

Impact of Roof Repair/Replacement on Claims Risk



Roof condition is a critical factor in assessing property risk, with damaged or aging roofs increasing the likelihood of claims.

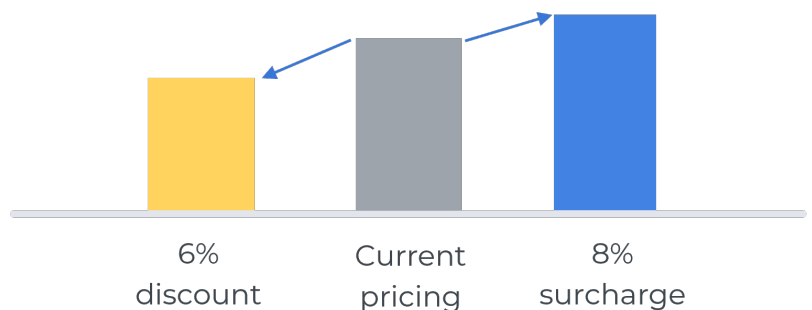
Analysis of HOA policyholder data reveals that homes requiring roof repair or replacement could show a **~30% higher claims frequency** compared to those with well-maintained roofs.

ACTIONABLE OUTCOMES

Home Factors enhanced HOA's risk management and enabled more accurate pricing by rewarding well-maintained properties and appropriately pricing higher-risk homes:

- **31% of policyholders** likely do not have roof/repair needs, potentially qualifying them for a **6% premium discount** due to reduced risk.
- **33% of policyholders** likely have roof/replacement needs, potentially incurring an **8% surcharge**, reflecting the elevated claims frequency.

Roof Needing Repair/Replacement
 Could indicate a ~30% higher claims frequency



31% of Policyholders
 likely WITHOUT roof repair / replacement needs

33% of Policyholders
 likely WITH roof repair / replacement needs