



MEMORANDUM

DATE: November 9, 2001
TO: ALL AGENTS
RE: **2002 Maximum limits**
2002 Commercial rate change

Please read and route to interested personnel in your agency!

- ◆ Effective 1/1/2002 Texas Windstorm Insurance Association (T.W.I.A.) maximum limits of liability will be as follows:

Coverage	Previous limits	Revised Limits
Dwellings and Individually owned Townhouses and Corporeal Movable Property	\$383,000	\$391,000
Individually owned Corporeal moveable property in Apartments, Condominiums, or Townhouses	\$137,000	\$140,000
Commercial Buildings and Corporeal Moveable Property	\$1,618,000	\$1,629,000
Governmental Buildings and Corporeal Moveable Property	\$2,192,000	\$2,192,000

- ◆ **T.W.I.A. Commercial rates, including Farm & Ranch**, will increase **5%** as of 1/1/2002. New rate pages are attached to replace existing pages in the T.W.I.A. Instructions and Guidelines manual – pgs.29 –33.

Important Note: Renewal notices previously sent for renewal dates of January 1 or later using the current commercial rates will be resent to reflect the change in rates effective January 1, 2002. Renewal notices are not binding or guaranteed by T.W.I.A., but meant to be a preliminary indication of forms and rates at the time notice is mailed. Renewal notices are subject to change prior to policy issuance. Occupancy, companion policy, and deductible factors will continue to be applied as appropriate. Renewal coverage will not be bound without a copy of the renewal notice and a check for the full net premium.

**FARM & RANCH DWELLING BUILDING AND PERSONAL PROPERTY (TERRITORY 1)
MODIFIED EXTENDED COVERAGE PREMIUMS**

(Rates for 1% Deductible) (\$100 Minimum)

AMOUNT OF INSURANCE	DWELLING CHART 1A			PERSONAL PROPERTY CHART 1B		
	FRAME	BV	BRICK	FRAME	BV	BRICK
	80% COINSURANCE REQUIRED					
1,000	12	12	10	12	12	10
1,500	15	12	10	12	12	10
2,000	18	15	13	12	12	10
2,500	21	18	15	12	12	10
3,000	24	21	18	12	12	10
3,500	27	21	18	12	12	10
4,000	29	24	20	12	12	10
5,000	32	27	23	12	12	10
6,000	35	30	25	12	12	10
7,000	38	33	28	15	12	10
7,500	41	36	30	15	12	10
8,000	44	36	30	15	12	10
9,000	50	42	35	18	15	13
10,000	56	48	40	21	15	13
11,000	59	51	43	21	18	15
12,000	65	58	48	24	18	15
13,000	71	61	51	24	22	18
14,000	77	67	56	27	25	21
15,000	83	70	58	30	25	21
16,000	88	76	63	30	28	23
17,000	94	79	66	32	28	23
18,000	97	85	71	35	31	26
19,000	103	88	73	35	31	26
20,000	109	94	78	38	34	28
21,000	115	100	83	41	34	28
22,000	121	103	86	41	37	31
23,000	127	109	91	44	37	31
24,000	133	112	94	47	40	33
25,000	139	118	99	47	43	36
26,000	142	121	101	50	43	36
27,000	147	127	106	53	46	39
28,000	153	130	109	53	46	39
29,000	159	136	114	56	49	41
30,000	165	142	119	59	49	41
35,000	192	163	137	68	59	49
40,000	218	188	157	77	68	57
45,000	248	212	177	86	74	62
50,000	274	236	197	97	83	69
55,000	301	257	215	106	92	77
60,000	330	282	235	115	99	82
65,000	357	306	256	124	108	90
70,000	383	330	276	136	117	98
75,000	413	351	293	145	126	105
80,000	440	375	314	153	132	110
85,000	466	400	334	162	142	118
90,000	493	424	354	174	151	126
95,000	522	445	372	183	157	131
100,000	549	469	392	192	166	139
Each Add'l 1,000	5.49	4.69	3.92	1.92	1.66	1.39

** TO OBTAIN PREMIUMS OTHER THAN 1% DEDUCTIBLE, REFER TO DEDUCTIBLE ADJUSTMENT PERCENTAGE SCHEDULE

FARM & RANCH DWELLING BUILDING AND PERSONAL PROPERTY (TERRITORIES 8, 9, AND 10)

MODIFIED EXTENDED COVERAGE PREMIUMS

(Rates for 1% Deductible) (\$100 Minimum)

