

**Texas Windstorm Insurance Association  
Residential Property - Wind & Hail  
2025 Rate Level Review**

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

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Summary of Indicated Rate Change  
By Method for Projecting Hurricane Loss & LAE

Hurricane Projection Method	Indicated Loss & LAE Ratio			Fixed Expenses	Total	Permissible LLAE Ratio	2025
	Hurricane	Non-Hurricane					Indicated Rate Change
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(7)
Using Experience and Models	42.3%	15.0%	24.4%	81.6%	79.0%	+3.0%	
Using Actual Industry Experience	38.5%	15.0%	24.4%	77.9%	79.0%	-1.0%	
Verisk	52.6%	15.0%	24.4%	92.0%	79.0%	+16.0%	
RMS	49.6%	15.0%	24.4%	89.0%	79.0%	+13.0%	
Impact Forecasting	40.7%	15.0%	24.4%	80.1%	79.0%	+1.0%	
CoreLogic RQE	40.9%	15.0%	24.4%	80.3%	79.0%	+2.0%	
Average of All Models	46.0%	15.0%	24.4%	85.4%	79.0%	+8.1%	

Notes:

- (2) Exhibit 5
- (3) Exhibit 2, Sheet 1
- (4) Exhibit 10, Sheet 1
- (5) = (2) + (3) + (4)
- (6) Exhibit 10, Sheet 1
- (7) = (5) / (6) - 1

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
 Projected Ultimate Non-Hurricane Loss & LAE Ratio  
 All Territory Weighted Average

Territory	2024 Written Premium		Indicated Non-Hurricane Loss & LAE Ratio
	Amount	Share	
(1)	(2)	(3)	(4)
Tier 1 - Territory 8	214,987,083	34.2%	12.6%
Tier 1 - Territory 9	104,204,136	16.6%	5.7%
Tier 1 - Territory 10	301,585,328	48.0%	19.6%
Tier 2	7,633,571	1.2%	30.6%
Total / Average	628,410,118	100.0%	15.0%

Notes:

- (2) TWIA data
- (3) = (2) / (2) Total
- (4) Exhibit 2, Sheet 2a - Sheet 2d

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Projected Ultimate Non-Hurricane Loss & LAE Ratio  
Tier 1 - Territory 8 (Galveston County)

Accident Year Ending 9/30	Ultimate Non-Hurricane Loss	LAE Factor	Net Trend Factor	Projected Non-Hurricane Loss & LAE	Earned Premium at Current TWIA Rate Level	Indicated Non-Hurricane Loss & LAE Ratio
(1)	(2)	(3)	(4)	(5)	(6)	(7)
2015	17,443,601	0.289	0.976	21,945,166	143,824,430	15.3%
2016	10,988,495	0.289	0.980	13,880,887	140,103,503	9.9%
2017	2,710,929	0.289	0.947	3,309,185	133,016,924	2.5%
2018	2,554,799	0.289	0.936	3,082,375	121,376,251	2.5%
2019	4,842,526	0.289	0.906	5,655,267	114,641,201	4.9%
2020	5,607,005	0.289	0.920	6,649,235	113,445,809	5.9%
2021	25,636,163	0.289	0.861	28,451,757	117,940,724	24.1%
2022	11,536,855	0.289	0.835	12,417,290	129,461,860	9.6%
2023	34,406,243	0.289	0.884	39,205,088	159,933,055	24.5%
2024	30,029,858	0.289	0.974	37,702,066	191,002,757	19.7%
<b>Total</b>	<b>145,756,474</b>			<b>172,298,316</b>	<b>1,364,746,514</b>	<b>12.6%</b>

Notes:

- (2) Exhibit 2, Sheet 3b
- (3) Exhibit 4
- (4) Exhibit 2, Sheet 5
- (5) = (2) \* [1 + (3)] \* (4)
- (6) Exhibit 9, Sheet 1a
- (7) = (5) / (6)

**Texas Windstorm Insurance Association**  
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Projected Ultimate Non-Hurricane Loss & LAE Ratio  
Tier 1 - Territory 9 (Nueces County)

Accident Year Ending 9/30	Ultimate Non-Hurricane Loss	LAE Factor	Net Trend Factor	Projected Non-Hurricane Loss & LAE	Earned Premium at Current TWIA Rate Level	Indicated Non-Hurricane Loss & LAE Ratio
(1)	(2)	(3)	(4)	(5)	(6)	(7)
2015	9,461,279	0.289	0.976	11,902,895	81,529,229	14.6%
2016	9,533,462	0.289	0.980	12,042,860	80,522,915	15.0%
2017	7,656,482	0.289	0.947	9,346,137	76,211,725	12.3%
2018	1,115,382	0.289	0.936	1,345,713	68,808,541	2.0%
2019	833,516	0.289	0.906	973,408	62,864,123	1.5%
2020	479,695	0.289	0.920	568,861	60,369,447	0.9%
2021	785,188	0.289	0.861	871,424	59,850,735	1.5%
2022	1,143,415	0.289	0.835	1,230,675	62,591,785	2.0%
2023	1,482,164	0.289	0.884	1,688,890	76,445,090	2.2%
2024	750,696	0.289	0.974	942,488	91,268,998	1.0%
<b>Total</b>	<b>33,241,279</b>			<b>40,913,351</b>	<b>720,462,588</b>	<b>5.7%</b>

Notes:

- (2) Exhibit 2, Sheet 3c
- (3) Exhibit 4
- (4) Exhibit 2, Sheet 5
- (5) = (2) \* [1 + (3)] \* (4)
- (6) Exhibit 9, Sheet 1b
- (7) = (5) / (6)

**Texas Windstorm Insurance Association**  
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Projected Ultimate Non-Hurricane Loss & LAE Ratio  
Tier 1 - Territory 10 (Other Tier 1)

Accident Year Ending 9/30	Ultimate Non-Hurricane Loss	LAE Factor	Net Trend Factor	Projected Non-Hurricane Loss & LAE	Earned Premium at Current TWIA Rate Level	Indicated Non-Hurricane Loss & LAE Ratio
(1)	(2)	(3)	(4)	(5)	(6)	(7)
2015	86,469,178	0.289	0.976	108,783,760	237,999,667	45.7%
2016	12,170,785	0.289	0.980	15,374,379	227,183,607	6.8%
2017	21,867,599	0.289	0.947	26,693,406	207,881,527	12.8%
2018	6,773,502	0.289	0.936	8,172,257	179,645,974	4.5%
2019	10,119,536	0.289	0.906	11,817,938	159,579,121	7.4%
2020	21,886,808	0.289	0.920	25,955,128	148,714,964	17.5%
2021	30,148,826	0.289	0.861	33,460,041	147,041,832	22.8%
2022	13,142,116	0.289	0.835	14,145,057	157,257,092	9.0%
2023	33,613,162	0.289	0.884	38,301,391	211,507,410	18.1%
2024	77,834,099	0.289	0.974	97,719,622	260,144,729	37.6%
<b>Total</b>	<b>314,025,611</b>			<b>380,422,979</b>	<b>1,936,955,923</b>	<b>19.6%</b>

