

PREMIUM COMPARISON SURVEY

Homeowner and Tenant Insurance

2006



OREGON INSURANCE DIVISION

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Using the price comparisons

Oregon homeowner insurance premium comparison survey

Homeowner insurance costs vary widely among companies doing business in Oregon. The premium comparison tables on the following pages show how important it is to shop around for homeowner and renter insurance.

For our price comparison survey, we asked the largest companies that sell homeowner insurance in Oregon to quote annual premiums for a homeowner policy and a renter (tenant) policy in four cities.

Companies submitting quotes are listed in alphabetical order, beginning on Page 3.

Rates quoted by insurers participating in our survey don't cover all situations and are subject to change without notice. For specific information about rates, contact individual insurance agents or companies.

A Homeowner Special Form (HO-3) policy was used for the homeowner illustration because 85 percent of homeowners select this coverage.

Illustrations show the additional cost for earthquake protection. Insurance for homes located in remote areas without a fire hydrant or manned fire department will cost more due to the fire risk. Some insurance companies do not offer protection for homes in these areas. Illustrations show which companies offer policies in an unprotected area outside of Pendleton and the cost for coverage.

General description:

Homeowner (HO-3) policy for a 1997 frame house with gas heat, no fireplace, composite shingle roof. Fire hydrant within 1,000 feet and a responding fire station within five miles. Replacement value: \$200,000 dwelling with no outbuildings. Full replacement value for contents: \$100,000. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	\$250 deductible	\$500 deductible	\$250 deductible with earthquake coverage	\$500 deductible with earthquake coverage
1. Allstate Indemnity	Not eligible			
2. Allstate Property & Casualty	241	231	859	849
3. AMCO	378	321	473	417
4. American Commerce	404	362	564	552
5. American Family Mutual	573	545	641	613
6. Country Mutual	450	394	592	536
7. Farmers of Oregon	496	446	650	600
8. Liberty Mutual Fire	512	461	658	607
9. Liberty Northwest	287	248	462	423
10. Nationwide Mutual Fire	759	643	903	787
11. Oregon Mutual	581	501	730	650
12. State Farm Fire & Casualty	Not eligible	667	Not eligible	793

Notes

- All figures are rounded.
- Premiums are for one year, as of May 1, 2006, unless otherwise noted.
- Please see Company Information, Page 9, for additional information about a company's quotes.
- The rate comparisons in this booklet are designed to be used as a guide and don't cover all situations. For specific information about rates, contact individual insurance producers (agents) or companies.

General description:

Homeowner (HO-3) policy for a 1997 frame house with gas heat, no fireplace, composite shingle roof. Fire hydrant within 1,000 feet and a responding fire station within five miles. Replacement value: \$200,000 dwelling with no outbuildings. Full replacement value for contents: \$100,000. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	\$250 deductible	\$500 deductible	\$250 deductible with earthquake coverage	\$500 deductible with earthquake coverage
1. Allstate Indemnity	Not eligible			
2. Allstate Property & Casualty	295	282	341	328
3. AMCO	385	327	453	396
4. American Commerce	392	351	552	511
5. American Family Mutual	627	594	695	662
6. Country Mutual	522	457	568	503
7. Farmers of Oregon	571	514	711	654
8. Liberty Mutual Fire	499	449	553	503
9. Liberty Northwest	256	221	413	378
10. Nationwide Mutual Fire	669	567	757	655
11. Oregon Mutual	477	411	604	538
12. State Farm Fire & Casualty	Not eligible	828	Not eligible	874

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General description:

Homeowner (HO-3) policy for a 1997 frame house with gas heat, no fireplace, composite shingle roof. Rural unprotected area with a fire station within eight miles. Replacement value: \$200,000 dwelling with no outbuildings. Full replacement value for contents: \$100,000. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	\$250 deductible	\$500 deductible	\$250 deductible with earthquake coverage	\$500 deductible with earthquake coverage
1. Allstate Indemnity	Not eligible			
2. Allstate Property & Casualty	426	407	472	453
3. AMCO	1,009	858	1,077	927
4. American Commerce	Not eligible			
5. American Family Mutual	1,145	1,084	1,213	1,152
6. Country Mutual	1,168	1,022	1,214	1,068
7. Farmers of Oregon	1,141	1,027	1,281	1,167
8. Liberty Mutual Fire	1,067	960	1,121	1,014
9. Liberty Northwest	953	824	1,110	981
10. Nationwide Mutual Fire	1,753	1,486	1,841	1,574
11. Oregon Mutual	873	753	1,000	880
12. State Farm Fire & Casualty	Not eligible	828	Not eligible	874

