The Ohio FAIR Plan Underwriting Association provides coverage on properties that are under formal rehabilitation. The application and/or property must meet the following requirements:

1. Copies of all contracts which have been let for rehabilitation efforts must accompany the application. The contracts must be signed by both the property owner and the contractor and must be specific with regard to all work to be performed indicating the anticipated work start and completion dates and the cost of all such efforts.
   a. Signed contracts must accompany fire-damaged property applications.
   b. Itemized list of repairs plus approximate cost of each repair must accompany all applications for self-finished work.
   c. For an increase in coverage over the original purchase price, paid material receipts may be submitted for all self-finished work.

2. The property must be vacant and secured from trespass while under rehabilitation.

3. The planned rehabilitation work must be significant with anticipated repairs to electrical and heating systems, significant repairs to the physical condition of the property, and plumbing repair and replacement. The rehabilitation work may not be mere renovation of a cosmetic nature.

4. The rehabilitation work must be starting within 30 days of the coverage effective date and maximum length of coverage will be one (1) year.

5. The property will be inspected to verify that the property is vacant and secured from trespass. This may be followed by periodic inspections throughout the year to determine and verify the progress of the rehabilitation.

6. The policy will be issued for Fire, Lightning, & Extended Coverage only. If specifically requested, Vandalism & Malicious Mischief (V&MM) may be added at current ISO rates for vacant property. No coverage is provided for Liability or Theft. Coverage for Contents and Other Structures is not available under OFPUA’s Rehabilitation Program.

7. When the work is completed, the Ohio FAIR Plan Underwriting Association must be notified of that completion. OFPUA will:
   a. Send notice of cancellation on policies issued for properties which were being rehabilitated for owner-occupancy. Ideally, that “rehabbed” property would be able to get coverage in the “standard insurance market”. If coverage is not available, the owner-occupant may reapply to the OFPUA for Dwelling Fire or Homeowners coverage.
   b. Endorse policies issued on properties which were being rehabilitated for tenant-occupancy to add V&MM coverage. To make this endorsement, OFPUA will need a copy of a signed lease or rental agreement. The appropriate premium for V&MM will be billed and an inspection will be completed.
   c. Send notice of cancellation on policies for properties which were being “rehabbed” for sale. The OFPUA cannot provide coverage for vacant or unoccupied property.

WARRANTY (Please read, sign and date)

I have read and will comply with the requirements for rehabilitation.

Applicant’s Signature ______________________________ Date __________