Notes:

- (2) Exhibit 2, Sheet 3d
- (3) Exhibit 4
- (4) Exhibit 2, Sheet 5
- (5) = (2) \* [1 + (3)] \* (4)
- (6) Exhibit 9, Sheet 1c
- (7) = (5) / (6)

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Projected Ultimate Non-Hurricane Loss & LAE Ratio  
Tier 2 - (Territories 1 and 11)

Accident Year Ending 9/30	Ultimate Non-Hurricane Loss	LAE Factor	Net Trend Factor	Projected Non-Hurricane Loss & LAE	Earned Premium at Current TWIA Rate Level	Indicated Non-Hurricane Loss & LAE Ratio
(1)	(2)	(3)	(4)	(5)	(6)	(7)
2015	339,352	0.289	0.976	426,927	4,986,385	8.6%
2016	446,555	0.289	0.980	564,097	5,015,200	11.2%
2017	482,077	0.289	0.947	588,463	4,890,478	12.0%
2018	283,054	0.289	0.936	341,506	4,631,462	7.4%
2019	2,704,418	0.289	0.906	3,158,311	4,510,864	70.0%
2020	452,682	0.289	0.920	536,827	4,586,202	11.7%
2021	2,108,766	0.289	0.861	2,340,370	4,749,377	49.3%
2022	758,835	0.289	0.835	816,745	5,048,518	16.2%
2023	4,507,225	0.289	0.884	5,135,875	5,922,961	86.7%
2024	1,398,839	0.289	0.974	1,756,223	6,879,118	25.5%
<b>Total</b>	<b>13,481,803</b>			<b>15,665,344</b>	<b>51,220,565</b>	<b>30.6%</b>

Notes:

- (2) Exhibit 2, Sheet 3e
- (3) Exhibit 4
- (4) Exhibit 2, Sheet 5
- (5) = (2) \* [1 + (3)] \* (4)
- (6) Exhibit 9, Sheet 1d
- (7) = (5) / (6)

**Texas Windstorm Insurance Association**  
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**Rate Level Review**  
Interpolation of Development Factors

Accident Year Ending 12/31	Evaluation Age in Months	Schedule P Direct & Assumed Paid Loss	Schedule P Direct & Assumed Ultimate Loss	Schedule P Development Factor	Interpolated Age in Months	Interpolated Development Factor
(1)	(2)	(3)	(4)	(5)	(6)	(7)
2015	120	138,697,000	138,829,000	1.001	123	1.000
2016	108	28,422,000	28,422,000	1.000	111	1.000
2017	96	1,406,494,000	1,410,222,000	1.003	99	1.002
2018	84	12,097,000	12,106,000	1.001	87	1.001
2019	72	17,606,000	17,627,000	1.001	75	1.001
2020	60	64,174,000	64,679,000	1.008	63	1.006
2021	48	65,295,000	67,503,000	1.034	51	1.027
2022	36	28,828,000	29,216,000	1.013	39	1.019
2023	24	75,666,000	81,300,000	1.074	27	1.059
2024	12	395,045,000	515,817,000	1.306	15	1.248

Notes:

- (3) Based on TWIA 2024 Annual Statement
- (4) Based on TWIA 2024 Annual Statement
- (5) = (4) / (3)
- (7) Interpolated based on (5)

**Texas Windstorm Insurance Association**  
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Projected Ultimate Non-Hurricane Loss  
Tier 1 - Territory 8 (Galveston County)

Accident Year Ending 9/30	TWIA Non-Hurricane Paid Loss	Development Factor	Ultimate Non-Hurricane Loss
(1)	(2)	(3)	(4)
2015	17,443,601	1.000	17,443,601
2016	10,985,881	1.000	10,988,495
2017	2,705,551	1.002	2,710,929
2018	2,551,684	1.001	2,554,799
2019	4,837,299	1.001	4,842,526
2020	5,572,455	1.006	5,607,005
2021	24,954,187	1.027	25,636,163
2022	11,326,763	1.019	11,536,855
2023	32,482,963	1.059	34,406,243
2024	24,064,266	1.248	30,029,858
<b>Total</b>	<b>136,924,650</b>		<b>145,756,474</b>

Notes:

- (2) Exhibit 2, Sheet 4a, as of 12/31/24
- (3) Exhibit 2, Sheet 3a
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
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Projected Ultimate Non-Hurricane Loss  
Tier 1 - Territory 9 (Nueces County)

Accident Year Ending 9/30	TWIA Non-Hurricane Paid Loss	Development Factor	Ultimate Non-Hurricane Loss
(1)	(2)	(3)	(4)
2015	9,461,279	1.000	9,461,279
2016	9,531,194	1.000	9,533,462
2017	7,641,292	1.002	7,656,482
2018	1,114,022	1.001	1,115,382
2019	832,616	1.001	833,516
2020	476,739	1.006	479,695
2021	764,300	1.027	785,188
2022	1,122,593	1.019	1,143,415
2023	1,399,312	1.059	1,482,164
2024	601,566	1.248	750,696
<b>Total</b>	<b>32,944,913</b>		<b>33,241,279</b>

Notes:

- (2) Exhibit 2, Sheet 4b, as of 12/31/24
- (3) Exhibit 2, Sheet 3a
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
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Projected Ultimate Non-Hurricane Loss  
Tier 1 - Territory 10 (Other Tier 1)

Accident Year Ending 9/30	TWIA Non-Hurricane Paid Loss	Development Factor	Ultimate Non-Hurricane Loss
(1)	(2)	(3)	(4)
2015	86,469,178	1.000	86,469,178
2016	12,167,890	1.000	12,170,785
2017	21,824,214	1.002	21,867,599
2018	6,765,244	1.001	6,773,502
2019	10,108,613	1.001	10,119,536
2020	21,751,943	1.006	21,886,808
2021	29,346,803	1.027	30,148,826
2022	12,902,791	1.019	13,142,116
2023	31,734,214	1.059	33,613,162
2024	62,371,939	1.248	77,834,099
<b>Total</b>	<b>295,442,829</b>		<b>314,025,611</b>

Notes:

- (2) Exhibit 2, Sheet 4c, as of 12/31/24
- (3) Exhibit 2, Sheet 3a
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
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Projected Ultimate Non-Hurricane Loss  
 Tier 2 - (Territories 1 and 11)

Accident Year Ending 9/30	TWIA Non-Hurricane Paid Loss	Development Factor	Ultimate Non-Hurricane Loss
(1)	(2)	(3)	(4)
2015	339,352	1.000	339,352
2016	446,449	1.000	446,555
2017	481,121	1.002	482,077
2018	282,709	1.001	283,054
2019	2,701,499	1.001	2,704,418
2020	449,893	1.006	452,682
2021	2,052,668	1.027	2,108,766
2022	745,016	1.019	758,835
2023	4,255,275	1.059	4,507,225
2024	1,120,952	1.248	1,398,839
<b>Total</b>	<b>12,874,934</b>		<b>13,481,803</b>

