

Farmers Mutual of Tennessee
Dwelling Properties Selection Summary

The parameters below provide only a summary of the most important requirements in determining a risk's eligibility. Refer to the underwriting guidelines at the beginning of the manual for more detail on our underwriting philosophy and requirements for new business. Prior to submitting new business, verify that the dwelling is in good condition with no known hazard. **Risks falling outside these parameters must be discussed with your underwriter prior to binding.**

	Preferred Program (FMT-FL-3) <i>Replacement Cost</i>	Above Standard Program (FMT-FL-2ACV) <i>Actual Cash Value</i>	Standard Program (FL-1) <i>Actual Cash Value</i>
Description	For newer homes with superior heating, electrical and plumbing systems.	For older homes with superior heating and modern electrical and plumbing systems; must exhibit excellent state of repair and above average pride of ownership.	For older homes in good condition and exhibits pride of ownership. No substandard dwelling or non-standard applicants.
Primary Heat Source	Central furnace with ducted heat system to all living areas.	Central furnace with ducted heat system, electrical baseboard or ceil heat in all living areas.	Central furnace with ducted heat system, electrical baseboard, ceil heat, natural gas and propane stoves and furnaces, and electric wall heaters.
Electrical	200-amp service. Grounded service, no fuse boxes.	200-amp service, if electric heat; 100-amp service, if sufficient for other approved heat source. Grounded service, no fuse boxes.	200-amp service, if electric heat; 100-amp service, if sufficient for approved heat source. Grounded service with fuses or breaker box.
Age	Less than 20 years old; or completely replumbed and rewired in the last 20 years.	Less than 35 years old; or completely replumbed and rewired in the last 35 years.	Less than 40 years old; or completely replumbed and rewired in the last 40 years.
Minimum	Dwelling coverage of at least \$100,000; but no less than 75% or more than 95% of market value (excluding land value).	Dwelling coverage of at least \$60,000; but no less than 75% or more than 90% of market value (excluding land value).	Dwelling coverage of at least \$25,000; but no less than 70% or more than 85% of market value (excluding land value).
Roof	Asphalt shingles less than 10 years of age. Metal roof in good condition. <i>Not acceptable:</i> Roll, flat or built up roofing.	Asphalt shingles less than 12 years of age. Metal roof in good condition. <i>Not acceptable:</i> Roll, flat or built up roofing.	Asphalt shingles less than 15 years of age. Metal roof in good condition. Slate or tile roofs in good condition and repair. <i>Not acceptable:</i> Roll, flat or built up roofing.
Rental	Monthly rental income must be equal to or greater than 1.2% (.012) times "Coverage A" amount.	Monthly rental income must be equal to or greater than 1.1% (.011) times "Coverage A" amount.	Monthly rental income must be equal to or greater than 1.0% (.01) times "Coverage A" amount.
Protection Class	All protection classes are acceptable. Must be within sight of at least 2 other occupied dwellings and less than 300 feet from each.	All protection classes are acceptable. Must be within 500 feet and in sight of at least one other dwelling.	All protection classes are acceptable. Must be within sight of at least one other dwelling.
Applicant	Financially stable – as evidenced by good financial responsibility report.	Financially stable – as evidenced by good financial responsibility report.	Financially stable – as evidenced by good financial responsibility report.