



Our Insight, Your Advantage™

Issues Review
May 30, 2024

The aggregate combined ratio for active Florida specialists, as well as Citizens, outperformed AM Best's personal property composite for the first time since 2017

Florida Property Insurance Market Improves; Reinsurance Dependency Remains High

Principal Takeaways

- Premiums doubled for the typical Florida homeowner over the last three years.
- Direct cost and containment (DCC) expenses have declined as legislation on the use of assignment of benefits (AOB) and one-way attorney fees begins to show a positive impact on financial results.
- In 2023, over 275,000 policies were assumed from Citizens Property Insurance Corporation, reducing its exposure by about \$113 billion. In 2024 thus far, Florida regulators have approved 13 carriers to assume another 354,000 policies from Citizens.

The Florida personal property insurance landscape hardened in recent years, marked by material increases to premiums and more limited capacity. Higher frequency and severity of weather-related losses, inflation, and dramatic increases to reinsurance costs prompted insurers to adjust rates and risk appetites. The Florida legislature focused on litigation issues standing in the way of insurance operations. These efforts have attracted new participants and created more capacity. As some carriers reduced their participation in Florida or exited the state, new companies entered the market.

AM Best identified 47 specialist insurers that predominately underwrite personal property in Florida. This group excludes companies with ties to larger national carriers, as well as Citizens Property Insurance Corporation, but includes insurers that became financially impaired, merged, or made strategic shifts away from the segment in recent years in order to capture back year data. This report aggregates data of these Florida specialists, both isolating active companies and taking in back year data of insolvent companies where appropriate. A full list of the identified companies is included in the Appendix. **Exhibit 1** lists the top 20 active writers based on Florida personal property direct premiums written, not subject to the above parameters.

Rate Increases and Reinsurance

With more frequent and severe weather-related losses in recent years—including Hurricane Ian in 2022 and non-named storms—carriers have seen material volatility in both their operating results and surplus levels. To combat these market challenges, carriers needed significant rate increases. The average Florida homeowners policy premium doubled, increasing 102% in just the past three years, according to the Insurance Information Institute. In 2024, a slightly positive signal to the market has emerged, with a handful of companies nearing rate adequacy filing rate reductions, albeit marginally.

For the last few years, Florida insurers have faced an uphill battle with a hard reinsurance market. Reinsurers have incurred considerable assumed losses, owing to various levels of frequency and

Analytical Contacts:
Josie Novak, Oldwick
+1 (908) 882-2207
Josie.Novak@ambest.com

Christopher Draghi, Oldwick
+1 (908) 882-1749
Chris.Draghi@ambest.com
2024-080

Exhibit 1

Top 20 Florida Domiciled Personal Property* Companies Ranked by 2023 Florida Property DPW
(\$ thousands)

AMB #	Company Name	AMB #	Ultimate Parent	Total Florida Property DPW	Total FL Property as a % of Total DPW
12123	Universal Property & Casualty Ins. Co.	51146	Universal Insurance Holdings, Inc.	1,534,044	81.1
12235	State Farm Florida Insurance Co.	02479	State Farm Mutual Automobile Ins. Co.	1,183,266	86.4
21312	Tower Hill Insurance Exchange	55351	Shively Family	908,066	99.0
12201	First Protective Insurance Co.	03378	PWC Financial Inc.	758,389	68.6
21343	Slide Insurance Co.	45326	Slide Insurance Holdings, Inc.	679,302	99.0
13765	American Integrity Ins. Co. of Florida	33812	American Integrity Insurance Group LLC	639,304	98.7
13833	American Coastal Insurance Co.	51554	American Coastal Insurance Corp.	635,601	100.0
13917	ASI Preferred Insurance Corp.	58454	Progressive Corp.	557,925	95.6
02049	American Security Insurance Co.	51156	Assurant, Inc.	496,371	29.2
13077	Edison Insurance Co.	33243	Florida Peninsula Holdings	474,014	99.8
11468	Security First Insurance Co.	44239	Security First Insurance Holdings LLC	443,764	99.9
14558	Heritage Property & Casualty Ins. Co.	46190	Heritage Insurance Holdings, Inc.	416,681	55.3
12128	Castle Key Indemnity Co.	58312	The Allstate Corp.	408,120	99.8
13895	Homeowners Choice Prop & Cas Ins. Co.	53044	HCI Group Inc.	381,823	92.2
13087	Florida Peninsula Insurance Co.	33243	Florida Peninsula Holdings	375,322	99.9
00934	United Services Automobile Assn.	04080	USAA Group	368,837	3.2
13848	Olympus Insurance Co.	45370	Pices Financial Holdings, LLC	358,950	99.4
02428	National Fire & Marine Insurance Co.	04917	National Indemnity Group	347,692	8.1
02084	Federal Insurance Co.	00012	Chubb U.S. Group of Insurance Cos.	334,141	4.4

* Florida property DPW includes homeowners, fire and allied lines.

Source: 

severity of hurricanes impacting Florida and rising claims severity brought on by social and economic inflation. In response, reinsurance carriers increased rates, reduced capacity, and pushed for higher retentions, and in some cases, sought lower limits to protect their financial positions. While reinsurers may be optimistic about the tort reforms put in place, it appears the current market is in a wait-and-see stage as reinsurers appear to be keeping capacity steady for mid-year renewals.