Notes:

- (2) Exhibit 2, Sheet 4d, as of 12/31/24
- (3) Exhibit 2, Sheet 3a
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Summary of TWIA Historical Paid Loss as of 12/31/24  
Tier 1 - Territory 8 (Galveston County)

Accident Year Ending 9/30	Paid Loss Excluding Expense		
	Non-Hurricane (1)	Hurricane (2)	Total (3)
2015	17,443,601	0	17,443,601
2016	10,985,881	0	10,985,881
2017	2,705,551	35,490,978	38,196,529
2018	2,551,684	0	2,551,684
2019	4,837,299	0	4,837,299
2020	5,572,455	30,724	5,603,179
2021	24,954,187	381,777	25,335,964
2022	11,326,763	0	11,326,763
2023	32,482,963	0	32,482,963
2024	24,064,266	106,920,509	130,984,775
<b>Total</b>	<b>136,924,650</b>	<b>142,823,988</b>	<b>279,748,638</b>

Notes:

(2),(3) Provided by TDI. Accident years ending 9/30/xx

(4) = (2) + (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Summary of TWIA Historical Paid Loss as of 12/31/24  
Tier 1 - Territory 9 (Nueces County)

Accident Year Ending 9/30	Paid Loss Excluding Expense			Total
	(1)	(2)	(3)	
	Non-Hurricane	Hurricane		
2015	9,461,279	0		9,461,279
2016	9,531,194	0		9,531,194
2017	7,641,292	250,989,783		258,631,075
2018	1,114,022	0		1,114,022
2019	832,616	0		832,616
2020	476,739	1,826,271		2,303,010
2021	764,300	0		764,300
2022	1,122,593	0		1,122,593
2023	1,399,312	0		1,399,312
2024	601,566	20,193		621,759
<b>Total</b>	<b>32,944,913</b>	<b>252,836,247</b>		<b>285,781,160</b>

Notes:

- (2),(3) Provided by TDI. Accident years ending 9/30/xx
- (4) = (2) + (3)

**Texas Windstorm Insurance Association**  
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Summary of TWIA Historical Paid Loss as of 12/31/24  
 Tier 1 - Territory 10 (Other Tier 1)

Accident Year Ending 9/30	Paid Loss Excluding Expense			Total
	(1)	(2)	(3)	
	Non-Hurricane	Hurricane		
2015	86,469,178	0		86,469,178
2016	12,167,890	0		12,167,890
2017	21,824,214	628,015,623		649,839,837
2018	6,765,244	0		6,765,244
2019	10,108,613	0		10,108,613
2020	21,751,943	6,972,108		28,724,051
2021	29,346,803	17,055,996		46,402,799
2022	12,902,791	0		12,902,791
2023	31,734,214	0		31,734,214
2024	62,371,939	166,843,272		229,215,211
<b>Total</b>	<b>295,442,829</b>	<b>818,886,999</b>		<b>1,114,329,828</b>

Notes:

- (2) (3) Provided by TDI. Accident years ending 9/30/xx
- (4) = (2) + (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Summary of TWIA Historical Paid Loss as of 12/31/24  
Tier 2 - (Territories 1 and 11)

Accident Year Ending 9/30	Paid Loss Excluding Expense			Total
	(1) Non-Hurricane	(2) Hurricane	(3)	
2015	339,352	0		339,352
2016	446,449	0		446,449
2017	481,121	3,459,572		3,940,693
2018	282,709	0		282,709
2019	2,701,499	0		2,701,499
2020	449,893	6,672		456,565
2021	2,052,668	15,380		2,068,048
2022	745,016	0		745,016
2023	4,255,275	0		4,255,275
2024	1,120,952	7,503,653		8,624,605
<b>Total</b>	<b>12,874,934</b>	<b>10,985,277</b>		<b>23,860,211</b>

Notes:

(2) (3) Provided by TDI. Accident years ending 9/30/xx

(4) = (2) + (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
Calculation of Net Trend Factors

Year / Quarter	Average Written Premium At Present Rates		
(1)	(2)	(3) Current Average Earned Date	4/1/2024
2015 / 3	1,778.86	(4) Current Average Accident Date	4/1/2024
2016 / 3	1,781.44	(5) Prospective Average Earned / Accident Date	1/1/2027
2017 / 3	1,738.90	(6) Premium Trend Length	2.750
2018 / 3	1,774.13	(7) Loss Trend Length	2.750
2019 / 3	1,771.01	(8) Selected Premium Trend	8.3%
2020 / 3	1,785.14	(9) Selected Loss Trend	7.3%
2021 / 3	1,847.23		
2022 / 3	2,057.81		
2023 / 3	2,234.21		
2024 / 3	2,449.67		

  

Accident Year Ending 9/30	Current Premium Trend	Current Loss Trend	Prospective Premium Trend	Prospective Loss Trend	Net Trend Factor
(10)	(11)	(12)	(13)	(14)	(15)
2015	1.377	1.380	1.246	1.214	0.976
2016	1.375	1.383	1.246	1.214	0.980
2017	1.409	1.369	1.246	1.214	0.947
2018	1.381	1.327	1.246	1.214	0.936
2019	1.383	1.286	1.246	1.214	0.906
2020	1.372	1.296	1.246	1.214	0.920
2021	1.326	1.172	1.246	1.214	0.861
2022	1.190	1.020	1.246	1.214	0.835
2023	1.096	0.995	1.246	1.214	0.884
2024	1.000	1.000	1.246	1.214	0.974

Notes:

- (2) Average written premium per exposure at present rates from Exhibit 3, Sheet 2, Column (6)
- (3) Latest Year / Quarter Ending Date - 6 Months
- (4) Latest Accident Year Ending Date - 6 Months
- (5) Rate Effective Date + 12 Months
- (6) = (5) - (3)
- (7) = (5) - (4)
- (8) Exhibit 3, Sheet 2
- (9) Exhibit 3, Sheet 3a
- (11) = (2) Indexed to 2024 / 3
- (12) Exhibit 3, Sheet 3a
- (13) = [1 + (8)] ^ (6)
- (14) = [1 + (9)] ^ (7)
- (15) = [(12) \* (14)] / [(11) \* (13)]

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Exhibit 3  
Sheet 1

Incurred Loss Development Factors  
Statewide Industry Extended Coverage Dwelling Incurred Loss

