



2023 Quick Guide to Programs

Effective May 1, 2023

Homeowners Program

Standard Homeowners (includes 10% of A for Coverage B structures – max size 2400 sq ft)

Preferred Homeowners (includes 10% of A for Coverage B structures–max size 2400 sq ft)

<i>Requirements for eligibility</i>	100-amp electric service Central heat / baseboard electric Upgraded in past 30 years Like new condition Insured to at least 90% of replacement cost. Must be insured to 100% to qualify for SDD Wood heat eligible Modular homes eligible Seasonal residence eligible Former farm site not eligible	200-amp electric service Central heat / baseboard electric Constructed or totally updated within last 30 years Like new condition Insured to 100% of replacement cost Wood heat not eligible except outdoor boilers at least 50' from any insured building Modular homes eligible Seasonal residence not eligible Former farm site not eligible
<i>Min. / max. limits</i>	\$150,000 – 1,000,000	\$250,000 - \$1,000,000
<i>Loss basis – dwelling</i>	Replacement cost for HG3, ACV for HG2 Enhanced replacement cost optional**	Enhanced replacement cost included**
<i>Perils form</i>	Basic / Broad / Special	Special
<i>Roof – Repl. Cost or ACV</i>	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (HG477).	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (HG477).
<i>Personal property</i>	60% of Coverage A	80% of Coverage A
<i>Loss basis – personal property</i>	Replacement Cost included Special Form optional	Replacement Cost and Special Form included
<i>ALE</i>	12 months' actual loss sustained	12 months' actual loss sustained
<i>Policy forms</i>	HG2 (broad form-ACV), HG3 (special form-RC)	HG5
<i>Personal liability</i>	\$100,000 minimum / \$1,000 med pay minimum	\$100,000 minimum / \$1,000 med pay minimum
<i>Scheduled Personal Property</i>	Available	Available
<i>Vector Application</i>	Homeowners package	Preferred Homeowners package
<i>Tenants' policy</i>	\$10,000 minimum Coverage C - HG4	Not available in preferred program

** Enhanced replacement cost is 125% (HG318).

*** Dwellings must be written to 100% of replacement cost to qualify for the Superior Dwelling Discount

TP-1 Based Standard Programs – Dwellings

Replacement Cost - Coverage “A”

Woodland Mutual’s TP1 based program provides a basis for insuring farm and non-farm risks with the capability of providing from basic perils actual cash value coverage to special perils coverage on a replacement cost basis. A wide variety of optional coverages is available.

Many property types are insurable under the TP1 package program. The rating class is determined by matching condition and occupancy with underwriting guidelines.

There is no automatic coverage for detached structures on any TP1 based policy. Only structures scheduled on the policy are covered.

	<i>A-1</i>	<i>A-5</i>
<i>Requirements for eligibility</i>	100-amp electric service	200-amp electric service
	Central heat / baseboard electric	Central heat / baseboard electric
	Upgraded in past 30 years	Constructed or completely updated within last 30 years
	Like new condition	Like new condition
	Insured to at least 90% of replacement cost. Must be insured to 100% to qualify for SDD***	Insured to 100% of replacement cost
	Wood heat eligible	Wood heat not eligible except outdoor boilers at least 50’ from any insured building
	Modular homes eligible	Modular homes eligible
	Seasonal residence eligible	Seasonal residence not eligible
<i>Min. / max. limits</i>	\$150,000 – 1,000,000	\$250,000 - \$1,000,000
<i>Loss basis – dwelling</i>	Replacement cost Enhanced replacement cost optional**	Enhanced replacement cost included**
<i>Perils form</i>	Basic / Broad / Special	Special
<i>Roof – Repl. Cost or ACV</i>	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (WM477).	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (WM477).
<i>Personal property Loss basis – personal property</i>	60% of Coverage A Replacement Cost included; Special Form optional	80% of Coverage A Replacement Cost and Special Form included
<i>ALE</i>	20% of Coverage A	20% of Coverage A
<i>Policy forms</i>	TP1	TP1
<i>Vector Application</i>	Standard Policy – All Other Property Classes Coverage type - Dwelling A-1	Standard Policy – All Other Policy Classes Coverage type - Dwelling A5