Illustrating the dramatic increase in the cost of reinsurance, for active Florida personal property specialists, excluding Citizens, unaffiliated ceded premium more than doubled, increasing from \$3.1 billion to \$6.4 billion from 2019 to 2023. To keep pace with rising reinsurance costs, carriers have had to push considerable rate increases, leading to direct premiums written nearly doubling in that time frame, from \$5.9 billion to \$11.4 billion, or 93.2%. Despite this growth, DPW did not keep exact pace with the growth in ceded premium, and thus constrained margins. As a percent of DPW, unaffiliated ceded premium written grew from 52.3% in 2019 to 56.3% in 2023. Another option for primary carriers to reduce the impact of rising reinsurance costs is adjusting the coverage provided, by either reducing limit, increasing retentions, or implementing co-participations. Ultimately, while this may improve cost, the decisions are expected to be made prudently as it also increases retained losses and net exposure.

Ceded reinsurance leverage, a measure of reinsurance dependency, aggregates reinsurance recoverables, ceded premiums written, and balance payable, net of US affiliates and shows it as a percent of surplus. **Exhibit 2** lists the top 10 Florida specialists by ceded reinsurance leverage. Active Florida specialists, in the aggregate, have a much higher reinsurance dependency than the personal property composite average, with ceded reinsurance leverage of 514.7%, compared to the composite average of 59.1%. Given the risk profile of these companies, the position is not surprising. Companies need to spread risk given the innate challenges of the personal property market and associated weather exposure. Some of these companies use reinsurance arrangements strategically to generate income through ceding

commissions, intentionally affecting the reported ratios at a calculated trade-off risk. As we approach mid-year renewals, the pendulum remains slanted toward the reinsurers, but as the Florida specialist companies find balance, particularly with risk accumulations, it may provide better footing for negotiation for primary carriers. Nonetheless, the considerably high level of dependency indicates greater sensitivity to changes in reinsurance pricing and availability.

The tradeoff of a high reinsurance dependency is that the net leverage positions are moderated due to the risk transfer. The muted position, however, does partially mask the considerable direct exposure held by insurers in this space. Looking at the ratio of DPW to surplus, active Florida specialists once again stand out when compared to personal property composite norms. On average, this group reports a 4.1x DPW leverage position, compared to the personal composite average of 1.5x. The materially higher position indicates greater direct risk borne by Florida specialists, necessitating more effective risk transfer, underwriting, pricing, and risk exposure management.

Citizens' Depopulation

The profoundly challenging market dynamics in Florida derailed several carriers that ultimately were declared insolvent. In 2021, there was one predominantly homeowners writer that was declared insolvent and eight more in 2022. As pricing increases began to roll through the books and premiums written and earned began to climb, only one insurer was declared insolvent in early 2023.

As these insolvencies occurred, there were also several carriers that materially reduced their Florida personal property exposure or completely stopped writing new business within the state. The departure of carriers and tightening of accumulations by others, coupled with dislocated insureds from financially impaired companies, led to significant growth for the state-run Citizens, which operates as an insurer of last resort. Citizens has more than doubled its policy counts in the last two years, topping 1.4 million in September 2023.

With such exposure, a major loss event in the most hurricane-prone state may deplete Citizens' surplus and strain its financial stability. In such a situation, a surcharge might be levied on every Florida consumer whether or not they were a Citizens' policyholder. To prevent such strain, Citizens leverages a depopulation program to reduce the volume of its policies and exposures. In 2023, more than

Exhibit 2

Top 10 Florida Specialists by Ceded Reinsurance Leverage and DPW Leverage, 2023

(%)

Company Name	Ceded Leverage
First Protective Insurance Company	999.9
Olympus Insurance Company	999.9
Safepoint Insurance Company	999.9
American Integrity Ins Co of Florida	944.3
Centauri Specialty Insurance Company	852.9
Kin Interinsurance Network	821.3
American Traditions Insurance Company	761.6
Patriot Select Prop & Cas Ins Co	708.7
Slide Insurance Company	648.7
Heritage Property & Casualty Ins Company	590.3
Personal Property Composite	59.1

Companies that are not predominately personal property were removed

Source: 

Company Name	DPW Leverage	Net Leverage
First Protective Insurance Company	8.1	5.9
Olympus Insurance Company	6.1	2.6
Security First Insurance Company	5.8	3.4
Safepoint Insurance Company	5.7	0.8
American Integrity Ins Co of Florida	5.7	3.7
Kin Interinsurance Network	5.4	2.7
Slide Insurance Company	5.4	6.7
Universal Property & Casualty Ins Co	5.4	8.1
American Traditions Insurance Company	5.3	3.9
Heritage Property & Casualty Ins Company	5.2	7.4
Personal Property Composite	1.5	1.9

Companies that are not predominately personal property were removed

Source: 

Recent Florida Legislative Reforms

December 2022

- Elimination of one-way attorneys' fees for residential and commercial property insurance policies (still applicable in bad faith claims)
- Elimination of assignment of benefits for residential and commercial property policies
- Reduction in the amount of time to give notice to one year for new and reopened claims and 18 months for supplemental claims
- Bad faith and claims procedure changes
- Tort reform, which is a net positive for the market, although benefits will take time to emerge
- Reform of Citizens' eligibility requirements, and rates