Accident Year Ending	Months of Development									
	9/30	15	27	39	51	63	75	87	99	111
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
2015		183,266	204,239	208,541	209,008	209,335	209,189	209,282	209,327	209,327
2016		498,092	556,120	562,298	564,014	564,747	565,099	565,153	565,168	565,207
2017		665,247	791,814	816,792	822,536	825,860	825,686	826,174	826,245	
2018		186,500	218,189	220,721	221,225	221,202	221,253	221,243		
2019		283,698	318,858	324,431	325,280	325,471	325,569			
2020		338,256	390,286	398,056	400,121	399,872				
2021		421,926	488,001	492,916	493,896					
2022		255,496	298,126	301,158						
2023		582,370	699,664							
2024		1,054,329								

Accident Year Ending	Development Factors									
	9/30	15 - 27	27 - 39	39 - 51	51 - 63	63 - 75	75 - 87	87 - 99	99 - 111	111 - Ult
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
2015		1.114	1.021	1.002	1.002	0.999	1.000	1.000	1.000	1.000
2016		1.117	1.011	1.003	1.001	1.001	1.000	1.000	1.000	
2017		1.190	1.032	1.007	1.004	1.000	1.001	1.000		
2018		1.170	1.012	1.002	1.000	1.000	1.000			
2019		1.124	1.017	1.003	1.001	1.000				
2020		1.154	1.020	1.005	0.999					
2021		1.157	1.010	1.002						
2022		1.167	1.010							
2023		1.201								

Average		1.155	1.017	1.003	1.001	1.000	1.000	1.000	1.000	1.000
Avg 5 Year		1.161	1.014	1.004	1.001	1.000	1.000	1.000	1.000	
Prior		1.151	1.020	1.004	1.001	1.000	1.000	1.000	1.000	1.000
Selected		1.155	1.017	1.003	1.001	1.000	1.000	1.000	1.000	1.000
Selected Cumulative		1.179	1.021	1.004	1.001	1.000	1.000	1.000	1.000	1.000

Notes:  
Provided by TICO. Accident years ending 9/30/xx

**Texas Windstorm Insurance Association  
Residential Property - Wind & Hail**

**Rate Level Review**

Premium Trend Analysis

TWIA Residential Written Premium at Present Rates (WPPR)

Year / Quarter	Exposure Written	Written Premium	On-Level Factors	Written Premium at Present Rates	Quarterly Average WPPR	Annualized Average WPPR	Exponential Fitted Trends			
							All-Year	5-Year	4-Year	3-Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
2015 / 2	82,158	122,581,230	1.196	146,575,670	1,784					
2015 / 3	84,402	127,421,809	1.178	150,139,314	1,779					
2015 / 4	57,308	87,342,988	1.163	101,596,837	1,773					
2016 / 1	54,113	84,557,230	1.153	97,461,471	1,801	1,783	1,643			
2016 / 2	79,991	125,845,764	1.139	143,345,209	1,792	1,786	1,656			
2016 / 3	77,932	123,784,247	1.122	138,831,226	1,781	1,787	1,669			
2016 / 4	51,030	81,959,449	1.108	90,806,567	1,779	1,788	1,682			
2017 / 1	50,991	79,037,984	1.103	87,139,377	1,709	1,770	1,694			
2017 / 2	73,614	114,547,681	1.103	126,288,818	1,716	1,747	1,708			
2017 / 3	68,864	108,614,623	1.103	119,747,622	1,739	1,734	1,721			
2017 / 4	45,960	73,697,340	1.103	81,251,317	1,768	1,731	1,734			
2018 / 1	44,101	71,679,332	1.098	78,682,660	1,784	1,746	1,747			
2018 / 2	63,851	104,163,394	1.085	112,994,275	1,770	1,763	1,761			
2018 / 3	61,408	101,951,681	1.069	108,946,054	1,774	1,774	1,774			
2018 / 4	40,418	68,300,637	1.055	72,071,158	1,783	1,777	1,788			
2019 / 1	39,758	65,036,872	1.050	68,288,716	1,718	1,764	1,802			
2019 / 2	60,805	99,948,528	1.050	104,945,954	1,726	1,750	1,816			
2019 / 3	57,547	97,063,357	1.050	101,916,525	1,771	1,749	1,830			
2019 / 4	38,375	65,697,652	1.050	68,982,535	1,798	1,751	1,844			
2020 / 1	38,302	63,498,682	1.050	66,673,616	1,741	1,756	1,858	1,675		
2020 / 2	59,374	98,472,763	1.050	103,396,401	1,741	1,761	1,872	1,705		
2020 / 3	57,963	98,544,861	1.050	103,472,104	1,785	1,765	1,887	1,735		
2020 / 4	37,911	65,820,531	1.050	69,111,558	1,823	1,770	1,901	1,766		
2021 / 1	39,057	66,582,420	1.050	69,911,541	1,790	1,780	1,916	1,797	1,744	
2021 / 2	60,541	103,031,428	1.050	108,182,999	1,787	1,794	1,931	1,829	1,780	
2021 / 3	59,878	105,341,091	1.050	110,608,146	1,847	1,813	1,946	1,861	1,818	
2021 / 4	39,807	72,365,308	1.050	75,983,573	1,909	1,830	1,961	1,894	1,856	
2022 / 1	40,733	76,134,863	1.045	79,562,723	1,953	1,863	1,976	1,927	1,894	1,882
2022 / 2	61,794	116,935,905	1.032	120,677,182	1,953	1,913	1,991	1,961	1,934	1,923
2022 / 3	79,530	161,132,745	1.016	163,657,432	2,058	1,983	2,006	1,996	1,974	1,965
2022 / 4	43,628	92,639,740	1.004	93,000,123	2,132	2,024	2,022	2,031	2,016	2,008
2023 / 1	46,661	98,545,683	1.000	98,545,683	2,112	2,055	2,037	2,067	2,058	2,053
2023 / 2	68,720	145,450,526	1.000	145,450,526	2,117	2,099	2,053	2,104	2,101	2,098
2023 / 3	83,884	187,414,809	1.000	187,414,809	2,234	2,159	2,069	2,141	2,145	2,144
2023 / 4	48,217	110,838,891	1.000	110,838,891	2,299	2,191	2,085	2,179	2,190	2,191
2024 / 1	52,193	118,764,839	1.000	118,764,839	2,275	2,223	2,101	2,218	2,235	2,239
2024 / 2	78,062	180,279,216	1.000	180,279,216	2,309	2,277	2,117	2,257	2,282	2,288
2024 / 3	89,036	218,108,697	1.000	218,108,697	2,450	2,348	2,133	2,297	2,330	2,339
2024 / 4	53,106	132,579,293	1.000	132,579,293	2,497	2,385	2,150	2,337	2,378	2,390
(14) Average Annual Change							3.1%	7.3%	8.6%	9.1%
(15) Correlation Coefficient							68.5%	95.8%	99.1%	99.4%
(16) Selected Premium Trend										8.3%

- Notes:
- (2) Provided by TWIA. Exposures written on inception
  - (3) Provided by TWIA. Premium written on inception
  - (4) Cumulative effect of annual rate changes
  - (5) = (3) \* (4)
  - (6) = (5) / (2). WPPR = Written Premium at Present Rates
  - (7) Four-quarter rolling average written premium
  - (8) - (11) = (7) Fitted to an exponential distribution
  - (14) Fitted average annual change
  - (15) Evaluates the predictability of the fitted curve
  - (16) Selected based on judgment, with equal weight given to 3-year, 4-year, and 5-year exponential fitted trends