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TP-1 Based Standard Programs – Dwellings

Actual Cash Value - Coverage “A”

	A2-1	A2-2	A2-4	A2-5	A2-6	A2-7
<i>Requirements for eligibility</i>	Owner occupied primary	Owner occupied primary	Non-owner occupied rental <i>Deferred Loss Payment (Form X) applies</i>	Non-owner occupied (<i>occupied by relative of insured</i>)	Owner occupied seasonal	Owner occupied primary <i>Doublesides Less than 10 years old eligible</i>
	Written to at least 65% of RC	Written to at least 50% of RC				Written to at least 60% of RC
	60-amp electric	60-amp electric	60-amp electric	60-amp electric	None required	100-amp electric
	Central or space heat	Central or space heat	Central or space heat	Central or space heat	None required	Central heat
	Wood heat eligible	Wood heat eligible	No wood heat	Wood heat considered	Wood heat eligible	Wood heat eligible
			Supporting coverage required	Supporting coverage required		
<i>Minimum / maximum limits</i>	\$50,000 min \$150,000 max	\$50,000 min \$100,000 max	\$50,000 min \$200,000 max	\$50,000 min \$200,000 max	\$10,000 min \$150,000 max	\$50,000 min \$150,000 max
<i>Loss basis – dwelling Perils form</i>	Actual Cash Value Basic, broad, special	Actual Cash Value Basic, broad, special	Actual Cash Value Basic, broad	Actual Cash Value Basic, broad	Actual Cash Value Basic, broad	Actual Cash Value Basic, broad, special
<i>Personal property</i>	50% of Cov A <i>Can be increased or decreased</i>	50% of Cov A <i>Can be increased or decreased</i>	None included	None included	None included	50% of Cov A <i>Can be increased or decreased</i>
<i>Loss basis – personal property</i>	ACV, replacement cost available	ACV only, replacement cost not available	ACV only, replacement cost not available	ACV only, replacement cost not available	ACV only, replacement cost not available	ACV, replacement cost and special form available
<i>ALE</i>	Optional – 1%-20% max of Cov A	Optional – 1%-20% max of Cov A	Not available	Not available	Not available	Optional – 1%-20% max of Cov A
<i>Policy forms</i>	TP1	TP1	TP1	TP1	TP1	TP1
<i>Vector Application</i>	Standard Policy – A2-1 dwelling	A2-2 dwelling	A2-4 dwelling	A2-5 dwelling	A2-6 dwelling	A2-7 dwelling

TP-1 Based Standard Programs – Mobile Homes

Actual Cash Value - Coverage “A”

	<i>A2-3</i>	<i>A3-2</i>	<i>A3-3</i>	<i>A3-4</i>
<i>Requirements for eligibility</i>	Owner occupied Constructed or completely updated in past 10 years	Owner occupied Any component over 11 years old	Owner occupied Constructed or completely updated in past 10 years	Owner occupied Any component over 11 years old
	PRIMARY	PRIMARY	SEASONAL	SEASONAL
	60-amp electric	60-amp electric	60-amp electric	60-amp electric
	Central or space heat	Central or space heat	Central or space heat	Central or space heat
	Wood heat eligible	Wood heat eligible	Wood heat eligible	Wood heat eligible
<i>Minimum / maximum limits</i>	\$25,000 \$100,000	\$5,000 \$100,000	\$5,000 \$100,000	\$5,000 \$50,000
	Actual Cash Value	Actual Cash Value	Actual Cash Value	Actual Cash Value
<i>Perils form</i>	Basic, broad, special	Basic, broad, special	Basic, broad	Basic, broad
<i>Personal property</i>	Max. - Cov A limit	Max. - Cov A limit	Max. - Cov A limit	Max. - Cov A limit
<i>Loss basis – personal property</i>	Actual Cash Value	Actual Cash Value	Actual Cash Value	Actual Cash Value
<i>ALE</i>	Optional – 1%-20% max of Cov A	Optional – 1%-20% max of Cov A	Not available	Not available
<i>Policy forms</i>	TP1	TP1	TP1	TP1
<i>Vector Application</i>	Standard policy – A2-3 mobile home	A3-2 mobile home	A3-3 mobile home	A3-4 mobile home