June 2023

- Elimination of required \$500 hurricane deductible cap on policies that range from \$250,000 to \$1 million
- Increase in the deductible to 3% from 2% for residential properties ranging from \$1 million to \$3 million

April 2024

- \$200 million infusion into the My Florida Safe Home program and \$10,000 match of the cost of improvements to protect against tropical storms and hurricanes
- My Safe Florida Condo pilot program

May 2024

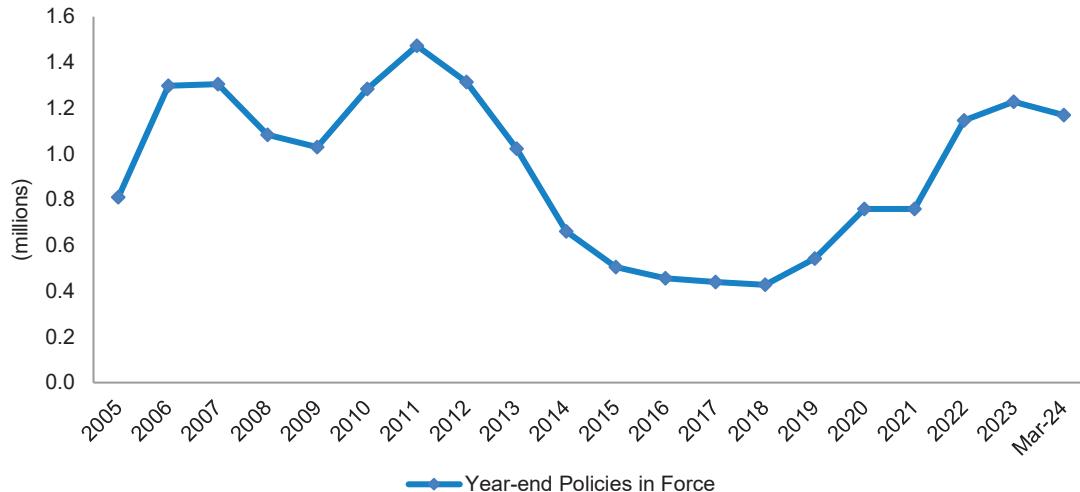
- Excess and surplus (E&S) carriers can make offers on seasonal homes, provided their AM Best Financial Strength Rating is at least A- (Excellent)

275,000 policies were assumed from Citizens, reducing its exposure by about \$113 billion. Thus far, in 2024, the Florida Office of Insurance Regulation (OIR) approved 13 companies to assume more than 354,000 policies from Citizens. As of year-end 2023, Citizens maintained 1.22 million policies (**Exhibit 3**). As of March 31, 2024, Citizens had 1.17 million policies in force, marking a reversal of recent growth trends.

Changing Regulatory and Legislative Landscape

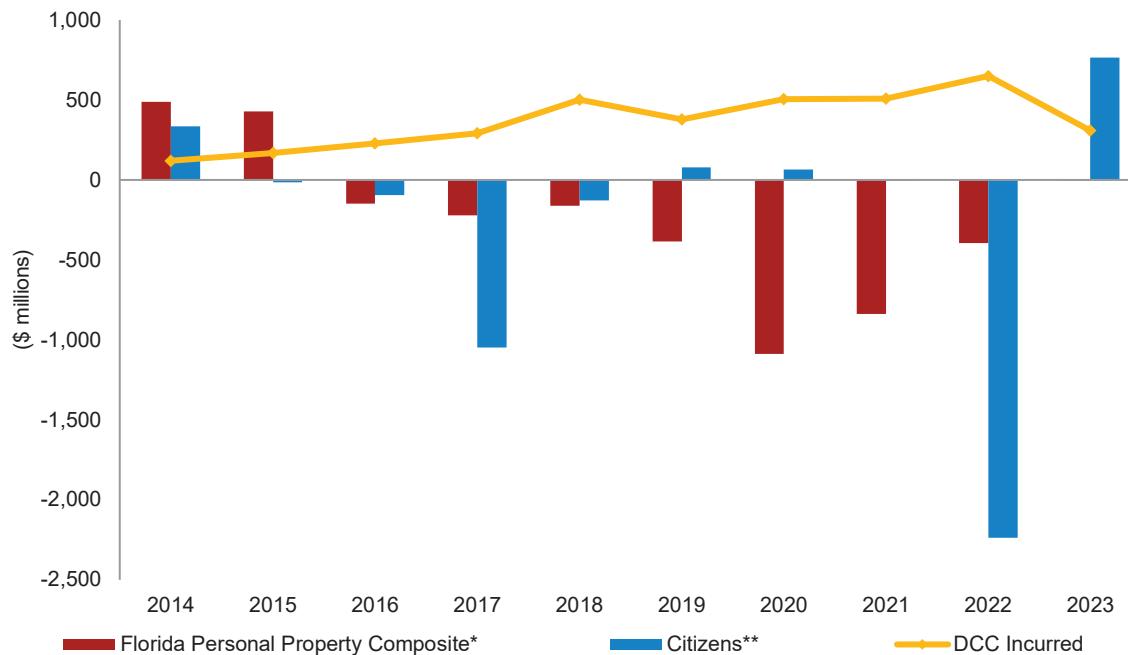
Historic legislative reforms were passed in Florida to improve the health of the insurance market. Restrictions on the use of assignment of benefits (AOBs) and, more broadly, one-way attorney fees, was a critical piece in stabilizing the Florida legal landscape for both carriers and policyholders. Lawsuits, whether AOB-related or first party, drove up direct cost and containment expenses (DCC) for Florida insurers and unfavorably impacted profitability. In 2022, Florida reported the highest DCC to direct premiums earned ratio out of all 50 states at 8.4%, specifically for the homeowners, allied, and fire lines of business. The next highest was Louisiana with 3.6%. This stark difference clearly shows the prevalence of litigation costs in Florida's personal property market. Coinciding with the passage of legislation, however, DCC incurred for the Florida specialist personal property group considerably declined in 2023, after peaking in 2022. The reported DCC incurred, excluding Citizens, declined by 53% to \$307 million; the next best year of the last five was in 2019 with \$378 million. **Exhibit 4** provides a view of how rising DCC incurred costs have, in part, affected the pre-tax income/loss reported by the Florida-focused companies and Citizens, especially as the latter experienced substantial policy count growth in 2022. While still early, a downward trend has been observed, indicating the reform has positively impacted results.