DWELLING CHART 1A

PERSONAL PROPERTY CHART 1B

80% COINSURANCE REQUIRED

AMOUNT OF INSURANCE	FRAME	BV	BRICK	FRAME	BV	BRICK
1000	13	13	11	13	14	11
1500	16	13	11	13	14	11
2000	20	17	14	13	14	11
2500	23	20	17	13	14	11
3000	26	23	20	13	14	11
3500	29	23	20	13	14	11
4000	33	27	22	13	14	11
5000	36	30	25	13	14	11
6000	39	33	28	13	14	11
7000	42	37	31	16	14	11
7500	46	40	34	16	14	11
8000	49	40	34	16	14	11
9000	55	47	39	20	17	14
10000	62	54	45	23	17	14
11000	65	57	48	23	20	17
12000	72	64	53	26	20	17
13000	78	67	56	26	24	20
14000	85	74	62	29	27	23
15000	91	77	64	33	27	23
16000	98	84	70	33	31	26
17000	104	87	73	36	31	26
18000	107	94	78	39	34	28
19000	114	97	81	39	34	28
20000	120	104	87	42	37	31
21000	127	110	92	46	37	31
22000	134	114	95	46	41	34
23000	140	120	101	49	41	34
24000	147	124	103	52	44	37
25000	153	131	109	52	48	40
26000	156	134	112	55	48	40
27000	163	141	117	59	51	43
28000	169	144	120	59	51	43
29000	176	151	126	62	54	45
30000	182	157	131	65	54	45
35000	212	181	151	75	65	54
40000	241	207	173	85	75	62
45000	274	234	196	95	82	68
50000	303	261	218	108	92	77
55000	332	284	238	117	102	85
60000	365	311	260	127	109	91
65000	394	338	282	137	119	99
70000	423	365	305	150	129	108
75000	456	388	324	160	140	116
80000	485	415	347	170	146	122
85000	515	442	369	179	157	131
90000	544	468	391	192	167	139
95000	576	492	411	202	174	145
100000	606	519	433	212	184	153
Each Add'l 1,000	6.06	5.19	4.33	2.12	1.84	1.53

**** TO OBTAIN PREMIUMS OTHER THAN 1% DEDUCTIBLE, REFER TO DEDUCTIBLE ADJUSTMENT PERCENTAGE SCHEDULE**

**RATES FOR MISCELLANEOUS FARM PROPERTY AND BARN
TERRITORY 1**

Rates for Miscellaneous Farm Property (Commercial Minimum Deductible applies)

<u>Table</u>	<u>Coinsurance</u>	<u>Rate</u>
15	.80	.743
21	.80	1.461
22	.80	2.002
23	.80	2.900
24	.80	5.762

Rates for Barns (Commercial Minimum Deductible applies)

Frame	1.444
Brick Veneer	1.240
Brick	1.036

**RATES FOR MISCELLANEOUS FARM PROPERTY AND BARN
TERRITORIES 8, 9, AND 10**

Rates for Miscellaneous Farm Property (Commercial Minimum Deductible applies)

<u>Table</u>	<u>Coinsurance</u>	<u>Rate</u>
15	.80	.821
21	.80	1.613
22	.80	2.208
23	.80	3.205
24	.80	6.366

Rates for Barns (Commercial Minimum Deductible applies)

Frame	1.595
Brick Veneer	1.371
Brick	1.145

**COMMERCIAL BUILDING AND BUSINESS PERSONAL PROPERTY
ANNUAL EXTENDED COVERAGE RATES (per \$100)**

TABLE*	COINSURANCE	BUILDING	BUSINESS PERSONAL
		Rate Table A	PROPERTY Rate Table C
1 Frame (F)	50%	--	--
	80%	.667	.534
	100%	.660	.527
2 Brick (M)	50%	--	--
	80%	.695	.567
	100%	.538	.432
3	50%	--	--
	80%	.567	.453
	100%	.479	.374
(HC)	50%	.825	--
	80%	.511	.406
	100%	.488	.399
4 (WR)	50%	.330	--
	80%	.207	.163
	100%	.194	.159
(SWR)	50%	.411	--
	80%	.252	.203
	100%	.244	.198
5 Brick **	50%	--	--
	80%	.476	.236
	100%	--	--
5A Frame **	50%	--	--
	80%	.573	.288
	100%	--	--
5B Brick Veneer **	50%	--	--
	80%	.476	.236
	100%	--	--
7	50%	--	--
	80%	1.621	1.288
	100%	1.393	1.113
8	50%	--	--
	80%	1.931	1.548
	100%	1.621	1.295
9	50%	--	--
	80%	2.313	1.851
	100%	1.895	1.519
10	50%	--	--
	80%	2.775	2.221
	100%	2.313	1.851
11	50%	--	--
	80%	3.602	2.889
	100%	3.048	2.437
12	50%	--	--
	80%	5.288	4.224
	100%	4.447	3.557
13	50%	--	--
	80%	7.206	5.766
	100%	6.069	4.857
14	50%	--	--
	80%	14.300	11.442
	100%	12.006	9.604

* REFER TO THE SPECIAL INDEX & GENERAL INDEX OF THE T.W.I.A. MANUAL

** FOR ACV BUILDERS RISK FORM 21 (DWELLINGS) USE THE 80% COINSURANCE RATE

**TOWNHOUSE ASSOCIATION BUILDINGS (3 OR MORE UNITS) AND CONDOMINIUM BUILDINGS
ANNUAL EXTENDED COVERAGE RATES (per \$100)**

TABLE*	COINSURANCE	BUILDING Rate Table B
1	50%	--
	80%	.397
	100%	.392
Frame (F)		
2	50%	--
	80%	.417
	100%	.317
Brick (M)		
3	50%	--
	80%	.335
	100%	.281
(HC)	50%	.488
	80%	.307
	100%	.293
4	50%	.194
	80%	.122
	100%	.118
(WR)		
(SWR)	50%	.244
	80%	.154
	100%	.148

***REFER TO THE SPECIAL INDEX & GENERAL INDEX OF THE T.W.I.A. MANUAL.**