TP-1 Based Standard Programs – Detached Structures

Eligible buildings of all types including barns, pole buildings, machine sheds, private garages, storage buildings, saunas, workshops, county fair buildings, town halls, turkey barns, hog confinement buildings. Buildings must be on a permanent continuous foundation.

	<i>G-1</i>	<i>G-2</i>	<i>G-3</i>
<i>Requirements for eligibility</i>	Buildings of superior quality and maintenance	Buildings in above average condition	Buildings structurally sound
<i>Age limit</i>	Max. 30 years old (Rates differ based on age: new-20 and 21-30) Insured to at least 90% of replacement cost	Insured to at least 50% of replacement cost	Insured to at least 25% of replacement cost
<i>Minimum coverage</i>	\$5,000	\$2,500	\$2,500
<i>Perils form</i>	Special form. Includes collapse due to the weight of ice, snow or sleet	Basic form. Includes collapse due to the weight of ice, snow or sleet	Basic form
<i>Loss basis - buildings</i>	Replacement Cost	Actual Cash Value	Actual Cash Value

TP-1 Based Standard Programs - Farm Personal Property

Classes used to insure farm personal property such as farm machinery, equipment, tools, livestock, mobile farm machinery, harvested crops (hay, grain), etc.

	<i>E</i>	<i>F</i>
<i>Coinsurance</i>	Scheduled Farm Personal Property Livestock subject to 80% coinsurance	Unscheduled Farm Personal Property 80% coinsurance clause. Complete inventory required
<i>Loss basis</i>	Actual Cash Value or amount listed on declarations page, whichever is less	Actual Cash Value
<i>Minimum coverage</i>	Actual Cash Value Non-depreciation of repairs applies	\$50,000 Non-depreciation of repairs applies
<i>Optional coverages</i>	Special form farm machinery Cab glass (no deductible applies) Other options available	Special form farm machinery Cab glass (no deductible applies) Other options available

Country Estate Program

This TP-1 based program is used to insure preferred property for individuals who live in rural settings but whose primary occupation is not farming. Liability is required in the Country Estate program.

Eligibility: Property must be owner occupied as a single-family residence.

Gross farm income cannot exceed 25% of gross household income.

Property must be of superior condition, be extremely well maintained and show pride of ownership.

Total acreage cannot exceed 320 acres.

Livestock sales cannot exceed \$25,000 annually.

Maximum limit for Class F (unscheduled farm personal property) is \$100,000.

Detached structures must be insurable in G-1 and G-2 classes only, no G-3 buildings allowed.

	<i>A-1 Standard</i>	<i>A-5 Preferred</i>
<i>Requirements for eligibility</i>	100-amp electric entrance	200-amp electric entrance
	Central heat/baseboard electric	Central heat / baseboard electric
	Upgraded in past 30 years	Constructed or completely updated within last 30 years
	Like new condition	Like new condition
	Insured to at least 90% of replacement cost***	Insured to 100% of replacement cost
	Wood heat eligible	Wood heat not eligible except outdoor boilers over 50' from any insured building
	Modular homes eligible	Modular homes eligible
	Seasonal residence not eligible	Seasonal residence not eligible
<i>Min. / max. limits</i>	\$150,000 – 1,000,000	\$250,000 - \$1,000,000
<i>Loss basis – dwelling</i>	Replacement cost	Enhanced replacement cost included**
<i>Perils form</i>	Enhanced replacement cost optional**	
	Special	Special
<i>Roof – Repl. Cost or ACV</i>	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (WM477).	RC until roof surfacing is 15 years or older. ACV endorsement required for 15+yr roof surfaces (WM477).
<i>Personal property</i>	60% of Coverage A	80% of Coverage A
<i>Loss basis – personal property</i>	Replacement Cost included; Special Form optional	Replacement Cost and Special Form included
<i>ALE</i>	20% of Coverage A	20% of Coverage A
<i>Liability</i>	\$300,000 minimum with \$1000 med pay	\$300,000 minimum with \$1,000 med pay
<i>Policy forms</i>	TP1	TP1
<i>Vector Application</i>	Country Estate Policy	Preferred Country Estate