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Loss Trend Analysis  
Summary of Indices and Calculation of Prospective Loss Costs

Accident Year Ending 9/30	Statewide Boeckh	Coastal Boeckh	Modified CPI	Weighted Average
(1)	(2)	(3)	(4)	(5)
2015	1.424	1.440	1.199	1.380
2016	1.433	1.450	1.180	1.383
2017	1.417	1.433	1.178	1.369
2018	1.366	1.379	1.171	1.327
2019	1.334	1.336	1.135	1.286
2020	1.325	1.337	1.174	1.296
2021	1.187	1.199	1.090	1.172
2022	1.025	1.018	1.026	1.020
2023	0.997	0.994	0.997	0.995
2024	1.000	1.000	1.000	1.000

Factors to Adjust For Prospective Loss Costs

(6) Fitted Trend	7.9%	8.2%	4.4%	7.3%
(7) Cost Factor	1.233	1.242	1.126	1.214

Notes:

- (2) = Exhibit 3, Sheet 3b trended forward to 9/30/2024
- (3) = Exhibit 3, Sheet 3c trended forward to 9/30/2024
- (4) = Exhibit 3, Sheet 3d
- (5) = 25% CPI and 75% Coastal Boeckh (most appropriate available by year)
- (6) = (2) - (5) Fitted to an exponential curve using 5 years' data
- (7) =  $[1 + (6)]^{2.75}$  (trended from 4/1/2024 to 1/1/2027)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Loss Trend Analysis

Boeckh Residential Construction Index Trend (Statewide)

Calendar Quarter Ending	Texas Statewide Index	Fitted Trends							
		All Years		5 Years		4 Years		3 Years	
(1)	(2)	Linear (3)	Exponential (4)	Linear (5)	Exponential (6)	Linear (7)	Exponential (8)	Linear (9)	Exponential (10)
3/31/2015	2,294.22	2,055.70	2,114.22						
6/30/2015	2,308.18	2,087.70	2,138.90						
9/30/2015	2,316.65	2,119.71	2,163.87						
12/31/2015	2,320.53	2,151.71	2,189.13						
3/31/2016	2,317.09	2,183.71	2,214.69						
6/30/2016	2,309.09	2,215.72	2,240.54						
9/30/2016	2,301.99	2,247.72	2,266.70						
12/31/2016	2,297.34	2,279.72	2,293.16						
3/31/2017	2,300.27	2,311.73	2,319.93						
6/30/2017	2,310.69	2,343.73	2,347.01						
9/30/2017	2,327.25	2,375.73	2,374.41						
12/31/2017	2,344.78	2,407.74	2,402.13						
3/31/2018	2,364.76	2,439.74	2,430.17						
6/30/2018	2,388.06	2,471.75	2,458.54						
9/30/2018	2,414.63	2,503.75	2,487.24						
12/31/2018	2,442.25	2,535.75	2,516.27						
3/31/2019	2,462.83	2,567.76	2,545.65						
6/30/2019	2,472.67	2,599.76	2,575.37						
9/30/2019	2,472.21	2,631.76	2,605.43						
12/31/2019	2,470.03	2,663.77	2,635.84						
3/31/2020	2,470.97	2,695.77	2,666.61	2,476.13	2,487.37				
6/30/2020	2,477.86	2,727.77	2,697.74	2,531.04	2,534.89				
9/30/2020	2,489.23	2,759.78	2,729.24	2,585.95	2,583.31				
12/31/2020	2,517.52	2,791.78	2,761.10	2,640.85	2,632.66				
3/31/2021	2,554.23	2,823.79	2,793.33	2,695.76	2,682.95	2,770.18	2,764.81		
6/30/2021	2,628.46	2,855.79	2,825.94	2,750.67	2,734.20	2,817.48	2,808.96		
9/30/2021	2,779.93	2,887.79	2,858.93	2,805.58	2,786.43	2,864.79	2,853.81		
12/31/2021	2,895.84	2,919.80	2,892.30	2,860.49	2,839.66	2,912.10	2,899.38		
3/31/2022	3,017.64	2,951.80	2,926.06	2,915.40	2,893.90	2,959.40	2,945.67	3,170.82	3,168.60
6/30/2022	3,154.54	2,983.80	2,960.22	2,970.31	2,949.18	3,006.71	2,992.71	3,187.35	3,185.12
9/30/2022	3,219.52	3,015.81	2,994.78	3,025.22	3,005.52	3,054.02	3,040.49	3,203.89	3,201.73
12/31/2022	3,296.48	3,047.81	3,029.74	3,080.12	3,062.93	3,101.32	3,089.04	3,220.43	3,218.42
3/31/2023	3,345.09	3,079.81	3,065.11	3,135.03	3,121.44	3,148.63	3,138.37	3,236.96	3,235.20
6/30/2023	3,333.76	3,111.82	3,100.89	3,189.94	3,181.07	3,195.94	3,188.48	3,253.50	3,252.06
9/30/2023	3,308.23	3,143.82	3,137.09	3,244.85	3,241.83	3,243.24	3,239.39	3,270.03	3,269.01
12/31/2023	3,285.91	3,175.83	3,173.71	3,299.76	3,303.76	3,290.55	3,291.12	3,286.57	3,286.05
3/31/2024	3,282.28	3,207.83	3,210.76	3,354.67	3,366.87	3,337.86	3,343.67	3,303.10	3,303.19
6/30/2024	3,288.21	3,239.83	3,248.24	3,409.58	3,431.18	3,385.16	3,397.06	3,319.64	3,320.40
9/30/2024	3,298.73	3,271.84	3,286.16	3,464.49	3,496.73	3,432.47	3,451.30	3,336.17	3,337.71
12/31/2024	3,310.79	3,303.84	3,324.52	3,519.40	3,563.52	3,479.78	3,506.41	3,352.71	3,355.11
Annual Trend		3.9%	4.8%	6.2%	7.9%	5.4%	6.5%	2.0%	2.1%
R-Squared		0.841	0.860	0.850	0.846	0.716	0.706	0.417	0.417

Notes:

- (2) = Average index for Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Odessa, and San Antonio
- (3) - (10) = (2) Fitted to linear and exponential distributions

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Loss Trend Analysis

Boeckh Residential Construction Index Trend (Coastal)