Exhibit 3

Citizens Property Insurance Corp. Policies in Force, 2005-2024

Source: Citizens Property Insurance Corporation

Exhibit 4

***Florida Personal Property - Pre-tax Operating Income/Loss, 2014-2023**

* Florida personal property composite reflects results for 47 insurers that write at least 30% of personal property premium in the state, with majority above 50%. This includes companies that have been deemed financially impaired and companies that have strategically shifted away from personal property for use of back year data. Citizens and companies tied to national carriers have been excluded.

** Citizens results in 2015 & 2021 as well as Florida Personal Property Composite in 2023 were close to breakeven.

Source: 

The 2024 legislative session, while not producing as prevalent reform as in prior years, remained committed to the cause. One outcome was the implementation of My Safe Florida Condo, a pilot program which will allow Florida condo associations to get free mitigation inspections and give them the opportunity to apply for grant improvements to adopt certain hurricane specifications that

conform to applicable building codes, similar to the existing My Florida Safe Home program. Both programs could be looked at favorably by primary carriers. If condo owners and homeowners improve their property's durability and lower susceptibility to hurricane/tropical storm damage, it could translate into a more favorable view of risk, potentially providing a premium benefit for the insureds. Restoring market confidence in the wake of these legislative reforms will take time, as will large-scale sustainable improvements in financial positions.

The Florida legislature is considering HB 1503, which would allow E&S lines carriers to make offers on seasonal homes, provided the companies have an AM Best Financial Strength Rating of A- (Excellent) or higher and the residences do not have homestead property tax exemptions. The E&S market acts as a safety net for declining capacity in the personal lines market. While this helps with some capacity concerns, E&S carriers are not regulated like admitted carriers and are not subject to rate reviews, which could potentially leave seasonal residents with large premium increases going forward. Additionally, E&S companies do not participate in the Florida Insurance Guarantee Association (FIGA), rendering policyholders free of any future insolvency-related surcharges, but also leaving them unable to recover losses should a company fail. It remains to be seen how many E&S companies will participate and to what extent.

Improved Performance Amid Recent Benign Hurricane Trend

Results for Florida specialist personal property insurers improved in 2023, with two caveats. The first is that there was only one major hurricane making landfall—Idalia at Category 3—impacting a less populated area of the state. Secondly, while improvement is favorable, the level has yet to prove sustainable. The tailwinds presented by legislative reform, de-risking efforts, and rate increases provide a good base to maintain momentum, but we remain on the front end of the positive swing in results.

Overall operating performance also reaped the rewards of continued rate increases. The active Florida specialists almost broke even with a small pre-tax operating loss of just \$2.3 million in 2023, compared to almost \$400 million in 2022. Even more impressive is Citizens' significantly improved operating performance, reporting a pre-tax operating profit of almost \$763 million in 2023. This is a stark contrast from almost \$2.2 billion in pre-tax losses in 2022. Notably, 2022 results for Citizens were impacted by their significant policy count growth and Hurricane Ian.

Another positive signal is that the aggregate combined ratio for active Florida specialists, as well as Citizens, outperformed AM Best's personal property composite for the first time since 2017 (**Exhibit 5**). The active companies (excluding Citizens) reported a combined ratio just above breakeven at 100.6, while Citizens' combined ratio was a favorable 80.7. These are results that have not been seen since the earlier part of the latest decade. As mentioned previously, the 2023 hurricane season was moderate with only one hurricane (Idalia) hitting an area that is comparatively less developed than other parts of the state. In years with a more significant hurricane impact, the Florida active composite exceeded personal property composite averages. With the National Oceanic and Atmospheric Administration (NOAA) forecasting a higher frequency of named storms for 2024, it will be a good test for Florida insurers to see if these favorable results are sustainable.

Not only did the performance for the Florida personal property group outperform the AM Best personal property composite, but active company combined ratios declined for the third straight year, from a high of 122.0 in 2020 to almost breakeven at 100.6 in 2023. With carriers taking large rate increases and tightening their underwriting standards and refining their exposures, loss experience improved for active carriers as the aggregate loss ratio dropped from 85.2 in 2022 to 71.4 in 2023.

Exhibit 5

Florida Personal Property vs. Total Personal Property Combined Ratio Trends, 2014-2023



* FL active companies do not include insolvents.

