

**Horace Mann Insurance Company
Teachers Insurance Company
Wisconsin
Homeowners
Filing Memorandum**

Horace Mann (HMIC) and Teachers (TIC) Insurance Companies submit for your review and approval this Homeowners Rate and Rule filing for Wisconsin. The effective date of these changes will be January 4, 2027, for new business and April 5, 2027, for renewal business. The overall rate effect of this revision is 2.0%. We are also including coverage changes that carry a premium effect of -0.5% for a total premium effect of 1.5%.

Systems Conversion

In conjunction with this filing, we are converting our internal system for all companies to a new policy system. A list of the modified attributes is below with a description of how each attribute was revised:

1. **Base Rates & Territory Factors** – We are converting our current territorial base rates to a base rate and territory factors. The proposed base rates are set to reach our targeted rate effects and are shown in Exhibit I and our proposed premium pages. The proposed territory factors are set to match our current territory relativities and are shown in the proposed premium pages. We are also adding rule 6.10 (Territory) to the rules & rates. Support for our selected premium effects is shown in our indication in Exhibit II.
2. **Insurance Score Tier** – Tier assignment will now be based on the best score of the named insured(s), rather than the primary insured only. With this transition, we are reassigning tier to be the best of the named insured(s) utilizing the data we currently have available. In addition, we are changing tier score providers. We are presently using Fair Isaac Corporation’s FICO® Insurance Score H1/2.0 Home Owners 1 ASSIST (2.0) 00875 model. As of the effective date of this revision, we will stop using Fair Isaac’s model and begin using TransUnion’s EINS49 Property Insurance Score. Support for this model was submitted by TransUnion via SERFF (filing number TRAN-133291761). Existing policies will be moved to new tiers at renewal based on their current tier as shown in Exhibit VII. The tier factor for these policies will be the same factor they are being charged today, so this change will not impact premium for existing policies. New business policies will be assigned a tier based on their score from the TransUnion model as shown below.

Tier	Minimum Score	Maximum Score
1	783	900
2	773	782
3	765	772
4	758	764