Calendar Quarter Ending	Texas Coastal Index	Fitted Trends							
		All Years		5 Years		4 Years		3 Years	
(1)	(2)	Linear (3)	Exponential (4)	Linear (5)	Exponential (6)	Linear (7)	Exponential (8)	Linear (9)	Exponential (10)
3/31/2015	2,310.96	2,058.67	2,121.80						
6/30/2015	2,322.91	2,092.22	2,147.44						
9/30/2015	2,330.77	2,125.77	2,173.40						
12/31/2015	2,333.65	2,159.32	2,199.66						
3/31/2016	2,329.08	2,192.88	2,226.24						
6/30/2016	2,321.27	2,226.43	2,253.15						
9/30/2016	2,314.11	2,259.98	2,280.38						
12/31/2016	2,308.76	2,293.53	2,307.94						
3/31/2017	2,311.88	2,327.09	2,335.83						
6/30/2017	2,324.50	2,360.64	2,364.05						
9/30/2017	2,341.54	2,394.19	2,392.62						
12/31/2017	2,360.87	2,427.75	2,421.54						
3/31/2018	2,381.18	2,461.30	2,450.80						
6/30/2018	2,405.05	2,494.85	2,480.42						
9/30/2018	2,434.25	2,528.40	2,510.40						
12/31/2018	2,468.55	2,561.96	2,540.73						
3/31/2019	2,495.13	2,595.51	2,571.44						
6/30/2019	2,509.09	2,629.06	2,602.51						
9/30/2019	2,511.36	2,662.61	2,633.96						
12/31/2019	2,504.99	2,696.17	2,665.79						
3/31/2020	2,503.38	2,729.72	2,698.01	2,496.78	2,508.60				
6/30/2020	2,503.82	2,763.27	2,730.62	2,554.48	2,558.27				
9/30/2020	2,510.05	2,796.82	2,763.61	2,612.17	2,608.92				
12/31/2020	2,532.62	2,830.38	2,797.01	2,669.87	2,660.58				
3/31/2021	2,564.74	2,863.93	2,830.81	2,727.56	2,713.26	2,802.47	2,795.39		
6/30/2021	2,646.98	2,897.48	2,865.02	2,785.26	2,766.98	2,852.54	2,842.06		
9/30/2021	2,798.61	2,931.03	2,899.65	2,842.95	2,821.77	2,902.61	2,889.52		
12/31/2021	2,934.28	2,964.59	2,934.69	2,900.65	2,877.64	2,952.68	2,937.77		
3/31/2022	3,069.42	2,998.14	2,970.15	2,958.35	2,934.61	3,002.75	2,986.82	3,238.56	3,235.89
6/30/2022	3,213.83	3,031.69	3,006.05	3,016.04	2,992.72	3,052.82	3,036.69	3,254.33	3,251.73
9/30/2022	3,295.10	3,065.24	3,042.38	3,073.74	3,051.97	3,102.89	3,087.40	3,270.10	3,267.64
12/31/2022	3,370.75	3,098.80	3,079.14	3,131.43	3,112.40	3,152.96	3,138.95	3,285.86	3,283.63
3/31/2023	3,421.75	3,132.35	3,116.35	3,189.13	3,174.02	3,203.03	3,191.36	3,301.63	3,299.69
6/30/2023	3,405.47	3,165.90	3,154.01	3,246.82	3,236.87	3,253.10	3,244.65	3,317.39	3,315.84
9/30/2023	3,374.38	3,199.45	3,192.13	3,304.52	3,300.96	3,303.17	3,298.82	3,333.16	3,332.06
12/31/2023	3,345.75	3,233.01	3,230.71	3,362.21	3,366.31	3,353.24	3,353.90	3,348.92	3,348.37
3/31/2024	3,335.94	3,266.56	3,269.75	3,419.91	3,432.97	3,403.31	3,409.91	3,364.69	3,364.75
6/30/2024	3,343.10	3,300.11	3,309.26	3,477.60	3,500.94	3,453.37	3,466.84	3,380.45	3,381.21
9/30/2024	3,355.71	3,333.66	3,349.26	3,535.30	3,570.25	3,503.44	3,524.73	3,396.22	3,397.76
12/31/2024	3,372.07	3,367.22	3,389.73	3,592.99	3,640.94	3,553.51	3,583.58	3,411.98	3,414.38
Annual Trend		4.0%	4.9%	6.4%	8.2%	5.6%	6.8%	1.8%	2.0%
R-Squared		0.838	0.858	0.838	0.834	0.696	0.687	0.345	0.348

Notes:

- (2) = Average index for Corpus Christi and Houston
- (3) - (10) = (2) Fitted to linear and exponential distributions

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Loss Trend Analysis

Modified Consumer Price Index - External Trend

Calendar Quarter Ending	Modified CPI	Fitted Trends								
		All Years		5 Years		4 Years		3 Years		
		Linear	Exponential	Linear	Exponential	Linear	Exponential	Linear	Exponential	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
9/30/2014	189.08	182.13	183.27							
12/31/2014	189.87	183.25	184.26							
3/31/2015	190.75	184.37	185.25							
6/30/2015	188.67	185.49	186.24							
9/30/2015	190.81	186.60	187.24							
12/31/2015	191.76	187.72	188.24							
3/31/2016	192.55	188.84	189.25							
6/30/2016	193.01	189.96	190.27							
9/30/2016	193.96	191.08	191.29							
12/31/2016	194.71	192.20	192.32							
3/31/2017	193.70	193.32	193.35							
6/30/2017	193.92	194.43	194.38							
9/30/2017	194.21	195.55	195.43							
12/31/2017	194.56	196.67	196.48							
3/31/2018	196.14	197.79	197.53							
6/30/2018	196.18	198.91	198.59							
9/30/2018	195.47	200.03	199.66							
12/31/2018	197.01	201.14	200.73							
3/31/2019	199.25	202.26	201.80							
6/30/2019	200.74	203.38	202.89							
9/30/2019	201.64	204.50	203.97							
12/31/2019	199.23	205.62	205.07							
3/31/2020	197.33	206.74	206.17	195.13	195.37					
6/30/2020	192.30	207.86	207.28	197.41	197.47					
9/30/2020	194.87	208.97	208.39	199.69	199.60					
12/31/2020	194.94	210.09	209.51	201.96	201.75					
3/31/2021	195.39	211.21	210.63	204.24	203.92	208.11	207.99			
6/30/2021	205.02	212.33	211.76	206.52	206.11	210.00	209.80			
9/30/2021	209.84	213.45	212.90	208.79	208.33	211.88	211.63			
12/31/2021	216.95	214.57	214.04	211.07	210.57	213.76	213.48			
3/31/2022	220.43	215.69	215.19	213.35	212.84	215.65	215.34	223.10	223.08	
6/30/2022	222.15	216.80	216.34	215.63	215.13	217.53	217.22	223.88	223.85	
9/30/2022	222.94	217.92	217.50	217.90	217.44	219.41	219.12	224.66	224.63	
12/31/2022	226.88	219.04	218.67	220.18	219.78	221.30	221.03	225.44	225.40	
3/31/2023	231.54	220.16	219.84	222.46	222.14	223.18	222.96	226.22	226.18	
6/30/2023	228.98	221.28	221.02	224.73	224.53	225.07	224.91	227.00	226.97	
9/30/2023	229.50	222.40	222.21	227.01	226.95	226.95	226.87	227.78	227.75	
12/31/2023	227.38	223.51	223.40	229.29	229.39	228.83	228.85	228.56	228.54	
3/31/2024	230.39	224.63	224.60	231.56	231.86	230.72	230.85	229.34	229.33	
6/30/2024	228.30	225.75	225.80	233.84	234.35	232.60	232.86	230.12	230.13	
9/30/2024	228.81	226.87	227.01	236.12	236.88	234.48	234.90	230.90	230.92	
12/31/2024	231.34	227.99	228.23	238.40	239.42	236.37	236.95	231.68	231.72	
Annual Trend		2.0%	2.2%	3.8%	4.4%	3.2%	3.5%	1.3%	1.4%	
R-Squared		0.806	0.813	0.846	0.839	0.725	0.712	0.589	0.591	