**Insolvent composite is based on companies insolvent in 2023.

***All companies insolvent in 2023 were also insolvent in 2022 and results are not reported.

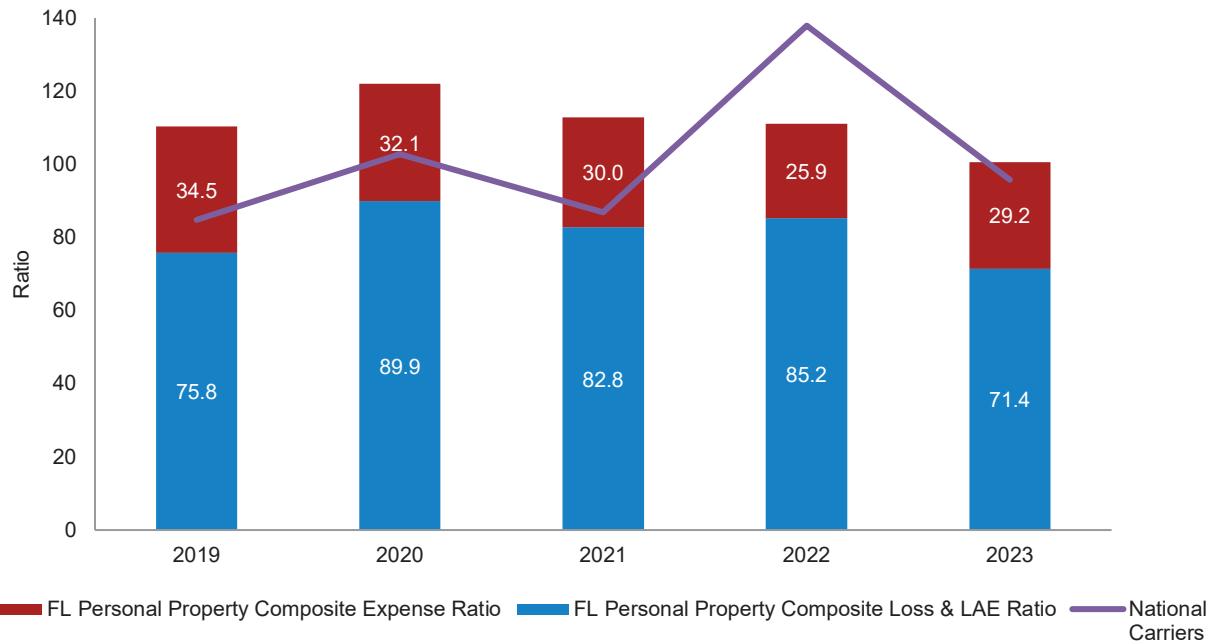
Source: **BESTLINK**

The expense ratio for the active Florida specialist group shows an overall decline from a five-year high of 34.5 in 2019. In 2022, the lowest expense ratio in the last five years of 25.9 was reported but 2023 saw expenses tick back up to 29.2% (**Exhibit 6**). Carriers will look to keep expenses in check as they balance investment in new technologies with the expected efficiencies gained.

Loss reserve development patterns show promise as well. In 2023, Florida specialist companies achieved favorable calendar year development for the first time in several periods. The composite's calendar year loss reserve development position worsened significantly in 2020, reaching \$489 million. Improvements were seen to some degree in 2021, with \$304 million in adverse development (**Exhibit 7**). All years prior to 2022 were impacted by the rise in severity of claims brought on by AOB and litigation issues, inflation, and loss creep from weather events. With the impact of hurricanes prior to 2023, many carriers surpassed the initial retention levels in their catastrophe reinsurance program. Hurricane development was largely assumed by reinsurers and the Florida Hurricane Catastrophe Fund (FHCF). In any case, the modestly favorable calendar year reserve development reported in the aggregate by the active Florida specialists is a stark shift from recent trends, initially indicating that these writers have more effectively established reserves through more robust claims processing that captures more recent severity trends.

Active company data excludes the performance of national carriers with a presence in the Florida property marketplace. AM Best aggregated data for six national carriers that write business in Florida: ASI Assurance Co. and ASI Preferred Insurance Corp. (subsidiaries of Progressive), Castle Key Insurance Co. and Indemnity Co. (subsidiaries of Allstate), American Modern Ins. Co. of Florida (subsidiary of Munich Re), and State Farm Florida Ins. Co. (subsidiary of State Farm Mutual Automobile Insurance Co.). These carriers have generally outperformed the personal property and active Florida specialist companies in most years. Two years of exceptions were influenced by hurricanes (Harvey, Irma, and Maria in 2017; Ian in 2022). Due to the aforementioned reasons,

