



Private Flood Select Underwriting

For properties located in A or V zones –elevation certificate required

Eligible Properties: Private Flood Select is available for: Single Family Dwellings

- Eligible buildings
 - o Must be eligible for FEMA NFIP coverage
 - o Building must be positively elevated* (see below)
- Ineligible buildings
 - o Any building not eligible for FEMA NFIP coverage
 - o High rise condominiums buildings and units therein
 - o Mobile Homes
 - o Buildings that have incurred more than one flood claim within 5 years
 - o Buildings located in CBRA areas and non-participating FEMA communities
 - o Any property that has been designated by FEMA as a Severe Repetitive Loss property
 - o Any property designated by a duly constituted State or local authority to be in violation of State or local floodplain management regulations (Section 1316 properties)
 - o Properties that have a total insurable building value of more than \$5,000,000 or a total insurable contents value of \$3,750,000. Properties in excess of these insurable value limits may be submitted to The Flood Insurance Agency for underwriting consideration.
- Eligible contents
 - o Must be eligible for FEMA NFIP coverage
- Ineligible contents
 - o Any contents not eligible for FEMA NFIP coverage

Maximum Insurance Coverage Limits

- \$2,000,000 per occurrence in respect of each Single Family Dwelling
- \$500,000 per occurrence in respect of contents at each Single Family Dwelling

The Private Flood Select insurance policy is a high limit, one company flood insurance solution, for high value homes **eliminating the need in most instances to purchase an underlying primary policy from FEMA's NFIP** and a second, excess flood insurance policy.

High net worth clients are able to purchase a Lexington Insurance Company, member of AIG, primary flood policy with limits up to \$2 million, **thereby eliminating the need for any interaction with FEMA and FEMA claims adjusters** on a traditional underlying NFIP policy. All flood claims would be settled utilizing one AIG specialized claims representative.

Higher value residences located in coastal V flood zones that are positively elevated will also find the pricing of this product to be very competitive.

***How do I know if my property is positively elevated?**

TFIA's Private Flood Select program does not use the same definitions that FEMA does. Our program is much simpler.

- For single family residences located in Flood Zones AE, AO, AH and A1-A30: the elevation on line C2. a) must be greater than the elevation shown on line B9 on the FEMA elevation certificate.
- For single family residences located in Flood Zones VE and V1-V30: the elevation on line C2. c) must be greater than the elevation shown on line B9 on the FEMA elevation certificate.
- See the following link for an [A Zone example](#).
- See the following link for a [V Zone example](#).

**Private Market Flood
Private Flood Preferred
Private Flood Select**

Solicitation Guidelines

Broker will not submit to TFIA for placement a customer which is directed to him by another Broker (Wholesale business). **Broker will only submit to TFIA for placement a customer for which the Broker is acting in a retail capacity directly with the customer.**

In the event that Broker submits to TFIA for placement a customer who has already been submitted to TFIA for placement by another Broker, or who is being solicited for business by TFIA, or who is already a TFIA customer, all materials provided by Broker shall be returned to Broker immediately.

Submissions

- Broker, Broker's Assistants and Broker's Employees and Associates **shall not have and shall not be deemed to have any right to bind Flood insurance**, place in force or cancel Flood insurance or make any change to any Flood insurance, including, without limitation, any change to any terms, conditions, exclusions, limitations, definitions, rates, premiums, fees or limits of liability.
- The TFIA Private Market Flood program has been designed and is intended to allow Brokers the ability to calculate the premium for all eligible properties prior to submitting a customer to TFIA for placement. **This allows the broker to only submit applications for which they have already pre-sold the policy to their customer.**
- Applications should not be submitted to obtain a quote. The broker should only submit applications for which they have already pre-sold the policy to their customer. TFIA is required to manage our delegated authority of aggregate capacity. Each approved application reduces our capacity until that application expires. TFIA incurs operational expenses to verify the FEMA flood hazard zone and the underwriting eligibility. **Brokers who submit an abundance of applications that do not become policies will lose their right to submit future applications.**
- Policy effective date may not be more than 60 days into the future from the application date.
- Premium payment must be received within the 60 day approval period. Applications for which payments are received after approval expiration will be subject to new underwriting approval.
- All premiums are remitted Gross without a deduction for Broker's commission.
- Your agency **is not permitted to add any fees or charges** to the premium quoted on our website.

Cancellations and Minimum Earned Premium

- There are specific reasons for which you can cancel an NFIP flood insurance policy. Those same reasons may be used to cancel a TFIA Private Flood policy, however in the event of cancellation of this Policy by the Assured, a minimum of 25% of the total premium as of inception may, in certain instances, become earned.
- You will receive a full refund if your bank, for whatever reason, does not accept the TFIA Private Flood policy or the policy is cancelled as a result of a loan closing that did not occur and is reported as such within 45 days.
- Cancellation requests may be submitted using the flood insurance cancellation form or by written request signed by the insured and agent.

Policy Distribution

The Flood Insurance Agency will provide the Agent/Broker with the complete policy along with a separate declaration page in PDF format. It is the Agent/Broker responsibility to distribute the policy to the insured and all other interested parties.

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Effective Dates and Mandatory Waiting Periods

Loan Closings for New Purchases and Refinances

- Policy effective date is the date of loan closing provided that the premium payment is received no more than 60 days from the date of application approval. Premium checks received more than 60 days after approval may be returned and/or new underwriting approval will be required.

Renewals of existing FEMA NFIP Policies

- Policy will become effective the date of your existing flood policy expiration provided that the premium payment is received no more than 60 days from the date of application approval. (Premiums received after requested the FEMA policy expiration date require a signed No Known Loss statement.)

Renewals of Expired FEMA NFIP Policies

- Policy effective date may be retroactive up to 30 days if it is within the NFIP 30 day grace period provided that the premium payment is received no more than 60 days from the date of application approval. A “No Known Loss” statement and proof of expiring NFIP policy (Dec page or renewal offer) is required.

Policies Purchased for All Other Reasons

- New policies that are not in connection with a loan closing, renewal of an existing FEMA policy, or expired FEMA policy are subject to a 14 day waiting period (other than Private Flood Preferred – 10 days) beginning the date premium payment is received provided that the premium payment is received no more than 60 days from the date of application approval.