

Rules Filing Memorandum

American Strategic Insurance Corp. (NAIC#: 10872)

IL Homeowners Program

SERFF Tracking No: AMSI-134939424

Company Filing No: IL HO6 RULE ONLY 2026.05

Rules Only Filing

Proposed Effective Dates:

New Business Effective Date: 05/27/2026

Renewal Business Effective Date: 05/27/2026

American Strategic Insurance Corp. (ASIC) respectfully submits for your review a Rules Only filing. There is no rate impact with this filing.

Within this filing, we are updating our applicant guidelines. We have submitted a clean copy of our rules manual for your review.

After you have had an opportunity to review our filing, please do not hesitate to contact me with any questions or comments at 440-395-1299 or via email at Yaa_Y_Frimpong@progressive.com.

Sincerely,

Yaa Frimpong
Product Manager

Illinois Condominium Unit-Owners Program

American Strategic Insurance Corp.

APPLICANT

- Must hold the title to the condominium unit, which has no more than two mortgages.
- Financial Responsibility is evaluated, along with prior insurance, claims history, condition of property, age of property, and other risk factors.
- Condominium units owned in the name of a trust or IRA must be referred to Underwriting for prior approval.
- Condominium units in the name of a business, limited liability corporation, limited partnership, corporation, land trust, or estate are ineligible for coverage. Exceptions may be granted to condominium units written in the name of an LLC. Prior Underwriting approval is required.
- Applicants who have been convicted of fraud, arson, or material misrepresentation are ineligible for coverage.
- With the exception of a new condominium unit purchase, applicants must provide documentation verifying continuous, voluntary coverage for the property. Force-placed or lender placed insurance is not considered voluntary coverage.
- ~~Insureds who do not have a Progressive auto policy at the time of application are ineligible.~~
- Applicants or insureds who make one or more incidents involving a threat, harassment, or physical assault on a Company employee, agent, or agency employee acting within the scope of their employment are ineligible.

PROPERTY LOCATION

- Properties located in jurisdictions not subject to U.S. law are ineligible for coverage.
- Condominium units located on landfill sites or geologically unstable areas are ineligible for coverage.
- Condominium units in a Special Flood Hazard Area (Zone A or V) must be covered by a flood insurance policy with matching building limit (or maximum available). This rule only applies to units located on the 1st or 2nd floor.

PROPERTY CHARACTERISTICS

- Condominium units must be well maintained and display pride in ownership.
- Condominium units with pre-existing damage are ineligible for coverage.
- Condominium units must be protected with smoke detectors in close proximity of the kitchen and sleeping areas.
- Condominium units with porches or decks more than two-feet off the ground or with three or more steps leading to them must be protected with properly installed handrails.
- Condominium units must have a professionally installed, permanent, and thermostatically controlled central heat source. Condominium units utilizing space heaters are ineligible for coverage.
- Condominium units must have a professionally installed, permanent, and thermostatically controlled central cooling system. Condominium units with evaporative cooling systems are ineligible for coverage.
- Condominium units purchased as a result of a foreclosure or short sale require Underwriting approval prior to binding. Underwriting will require a home inspection, which will include photographs, indicating the condominium unit is in acceptable condition.
- Condominium units listed for sale must be referred to Underwriting for prior approval.
- Condominium units in foreclosure are ineligible for coverage.
- Condominium units, walkways, or retaining walls deemed by the Company to be in poor condition or disrepair are ineligible for coverage.