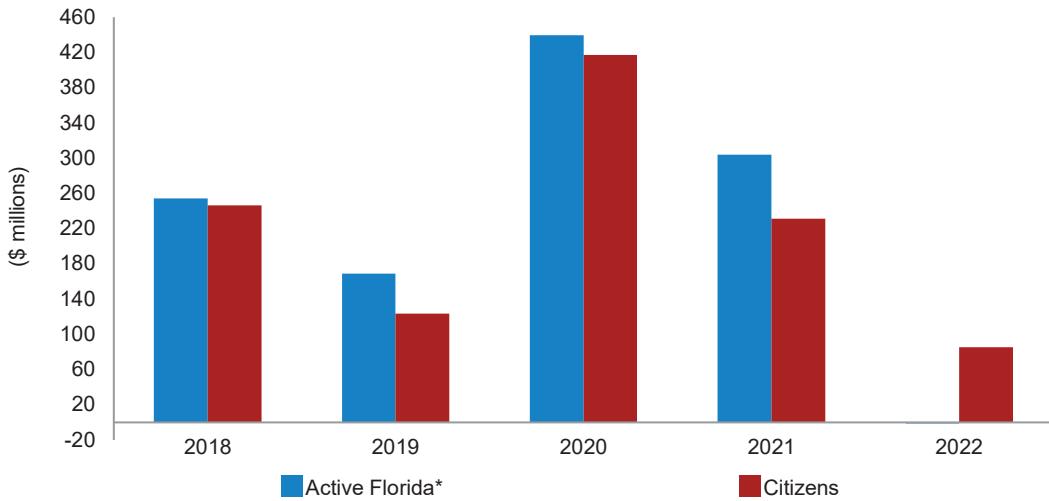
Exhibit 6

Florida Property Composite Combined Ratio vs. National Carriers, 2019-2023

* Florida personal property composite reflects results for 47 insurers that write at least 30% of personal property premium in the state, with majority above 50%. This includes companies that have been deemed financially impaired and companies that have strategically shifted away from personal property for use of back year data. Citizens, insolvent companies, and companies tied to national carriers have been excluded.

Source: 

Exhibit 7

Florida-Domiciled Property Insurers & Citizens Property Insurance Corporation Loss & ALAE Reserve Development by Calendar Year

* Active Florida composite does not include insolvent companies.

Source: 

Citizens saw a significant deterioration in performance in the same periods, reporting a combined ratio above 200. While national writers have generally outperformed Florida active companies and Citizens, profitability has varied in the last decade, with six years of pre-tax income, the most recent in 2023. Notably, some of these entities have reinsurance or pooling agreements with affiliates and thus

may distort results.

Not only did operating performance improve in 2023, but balance sheets benefited from improved performance as well. In 2023, active Florida specialist writers, excluding Citizens, added 23.8% (\$532 million) to policyholders' surplus, while Citizens itself added 17.4% (\$744 million) to policyholder surplus in 2023. The growth for the active specialist group was the largest increase over the most recent five-year period.

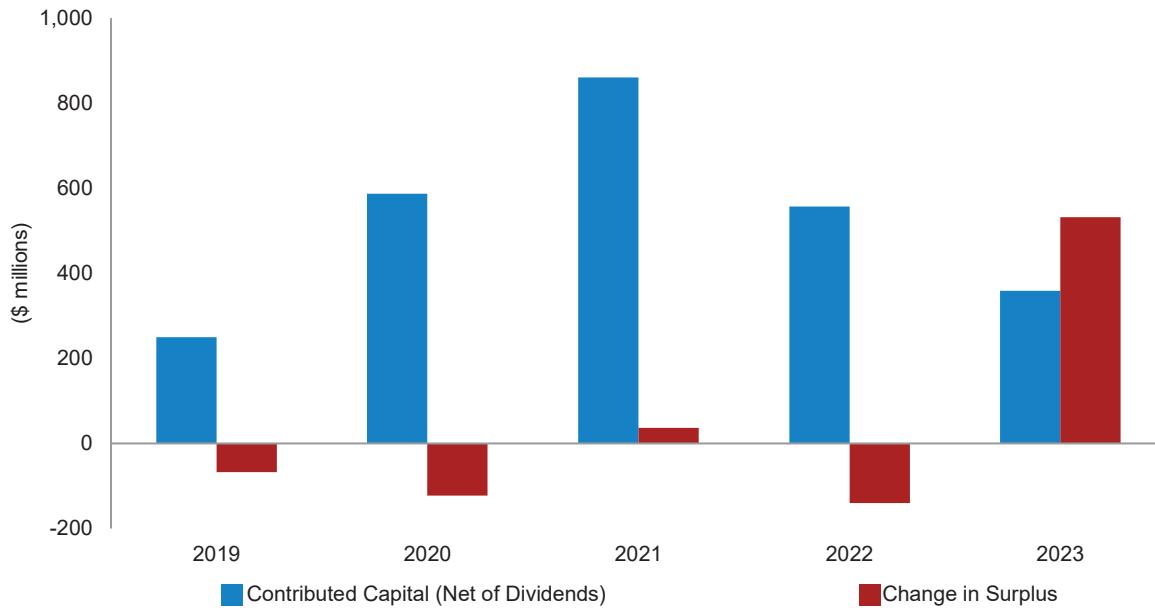
Capital Adequacy

Capital contributions have played a major role in the surplus change year over year. Over the 2019-2023 period, Florida specialists, inclusive of insolvent companies, received \$2.6 billion in capital contributions (net of dividends). Despite this, surplus growth over the same period was a mere \$239 million. With surplus appreciation seen only in two of the last five years, 2021 was the first year of growth, at \$36.4 million despite contributions of \$612 million. In 2023, surplus grew by \$532 million, although it was the first year of the last five that capital growth was not dependent on contributions. Notably, some of the capital contribution came in the form of capitalization for new company formations, not necessarily reflecting contributed capital to buoy surplus.