Notes:

- (2) = Weighted average of CPI for Lodging, Apparel, Furnishings, and Medical Care
- (3) - (10) = (2) Fitted to linear and exponential distributions

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Development of LAE Factor Using TWIA Commercial + Residential Experience

Accident Year Ending 12/31	Ultimate Loss	Ultimate LAE	Ultimate LAE to Loss Ratio	Hurricane Indicator
(1)	(2)	(3)	(4)	(5)
1980	12,911	1,318	0.102	H
1981	2,512	543	0.216	
1982	796	565	0.710	
1983	148,999	9,127	0.061	H
1984	999	324	0.324	
1985	512	297	0.580	
1986	881	505	0.573	H
1987	1,897	1,056	0.557	
1988	1,160	357	0.308	
1989	12,296	3,528	0.287	H
1990	335	225	0.672	
1991	1,217	729	0.599	
1992	489	554	1.133	
1993	3,375	1,375	0.407	
1994	679	507	0.747	
1995	2,977	903	0.303	
1996	1,166	582	0.499	
1997	2,964	1,343	0.453	
1998	22,401	4,732	0.211	
1999	8,773	2,388	0.272	H
2000	6,227	1,885	0.303	
2001	24,605	1,880	0.076	
2002	5,167	5,226	1.011	
2003	155,001	5,122	0.033	H
2004	5,167	1,471	0.285	
2005	154,981	20,235	0.131	H
2006	4,276	1,110	0.260	
2007	15,745	4,941	0.314	H
2008	2,583,017	346,615	0.134	H
2009	10,407	2,219	0.213	
2010	18,005	4,274	0.237	
2011	96,073	15,108	0.157	
2012	67,492	15,833	0.235	
2013	70,835	13,829	0.195	
2014	7,871	6,928	0.880	
2015	138,829	40,137	0.289	
2016	28,422	15,387	0.541	
2017	1,410,222	279,062	0.198	H
2018	12,106	6,802	0.562	
2019	17,627	9,329	0.529	
2020	64,679	29,960	0.463	H
2021	67,503	28,819	0.427	H
2022	29,216	12,171	0.417	
2023	81,300	23,589	0.290	
2024	515,817	114,581	0.222	H
All Years Total	5,817,929	1,037,471	0.178	
Hurricane Years Total	5,150,825	846,201	0.164	
Non-Hurricane Years				
Total	667,104	191,270	0.287	
10 Year	549,771	159,113	0.289	

Notes:

(2) - (3) 2015 - 2024: from most recent TWIA annual statement; 1980 - 2014: from prior TWIA annual statements

(4) = (3) / (2)

(5) "H" indicates hurricane year

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
Summary of Indicated Hurricane Loss & LAE Ratios

Basis for Hurricane Loss Ratio	Indicated Loss Ratio	LAE Factor	Indicated Loss & LAE Ratio
(1)	(2)	(3)	(4)
Industry Experience	33.1%	0.164	38.5%
<u>Hurricane Models</u>			
Verisk	45.2%	0.164	52.6%
RMS	42.6%	0.164	49.6%
Impact Forecasting	35.0%	0.164	40.7%
CoreLogic RQE	35.1%	0.164	40.9%
Average of Models	39.5%	0.164	46.0%

Notes:

(2) Exhibit 6, Sheet 1 & Exhibit 7, Sheet 1 - Sheet 4

(3) Exhibit 4

(4) = (2) \* [1 + (3)]

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience -- Residential Extended Coverage

Hurricane Years Only

Accident Year Ending 9/30	Earned Premium at Current TWIA Rate Level (1)	Number of Hurricanes During the Year (2)	Hurricane Year Incurred Loss Ratio (3)	Per Hurricane Loss Ratio (4)
1968	29,244,163	1	38.2%	28.3%
1970	29,832,151	1	69.7%	59.8%
1971	29,729,368	1	76.5%	66.6%
1980	50,494,372	1	74.8%	64.9%
1983	64,842,240	1	500.9%	491.0%
1986	82,608,316	1	11.2%	1.3%
1989	99,401,872	2	7.7%	0.0%
1999	183,849,422	1	8.4%	0.0%
2003	237,166,897	1	19.8%	9.9%
2005	261,099,035	1	110.6%	100.7%
2007	403,864,589	1	5.0%	0.0%
2008	501,518,052	2	406.2%	198.2%
2017	587,946,262	1	210.2%	200.3%
2020	527,999,009	3	13.2%	1.1%
2021	540,678,351	1	24.6%	14.7%
2024	777,860,699	1	90.8%	80.9%
Simple Average Loss Ratio for Hurricane Years			104.2%	82.4%
(5) Selected Non-Hurricane Loss Ratio			9.9%	
(6) Average Hurricane Loss Ratio per Hurricane			82.4%	
(7) Historical Hurricane Frequency 174-Year (1/1/1851 - 12/31/2024)			0.402 (1 Hurricane Every 2.5 years)	
(8) Indicated Hurricane Loss Ratio			33.1%	

Notes:

- (1) Exhibit 6, Sheet 2. Accident years ending 9/30/xx
- (3) Exhibit 6, Sheet 2. Accident years ending 9/30/xx
- (4) = MAX((3)-(5),0)/(2)
- (5) Exhibit 6, Sheet 2
- (6) = Average of (4)
- (7) Exhibit 8
- (8) = (6) \* (7)

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience - Residential Extended Coverage

