



Minnesota FAIR Plan

This policy outlines the types of risks that require inspections, as well as the type of inspection required. Inspections performed by the FAIR Plan are done at no cost to the Applicant or Insured.

Risks that do not require an inspection are those that meet all of the following criteria:

- The Applicant has an Agent.
- The property is not currently in foreclosure, condemned, or under rehabilitation.
- There is no un-repaired damage, code violations, or Building Inspection repair orders.
- Based upon the photos provided with the application, Condition Charges are not necessary.
- Based upon the information on the application and the photos provided, the property and applicant meet all applicable Underwriting Guidelines.
- The applicant is not a Contract for Deed Holder seeking to protect their interest.

If the applicant and risk do not meet all of the criteria listed above, an exterior inspection is required.

Risks that require an interior inspection are as follows:

- An interior inspection is required for all properties that: are vacant, have flat roofs, are or were in foreclosure, are under rehabilitation, have un-repaired damage, code violations or building inspection repair orders.
- An interior inspection is required if the applicant is a Contract for Deedholder.

Nothing in this inspection policy precludes the underwriter from exercising their discretion in requesting an exterior, interior or roof inspection.

Reinspections:

- Re-inspection of insured properties will be done at the discretion of the FAIR Plan Underwriting Department.
- Properties that are cancelled due to conditions on premises will be reinspected to document correction of the conditions that disqualified the property from coverage.

Builder's Risk Coverage/Buildings undergoing rehabilitation:

- Properties insured under builder's risk endorsement DP 11 43, and properties undergoing rehabilitation will receive an interior and exterior inspection annually.