The year 2021 was the largest for capital contributions, at \$860 million (net of dividends), with four companies each receiving over \$100 million in contributions (**Exhibit 8**). One of those companies, FedNat, is now insolvent, while Tower Hill Insurance Exchange was created in 2021. One carrier, Universal P&C, received over \$100 million in contributions in 2022. Similarly, in 2023, only one carrier, Trusted Resource Underwriters Exchange (TRUE), received contributions over \$100 million.

Exhibit 8

Florida Personal Property Composite Capital Contributions vs. Surplus Change, 2019-2023



* Florida personal property composite reflects results for 47 insurers that write at least 30% of personal property premium in the state, with majority above 50%. This includes companies that have been deemed financially impaired and companies that have strategically shifted away from personal property for use of back year data. Citizens and companies tied to national carriers have been excluded.

Source: 

While not all Florida specialist writers made capital contributions in each of the past five years, as a whole, capital contributions were vital in stabilizing surplus, a practice that is typically not sustainable for a long period.

Market Participant Shift

In 2023, a total of twelve new P/C carriers were approved by the Florida OIR and an additional eight carriers have been approved thus far in 2024. While not all new carriers who received their Certificate of Authority in Florida will participate in the Citizens depopulation, the arrival and creation of new carriers shows a shift in the Florida market and the positive impact that legislation has made.

An interesting trend for newly approved carriers is the prevalence of reciprocal exchanges. One was approved by the OIR in 2023, and another four to date in 2024, with a few others established in prior years. Reciprocal exchanges are subscriber-owned and often include membership contributions in addition to the annual premium. While not much different from a claims-servicing perspective, ownership is limited to the subscribers and managerial/operational procedures are carried out by a separate attorney-in-fact. With the ownership constraints, the free flow of capital is somewhat restrictive, often in the form of surplus notes. Conversely, it also shields other affiliated parties from financial obligations should the entity be under financial duress. In any case, these entities need to be appropriately capitalized to support the risks written within Florida.

AM Best Rating Implications: Cautiously Optimistic

AM Best continues to diligently monitor Florida's property insurance market, carefully considering several areas to determine appropriate issuer credit ratings for Florida-based companies. While still too early to declare a win in the Florida personal property market, the signals look promising. The legislative reforms and declining Citizens' policies in force mark a step in the right direction. Time will tell if favorable market results will continue and effectively managing hurricane risk is an ongoing challenge. AM Best is cautiously optimistic about the overall state of the market and mid-year reinsurance renewals are expected to reflect some level of optimism in the overall marketplace. While there are signs of stabilization, sustaining these improving market conditions will be critical.

Appendix

Florida Domiciled Personal Property Companies — Composite

(Ranked by Total 2023 Florida Property Direct Premiums Written)

AMB #	Company Name	Current AMB ICR	Current Rating Outlook
11712	Citizens Property Insurance Corporation	nr	...
012123	Universal Property & Casualty Ins Co	nr	...
012201	First Protective Insurance Company	nr	...
021312	Tower Hill Insurance Exchange	nr	...
014558	Heritage Property & Casualty Ins Company	nr	...
021343	Slide Insurance Company	nr	...
013765	American Integrity Ins Co of Florida	nr	...
013077	Edison Insurance Company	nr	...
011468	Security First Insurance Company	nr	...
013895	Homeowners Choice Prop & Cas Ins Co	nr	...
013087	Florida Peninsula Insurance Company	nr	...
013848	Olympus Insurance Company	nr	...
003590	Florida Farm Bureau Casualty Ins Co	bbb+	Negative
022603	TypTap Insurance Company	nr	...
020690	Kin Interinsurance Network	nr	...
013934	People's Trust Insurance Company	nr	...
022029	Safepoint Insurance Company	nr	...
022318	Monarch National Insurance Company	nr	...
012991	Southern Oak Insurance Company	nr	...
013075	American Traditions Insurance Company	nr	...
012359	Tower Hill Prime Insurance Company	nr	...
012247	Cypress Property & Casualty Insurance Co	nr	...
013123	Safe Harbor Insurance Company	nr	...
013118	Centauri Specialty Insurance Company	nr	...
020564	Vault Reciprocal Exchange	a-	Negative
011572	First Community Insurance Company	bbb-	Negative
011975	Florida Family Insurance Company	bbb	Negative
022613	US Coastal Property and Casualty Ins Co	nr	...
021309	Vyrd Insurance Company	nr	...
013984	Florida Family Home Insurance Company	bbb	Negative
020873	Trusted Resource Underwriters Exchange	nr	...
021483	Loggerhead Reciprocal Interins Exchange	nr	...
013990	American Platinum Prop & Cas Ins Co	nr	...
021040	American Mobile Insurance Exchange	nr	...
021717	Orange Insurance Exchange	nr	...
013879	Avatar Property & Casualty Insurance Co	nr	...
000711	FedNat Insurance Company	nr	...
010672	Florida Specialty Insurance Company	nr	...
010124	Gulfstream Property and Casualty Ins Co	nr	...
013999	Lighthouse Property Insurance Corp	nr	...
014994	Maison Insurance Company	nr	...
022283	Patriot Select Prop & Cas Ins Co	nr	...
013017	Southern Fidelity Insurance Company	nr	...
012686	St. Johns Insurance Company, Inc.	nr	...
013312	Tower Hill Signature Insurance Company	nr	...
012311	United Property & Casualty Ins Co	nr	...
012687	Weston Property & Casualty Insurance Co	nr	...
010600	Tower Hill Preferred Insurance Company	nr	...

