

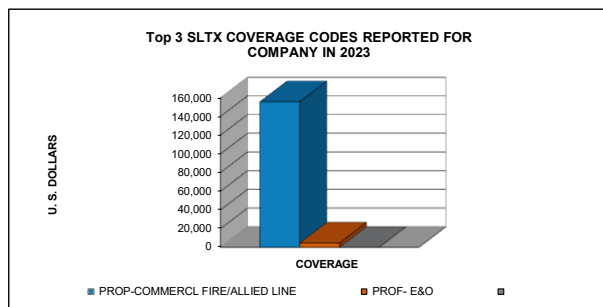
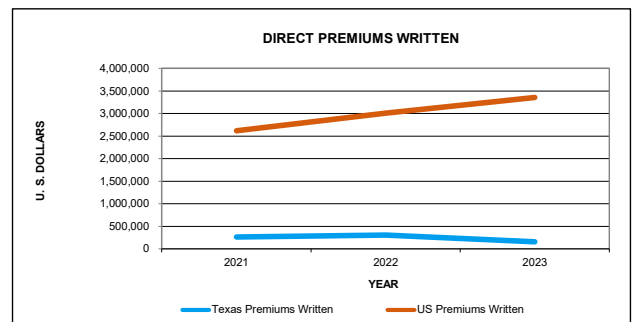
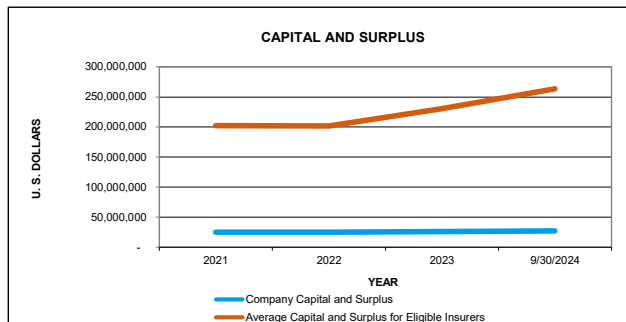
Housing Specialty Insurance Co, Inc.				Issue Date:	12/6/2024
Insurer #:	13765661	NAIC #:	15381	AMB #:	022109

U.S. Insurer - 2024 EVALUATION

Key Dates		Location	A.M. Best Rating		Group Information	
TDI Initial Date	28-Nov-17	Domicile	A	Excellent	Insurance Group	HAI Group
Incorporation Date	9-Dec-13	Vermont		Parent Company	ousing Authority Prop Ins, A Mutual Co	
Commenced Business	20-Dec-13	Main Administrative Office 189 Commerce Court Cheshire, CT, US 06410		Oct-24	Parent Domicile Vermont	

	9/30/2024	2023	2022	2021
Capital & Surplus	27,165,000	26,386,000	25,166,000	25,220,000
Underwriting Gain (Loss)	153,000	441,000	395,000	258,000
Net Income After Tax	715,000	1,126,000	100,000	962,000
Cash Flow from Operations		1,111,000	933,000	942,000
Gross Premium		3,354,000	3,013,000	2,618,000
Net Premium	2,508,000	2,583,000	2,322,000	2,182,000
Direct Premium Total	3,371,000	3,357,000	3,014,000	2,619,000
Direct Premium in Texas (Schedule T)		156,000	309,000	265,000
% of Direct Premium in Texas		5%	10%	10%
Texas' Rank in writings (Schedule T)		3	2	2
SLTX Premium Processed		160,438	(2,110,204)	2,679,188
Rank among all Texas S/L Insurers		247	284	155
Combined Ratio		82%	83%	87%
IRIS Ratios Outside Usual Range		0	0	1

1- Gross Premium to Surplus	2- Net Premium to Surplus	3- Change in Net Premium Written (%)
13.00%	10.00%	11.00%
Usual Range: Less than 900%	Usual Range: Less than 300%	Usual Range: Between -33% and 33%
4- Surplus Aid Ratio	5- Two Year Operating Ratio	6- Investment Yield
0.00%	39.00%	4.40%
Usual Range: Less than 15%	Usual Range: Less than 100%	Usual Range: Between 2% and 5.5%
7- Gross Change in Surplus (%)	8- Net Change in Surplus (%)	9- Liabilities to Liquid Assets
5.00%	5.00%	5.00%
Usual Range: Between -10% and 50%	Usual Range: Between -10% and 25%	Usual Range: Less than 100%
10- Agents Balances to Surplus	11- One Year Development to Surplus	12- Two Year Development to Surplus
0.00%	-2.00%	-2.00%
Usual Range: Less than 40%	Usual Range: Less than 20%	Usual Range: Less than 20%
	13- Current Estimated Reserve Deficiency	
	0.00%	
	Usual Range: Less than 25%	



2023 Texas Premiums by Line of Business (LOB)	
1 Comm Mult Peril(Non-Liability)	\$ 156,000.00

2023 Texas Losses Incurred by Line of Business (LOB)	
1 Comm Mult Peril(Non-Liability)	\$ 69,000.00