loss to the dwelling. There was also a payment to the policyholder for ALE with no supporting documents for the ALE payment. Will the FHCF reimburse the company for the ALE?
A: The FHCF does reimburse for ALE. However, in this instance, the FHCF would not reimburse the company since there is no documentation to support the payment. **[Added 7/19/07]**

Q: A company paid advances for ALE of $1,000 and a letter was sent to each policyholder requiring receipts if any additional ALE was requested. This is allowed under the company's policy because it requires the policyholder to submit receipts when requested by the company to do so. Would the FHCF reimburse the company for the initial advance if no additional ALE was requested by the policyholder?
A: Yes. **[Added 7/19/07]**

Buildings Under Construction

Q: A company insures "buildings under construction". If the buildings are planned to be residential, would the FHCF reimburse a company for losses to the buildings?
A: No, because the buildings are not inhabited. **[Added 7/19/07]**

Commutation Clause

Q: When does the FHCF commutation clause take effect?
A: Not less than 36 months or more than 60 months after the end of the FHCF Contract Year in which the hurricane took place.

Q: Our company is still in the process of responding to the findings of an FHCF exposure examination. Can our losses still be commuted?
A: No. The SBA must have completed and closed your exposure and loss examination files prior to the commutation of your losses for that particular Contract Year.

Q: Can our company initiate the commutation process, or will the FHCF notify us when the process should begin?
A: Once the SBA has closed your exposure and loss examination files for the applicable Contract Year, the FHCF will initiate the discussion of commuting losses.

Deductibles

Q: A company has two claims adjusted for two separate events. Should each claim be reported to the FHCF net of the policy deductible?
A: Yes. **[Added 7/19/07]**

Q: If a company opted to waive a policyholder's deductible for subsequent events causing damage, can the loss reported to the FHCF include the deductible that has been waived?
A: No. All losses reported to the FHCF must be net of the policy deductible even if the company opted to waive that deductible. **[Added 7/19/07]**

Q: If a policyholder has damage from two events but the adjuster did not come until after the second event occurred, is the company required to apply one or two deductibles when reporting the loss to the FHCF?
A: It depends. If two deductibles were charged to the insured then both deductibles should be deducted from the reported loss. However, if the policyholder was charged one deductible and the company cannot determine which event caused the damage, then one deductible would be applied to the reported loss. **[Added 7/19/07]**

Q: If a loss occurs on a policy that covers multiple types of risk (e.g. both covered and not covered by the FHCF) and my company applied the deductible to the insured risk that is not covered by the FHCF, are we required to report the portion of the loss covered by the FHCF net of the policy deductible? **[Added 7/15/09]**
A: Yes, because the FHCF Reimbursement Contact requires that a company's loss be reported net of the policy deductible.

Lightning
Q: Is a claim caused by lightning covered by the FHCF? **[UPDATED 7/15/09]**
A: It depends. A claim is covered if the company can show that the peril was a direct result of the hurricane for which the claim is reported.

Loss Assessment
Q: If an insured incurs a claim for loss assessment that was a result of hurricane damage that occurred before the effective date of the insured's policy, can our company report the claim for reimbursement from the FHCF?
A: No, since the policy was not in effect on the date of loss for the event.

Q: An insured has a claim for loss assessment that our company has determined was a result of a hurricane. However, multiple events occurred during the season and we cannot determine which event caused the damage. For which event should the loss be reported to the FHCF?
A: Your company should establish a reasonable method for determining the applicable event and apply the method consistently. The FHCF will review this methodology during an exam for reasonableness. It would seem reasonable for the company to verify that the ZIP code where the loss occurred is in the path of the event for which it is reported to the FHCF.
Q: If an insured's policy renews after the date of loss for a covered event and a subsequent loss assessment claim is paid under the renewal policy, would the FHCF reimburse the company for the claim.
A: Yes, because the insured had coverage on the date of the event. However, if the renewal policy had increased limits for loss assessment coverage, the loss would be reported at the limits in effect at the date of loss. **[Added 7/19/07]**

Loss of Rents

Q: If an insured's home sustains damage from a hurricane that renders it uninhabitable and the insured decides to move into a rental house he owns that is currently not occupied by tenants, can our company receive reimbursement from the FHCF for the loss of rental income from the rental house?

A: No, loss of rental income is not covered by the FHCF.

Mortgage Payments

Q: If a company writes an endorsement to a covered policy that allows a policyholder to receive reimbursement for mortgage payments when a house is uninhabitable because of a hurricane, would the FHCF reimburse the company for the payments?

A: No. **[Added 7/19/07]**

Multiple Events

Q: If there are multiple hurricanes during an FHCF Contract Year, should losses from each event be reported on separate POLs?

A: Yes.

Reimbursements

Q: Under what conditions would our company have to return reimbursements to the FHCF?

