

MEMORANDUM

DATE: December 1, 2011

TO: ALL AGENTS

RE: **1. T.W.I.A. Maximum Limits of Liability to Remain Unchanged for 2012**
2. Commercial & Residential Rate Changes Effective 1/1/2012

Please read and route to interested personnel in your agency!

Maximum limits to remain unchanged for 2012

- Effective 1/1/2012 Texas Windstorm Insurance Association (T.W.I.A.) maximum limits of liability will be as follows:

Coverage	Current limits / 2011	Revised Limits eff. 1/1/ 2012
Dwellings and Individually Owned Townhouses and Corporeal Movable Property	\$1,773,000	\$1,773,000
Individually Owned Corporeal Movable Property in Apartments, Condominiums, or Townhouses	\$374,000	\$374,000
Commercial Buildings and Corporeal Movable Property	\$4,424,000	\$4,424,000
Governmental Buildings and Corporeal Movable Property	\$4,424,000	\$4,424,000

The TWIA E-quote system is available for use on applications generated effective up to 90 days ahead of policy inception.

Effective 1/1/2012 T.W.I.A. rates are increasing for new and renewal policies, as follows:

- + 5% / All Commercial rates, to include Farm and Ranch and all Builders Risk policies
- + 5% / All Residential dwelling premiums

Important Note:

- Renewal notices with renewal dates of January 1 or later will reflect the new rates. Renewal coverage will not be bound without a copy of the renewal notice and a check for the premium submitted to T.W.I.A. along with any other required documents.
- Updated rates for 2012 are now on the E-quote system when calculating new business. Please keep in mind that agents do not have binding authority, therefore, if it is determined that an application was submitted with mis-rated premiums, the incorrectly rated items are subject to change by TWIA Underwriting and the appropriate premiums will be invoiced for payment to TWIA.