* Florida personal property composite reflects results for 47 insurers that write at least 30% of personal property premium in the state, with majority above 50%. This includes companies that have been deemed financially impaired and companies that have strategically shifted away from personal property for use of back year data. Companies tied to national carriers have been excluded.

Source: 

Published by AM Best

BEST'S SPECIAL REPORT

A.M. Best Company, Inc.

Oldwick, NJ

CHAIRMAN, PRESIDENT & CEO **Arthur Snyder III**
SENIOR VICE PRESIDENT & TREASURER **Cynthia Young**
SENIOR VICE PRESIDENT **Lee McDonald**

A.M. Best Rating Services, Inc.

Oldwick, NJ

PRESIDENT & CEO **Matthew C. Mosher**
EXECUTIVE VICE PRESIDENT & COO **James Gillard**
EXECUTIVE VICE PRESIDENT & CSO **Andrea Keenan**

SENIOR MANAGING DIRECTORS **Edward H. Easop, Stefan W. Holzberger, James F. Snee**

AMERICAS

WORLD HEADQUARTERS

A.M. Best Company, Inc.
A.M. Best Rating Services, Inc.
1 Ambest Road, Oldwick, NJ 08858
Phone: +1 908 439 2200

MEXICO CITY

A.M. Best América Latina, S.A. de C.V.
Av. Paseo de la Reforma 412, Piso 23
Col. Juárez, Alcaldía Cuauhtémoc, C.P. 06600, México, D.F.
Phone: +52 55 1102 2720

EUROPE, MIDDLE EAST & AFRICA (EMEA)

LONDON

A.M. Best Europe - Information Services Ltd.
A.M. Best Europe - Rating Services Ltd.
12 Arthur Street, 8th Floor, London, UK EC4R 9AB
Phone: +44 20 7626 6264

AMSTERDAM

A.M. Best (EU) Rating Services B.V.
NoMA House, Gustav Mahlerlaan 1212, 1081 LA Amsterdam, Netherlands
Phone: +31 20 308 5420

DUBAI*

A.M. Best Europe - Rating Services Ltd. - DIFC Branch*
Office 102, Tower 2, Currency House, DIFC
P.O. Box 506617, Dubai, UAE
Phone: +971 4375 2780

*Regulated by the DFSA as a Credit Rating Agency

ASIA-PACIFIC

HONG KONG

A.M. Best Asia-Pacific Ltd
Unit 4004 Central Plaza, 18 Harbour Road, Wanchai, Hong Kong
Phone: +852 2827 3400

SINGAPORE

A.M. Best Asia-Pacific (Singapore) Pte. Ltd
6 Battery Road, #39-04, Singapore
Phone: +65 6303 5000



Best's Financial Strength Rating (FSR): an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. An FSR is not assigned to specific insurance policies or contracts.

Best's Issuer Credit Rating (ICR): an independent opinion of an entity's ability to meet its ongoing financial obligations and can be issued on either a long- or short-term basis.

Best's Issue Credit Rating (IR): an independent opinion of credit quality assigned to issues that gauges the ability to meet the terms of the obligation and can be issued on a long- or short-term basis (obligations with original maturities generally less than one year).

Best's National Scale Rating (NSR): a relative measure of creditworthiness in a specific local jurisdiction that is issued on a long-term basis and derived exclusively by mapping the NSR from a corresponding global ICR using a transition chart.

Rating Disclosure: Use and Limitations

A Best's Credit Rating (BCR) is a forward-looking independent and objective opinion regarding an insurer's, issuer's or financial obligation's relative creditworthiness. The opinion represents a comprehensive analysis consisting of a quantitative and qualitative evaluation of balance sheet strength, operating performance, business profile, and enterprise risk management or, where appropriate, the specific nature and details of a security. Because a BCR is a forward-looking opinion as of the date it is released, it cannot be considered as a fact or guarantee of future credit quality and therefore cannot be described as accurate or inaccurate. A BCR is a relative measure of risk that implies credit quality and is assigned using a scale with a defined population of categories and notches. Entities or obligations assigned the same BCR symbol developed using the same scale, should not be viewed as completely identical in terms of credit quality. Alternatively, they are alike in category (or notches within a category), but given there is a prescribed progression of categories (and notches) used in assigning the ratings of a much larger population of entities or obligations, the categories (notches) cannot mirror the precise subtleties of risk that are inherent within similarly rated entities or obligations. While a BCR reflects the opinion of A.M. Best Rating Services, Inc. (AM Best) of relative creditworthiness, it is not an indicator or predictor of defined impairment or default probability with respect to any specific insurer, issuer or financial obligation. A BCR is not investment advice, nor should it be construed as a consulting or advisory service, as such; it is not intended to be utilized as a recommendation to purchase, hold or terminate any insurance policy, contract, security or any other financial obligation, nor does it address the suitability of any particular policy or contract for a specific purpose or purchaser. Users of a BCR should not rely on it in making any investment decision; however, if used, the BCR must be considered as only one factor. Users must make their own evaluation of each investment decision. A BCR opinion is provided on an "as is" basis without any expressed or implied warranty. In addition, a BCR may be changed, suspended or withdrawn at any time for any reason at the sole discretion of AM Best.