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Scheduled Personal Property; Optional Coverages: The same optional coverages are available as in the standard TP1 based program.

Farm and/or Personal Liability

Liability is not required in every program.

Coverage L – Personal Liability	Pays for damages for which the insured is liable by law if the bodily injury or property damage is caused by an occurrence arising out of the insureds' premises or personal/farming activities. <i>Available limits \$100,000 to \$1,000,000.</i>
Coverage M – Medical Payments	Pays for medical expenses incurred by persons who are not insureds if the bodily injury arises out of the insureds' premises or personal/farming activities. <i>Available limits \$1,000 to \$5,000.</i>
Damage to property of others	Provides up to \$250 of coverage for damage to property of others by the insured without the need for negligence. <i>Increased limits available \$500 to \$10,000.</i>

Optional Coverages:

Additional insureds
Babysitting
Custom Farming
Employers Liability
Livestock/Horses
Outboard Motors
Recreational Vehicles
Secondary Residence, Seasonal Residence
Spray Drift of Agricultural Chemicals
Farm Pollution Cleanup (Limited Coverage)

Scheduled Personal Property

A substantial line of scheduled personal property coverages is available for items limited by or excluded by the forms, where more expansive coverage is needed or desired, or when a separate deductible is advantageous to the insured. Categories include, but are not limited to:

Recreational Motor Vehicles
Watercraft
Cameras and Photographic Equipment
Coins
Computer Equipment
Fine Arts
Garden Tractors and equipment
Musical Instruments
Jewelry

Preferred Farm Program

Many large farms contain unique characteristics that are not always addressed in standard rating situations. These unique characteristics include:

- Substantially better than average spread of risk
- Economies of operation that allow for better than average maintenance
- Improved monitoring of the premises through near constant on-site personnel

Eligibility: In addition to the regular underwriting guidelines of the standard program, risks written in this program would be those exhibiting the following characteristics:

1. The farm must be owner occupied.
2. Farm operations must be on a full-time basis.
3. Farm personal property inventory should exceed \$300,000.
4. The owner must have proven management experience in farm operations.
5. Condition of the premises should reflect the ability to maintain the property in above average condition.
6. There must be a willingness and ability to prevent hazardous conditions; and to correct hazardous or unsafe conditions if detected.
7. The spacing of farm buildings should provide for good dispersion of the total risk.
8. The majority of the farm buildings should qualify for and be written in the G1 or G2 building classification.
9. The dwelling should qualify for and be written in the A1 or A5 classification.
10. A willingness to work with Woodland Mutual on an annual basis to attempt to minimize hazards.

Coverages: The Preferred Farm Program is a subset of the regular farm package program, providing preferred rating for the large farms that meet the program qualifications. The TP1 policy forms provide the coverage basis for risks participating in the program. As such, all the policy forms, coverages, and optional coverages contained in the Standard Farm program are used and available in the Preferred Farm program.

Rating: Woodland Mutual uses a simplified rating method for premiums. Due to the characteristics of properties eligible for the program, additional credits may be available. Call Woodland for assistance in quoting a Preferred Farm Package risk.

Application: In Vector use Preferred Farm Policy application.