A: The FHCF Reimbursement Contract addresses the right of the SBA to seek the return of "excess loss reimbursements or advances". Such excess amounts could result from a variety of issues, such as:

- An incorrect exposure submission or resubmission (resubmitted data results in a change to a company's premium, retention, and maximum reimbursement);
- An incorrect POL (over-reported losses);
- Incorrect calculation of reinsurance recoveries (over-reported losses);
- Subsequent readjustment of policyholder claims, including subrogation and salvage (subsequent POL indicates a company is eligible for reimbursements at a level less than what has already been reimbursed);
- Incorrect calculations of reimbursement premiums or retentions (on the part of the FHCF); or
- Payments in excess of the project payout (on the part of the FHCF).

Q: In the event of an excess loss reimbursement or advance, will our company be penalized?

A: Interest will be charged on excess loss reimbursements based on the average rate earned by the SBA for the FHCF for the first five months of the applicable FHCF contract year. If the excess loss reimbursement is due to incorrect information provided by a company, interest will accrue at this rate plus 5%. Interest on advances, including excess advances, will be charged the prime rate as published in the Wall Street Journal on the first business day of the Contract Year (adjusted annually).

Q: We understand that the FHCF performs some "reasonableness" checks on POL filings prior to issuing reimbursements. What kind of errors have been detected in the past during this review?

A: On occasion, the checks have identified errors with a company's exposure submission under the Data Call. However, more often, errors are related to incorrectly reported losses such as:

- Florida hurricane losses under policies not covered by the FHCF (commercial non-residential, auto, ex-wind, etc.);
- Florida hurricane losses under covered policies that aren't covered by the FHCF (e.g. storm surge, but no wind damage; loss of rents on an apartment building);
- Residential losses in other states (e.g. Florida hurricane causes damage in Georgia as well);
- Non-hurricane losses occurring elsewhere in Florida within the same timeframe as a hurricane (e.g. hurricane damage in southern Florida, fire damage in Tallahassee); and
- Wind losses in another state (e.g. Texas wind loss) occurring within the same timeframe as Florida hurricane.

Retention

Q: How do I calculate our company's retention for the mandatory FHCF coverage?

A: Your company's retention is equal to its FHCF premium for the Contract Year in which the hurricane occurred times the applicable FHCF Retention Multiple (based on the coverage level elected by your company for the same Contract Year).

Your company's final FHCF premium, assuming that your company has submitted timely, complete, and accurate exposure data as outlined in the Data Call applicable to the Contract Year in which the hurricane occurred, is mailed to your company no later than November 15th of each Contract Year. A listing of finalized premiums and selected coverage levels is also posted on-line at www.sbafla.com/fhcf under "Insurer Information" typically in early December. If your company plans to submit a Proof of Loss Report prior to the November billing, and your company has already sent in its Data Call submission, contact the FHCF Administrator at 800-689-3863 for information regarding your company's FHCF premium calculation.

Ultimate Net Losses

Q: What is the definition of Ultimate Net Losses?

A: As defined in the FHCF Reimbursement Contract, this term means a company's losses under FHCF Covered Policies for a specific hurricane (1) prior to the application of the company's FHCF retention and reimbursement percentage; (2) excluding loss adjustment expenses; and (3) net of salvages and all other recoveries, excluding reinsurance recoveries.

Q: Are Ultimate Net Losses net of our company's policy deductibles?

A: Yes. As your company would net a policyholder's $500 wind deductible against any claims payment(s) made to that policyholder, that $500 is not a loss to your company and should not be reported to the FHCF as Ultimate Net Losses.

SBA Examination – Loss Reporting

Q: I know the SBA will likely examine our company's loss reports after we have received reimbursements. What kind of initial data quality checks will be performed?

A: The FHCF's Administrator will check reported loss data to determine:

- If company's reported losses exceed its reported exposure in the affected counties;
- Whether your company has reported a low concentration of exposure in the affected counties; and
- Whether the Ultimate Net Loss as a percentage of exposure in affected counties is significantly higher than the average FHCF percentage.

Abnormalities noted by these checks indicate possible issues with the reported loss data and will require an explanation/verification from the company prior to issuance of any FHCF reimbursements.

Q: What type of records must my company retain for loss reimbursement examinations?

A: Refer to the POL Report available on-line at www.sbafla.com/fhcf under "FHCF Rules" – "Proposed Rules", or under "Insurer Information" – "Current Year" once the form is adopted, for a list of items required to be retained.

Q: On the Detailed Claims Listing, is our company required to break out the paid losses for an individual claim by building, appurtenant structures, contents, and additional living expenses?

A: Yes. However, your company is not required to break out the outstanding losses to this level of detail.

Q: In the Detailed Claims Listing retained by our company to support the POL Report submitted to the FHCF, is it okay for our company to report the date of a loss as the date of the assessment?

A: Yes.

Q: How long is our company required to retain the Detailed Claims Listing to support the POL?

A: The Detailed Claims Listing must be retained until the SBA has completed its examination of your company's claims.

Q: Will my company incur any penalties if it is discovered through an exam that we have reported loss data incorrectly?

A: If loss data is reported incorrectly, your company may be required to submit a new POL depending on the significance of the errors If, as a result of the corrected loss data, your company owes previously reimbursed funds back to the FHCF, interest will be charged on the over-reimbursement.

Q: Can our company request an exit conference with the SBA to discuss the loss reimbursement exam findings?

A: Yes. This request should be sent to the SBA and a mutual time will be scheduled.