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General description: Homeowner (HO-3) policy for a 1997 frame house with gas heat, no fireplace, composite shingle roof. Fire hydrant within 1,000 feet and a responding fire station within five miles. Replacement value: \$200,000 dwelling with no outbuildings. Full replacement value for contents: \$100,000. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	\$250 deductible	\$500 deductible	\$250 deductible with earthquake coverage	\$500 deductible with earthquake coverage
1. Allstate Indemnity	Not eligible			
2. Allstate Property & Casualty	298	285	468	455
3. AMCO	370	315	466	411
4. American Commerce	482	432	642	591
5. American Family Mutual	667	633	735	701
6. Country Mutual	525	459	667	601
7. Farmers of Oregon	609	548	763	702
8. Liberty Mutual Fire	460	414	606	560
9. Liberty Northwest	280	242	446	408
10. Nationwide Mutual Fire	655	555	799	699
11. Oregon Mutual	536	462	701	627
12. State Farm Fire & Casualty	Not eligible	640	Not eligible	766

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General description:

Homeowner (HO-3) policy for a 1997 frame house with gas heat, no fireplace, composite shingle roof. Fire hydrant within 1,000 feet and a responding fire station within five miles. Replacement value: \$200,000 dwelling with no outbuildings. Full replacement value for contents: \$100,000. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	\$250 deductible	\$500 deductible	\$250 deductible with earthquake coverage	\$500 deductible with earthquake coverage
1. Allstate Indemnity	Not eligible			
2. Allstate Property & Casualty	290	277	460	447
3. AMCO	346	294	433	456
4. American Commerce	362	324	552	484
5. American Family Mutual	574	546	642	614
6. Country Mutual	489	428	631	570
7. Farmers of Oregon	479	431	633	585
8. Liberty Mutual Fire	475	427	621	573
9. Liberty Northwest	256	221	422	387
10. Nationwide Mutual Fire	636	539	772	675
11. Oregon Mutual	516	444	643	571
12. State Farm Fire & Casualty	Not eligible	628	Not eligible	754

Notes

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- Please see Company Information, Page 9, for additional information about a company's quotes.
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General description: Tenant policy. Twenty-five-unit frame construction. Fire hydrant within 500 feet. Full replacement value for contents: \$50,000. \$250 deductible. Medical expenses: \$1,000. Liability: \$100,000.

Insurance company	Coos Bay	Pendleton	Portland	Salem
1. Allstate Indemnity	117	117	134	117
2. Allstate Property & Casualty	Not eligible			
3. AMCO	181	188	228	192
4. American Commerce	281	237	286	232
5. American Family Mutual	213	213	263	213
6. Country Mutual	176	196	245	193
7. Farmers of Oregon	155	154	201	182
8. Liberty Mutual Fire	384	414	464	433
9. Liberty Northwest	221	221	221	221
10. Nationwide Mutual Fire	205	227	294	230
11. Oregon Mutual	202	202	202	202
12. State Farm Fire & Casualty	146	168	203	170

Notes

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Company information

The following companies have provided additional information about their rate quotes.

2. Allstate Property & Casualty

- A 15 percent claim-free discount was applied (assumed no chargeable claims in the past three years).
- A 13 percent age-of-home discount was applied since the home is nine years old.
- A credit of \$40 was applied for the replacement value for contents being \$100,000.

5. American Family Mutual

Premiums include a home/auto discount and a claim-free discount.

6. Country Mutual

- A multi-policy discount was applied.
- The actual replacement cost for contents in the house examples is \$150,000 (75 percent of the dwelling amount of insurance).
- We assumed the house is equipped with a fire extinguisher and smoke detectors.
- The earthquake deductible is 10 percent of the policy limits.

9. Liberty Northwest

The tenant example was quoted in our North Pacific Insurance Co.

10. Nationwide Mutual Fire

Nationwide homeowner rates include contents coverage of \$110,000 (55 percent of dwelling value).

12. State Farm Fire & Casualty

- Premiums are effective May 15, 2006.
- Our minimum deductible is \$500 for homeowners and tenants.
- The earthquake premium has a 10 percent deductible.