Non-Hurricane Loss Ratio

Accident Year Ending 9/30	Earned Premium	Earned Premium at CMR	Earned Premium at Current TWIA Rate Level	Incurred Losses	Incurred Loss Ratio	Hurricane Indicator
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1966		13,011,528	29,309,032	1,178,131	4.0%	
1967		13,130,860	29,577,832	663,024	2.2%	
1968		12,982,730	29,244,163	11,171,683	38.2%	H
1969		12,499,176	28,154,937	3,218,757	11.4%	
1970		13,243,763	29,832,151	20,786,468	69.7%	H
1971	10,640,335	13,198,133	29,729,368	22,731,206	76.5%	H
1972	12,302,040	13,902,740	31,316,526	2,242,093	7.2%	
1973	12,935,382	12,724,690	28,662,917	4,933,261	17.2%	
1974	12,794,652	11,637,700	26,214,425	2,293,219	8.7%	
1975	13,633,616	12,392,309	27,914,214	3,062,897	11.0%	
1976	17,088,846	13,884,831	31,276,185	1,522,489	4.9%	
1977	23,643,216	17,474,220	39,361,439	972,383	2.5%	
1978	28,157,329	19,320,941	43,521,259	1,449,823	3.3%	
1979	32,867,536	21,563,567	48,572,871	3,940,899	8.1%	
1980	32,179,994	22,416,603	50,494,372		74.8%	H
1981	30,817,037	29,693,419	66,885,716		3.2%	
1982	28,140,159	32,398,474	72,978,970		2.3%	
1983	28,786,234		64,842,240		500.9%	H
1984	20,078,668		45,228,072		14.4%	
1985	30,043,452		67,674,180		6.0%	
1986	36,673,352		82,608,316		11.2%	H
1987	41,598,709		93,702,899		2.8%	
1988	45,044,392		104,280,007		11.7%	
1989	41,745,774		99,401,872		7.7%	H
1990	40,384,195		94,692,054		18.9%	
1991	46,237,137		94,920,886		91.8%	
1992	44,512,572		112,660,893		6.4%	
1993	50,741,120		177,222,041		7.6%	
1994	57,584,585		177,917,398		4.1%	
1995	60,740,049		166,814,882		6.5%	
1996	71,865,572		177,632,754		3.6%	
1997	79,154,547		195,649,179		4.6%	
1998	80,238,260		198,129,701		20.6%	
1999	71,026,552		183,849,422		8.4%	H
2000	75,114,174		195,990,800		5.0%	
2001	74,726,401		171,328,385		6.5%	
2002	86,289,350		182,396,099		16.5%	
2003	112,200,741		237,166,897		19.8%	H
2004	123,050,217		248,017,395		1.6%	
2005	135,380,924		261,099,035		110.6%	H
2006	154,699,767		297,641,804		1.9%	
2007	219,914,305		403,864,589		5.0%	H
2008	289,558,186		501,518,052		406.2%	H
2009	327,305,758		515,061,744		1.8%	
2010	355,219,215		524,962,456		3.6%	
2011	370,875,863		534,562,855		17.7%	
2012	406,981,851		558,681,023		12.6%	
2013	440,952,159		576,566,713		16.2%	
2014	477,983,216		595,350,329		2.1%	
2015	517,579,765		614,090,012		23.6%	
2016	541,982,800		612,650,713		8.1%	
2017	533,284,592		587,946,262		210.2%	H
2018	516,732,311		556,428,278		3.3%	
2019	509,685,524		535,169,800		6.4%	
2020	502,856,199		527,999,009		13.2%	H
2021	514,931,763		540,678,351		24.6%	H
2022	562,949,434		575,799,472		8.3%	
2023	668,688,607		668,688,607		16.7%	
2024	777,860,699		777,860,699		90.8%	H
Total / Average	10,398,459,133	285,475,684	14,581,792,551		35.7%	
Average of Non-Hurricane Years Selected					9.9%	
					9.9%	

Notes: (2), (3) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024  
 (4) 1983 - 2024: Sum of Exhibit 6, Sheet 4 - Sheet 7, (4); 1966 - 1982: (3) \* 2.3  
 (5) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2010  
 (6) 1983 - 2024: Exhibit 6, Sheet 3; 1966 - 1982: (5) / (4)  
 (7) "H" indicates hurricane year

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
Industry Experience - Residential Extended Coverage  
Summary by Territory

Accident Year Ending 9/30	Loss Ratios by Territory / Tier				Weighted Loss Ratio	Developed Weighted Loss Ratio
	Territory 8	Territory 9	Territory 10	Tier 2		
	(1)	(2)	(3)	(4)		
1983	1222.4%	7.2%	165.5%	168.7%	500.9%	500.9%
1984	3.7%	6.8%	24.2%	38.5%	14.4%	14.4%
1985	1.9%	8.3%	8.1%	12.8%	6.0%	6.0%
1986	1.2%	2.8%	21.2%	14.1%	11.2%	11.2%
1987	0.6%	4.1%	3.7%	7.4%	2.8%	2.8%
1988	5.5%	6.8%	17.9%	7.2%	11.7%	11.7%
1989	6.0%	6.2%	9.1%	16.8%	7.7%	7.7%
1990	32.2%	11.6%	11.8%	23.8%	18.9%	18.9%
1991	74.5%	16.4%	131.9%	19.6%	91.8%	91.8%
1992	1.2%	11.8%	8.0%	18.1%	6.4%	6.4%
1993	9.3%	8.3%	6.0%	16.1%	7.6%	7.6%
1994	1.9%	4.9%	5.4%	6.4%	4.1%	4.1%
1995	2.7%	8.2%	8.2%	21.5%	6.5%	6.5%
1996	1.4%	5.0%	4.6%	9.5%	3.6%	3.6%
1997	1.8%	4.2%	6.6%	8.1%	4.6%	4.6%
1998	18.6%	10.5%	25.8%	9.9%	20.6%	20.6%
1999	2.0%	17.2%	9.8%	9.9%	8.4%	8.4%
2000	0.8%	2.2%	8.8%	10.0%	5.0%	5.0%
2001	4.8%	6.8%	7.0%	31.2%	6.5%	6.5%
2002	23.2%	5.5%	15.7%	10.1%	16.5%	16.5%
2003	4.9%	7.8%	34.8%	9.8%	19.8%	19.8%
2004	1.2%	1.8%	1.8%	3.7%	1.6%	1.6%
2005	48.7%	2.6%	193.9%	35.4%	110.6%	110.6%
2006	1.0%	1.6%	2.6%	4.7%	1.9%	1.9%
2007	2.5%	1.5%	7.9%	4.7%	5.0%	5.0%
2008	661.5%	2.1%	364.0%	398.5%	406.2%	406.2%
2009	2.8%	0.8%	1.2%	8.9%	1.8%	1.8%
2010	1.1%	5.3%	4.6%	10.4%	3.6%	3.6%
2011	1.0%	26.0%	27.1%	5.7%	17.7%	17.7%
2012	7.9%	27.5%	9.1%	81.0%	12.6%	12.6%
2013	38.8%	8.7%	2.7%	18.7%	16.2%	16.2%
2014	0.5%	2.3%	2.9%	16.8%	2.1%	2.1%
2015	12.1%	11.6%	35.7%	33.4%	23.6%	23.6%
2016	7.9%	12.1%	6.1%	34.4%	8.1%	8.1%
2017	29.5%	326.6%	302.6%	58.1%	210.2%	210.2%
2018	2.4%	2.0%	4.3%	9.9%	3.3%	3.3%
2019	5.2%	1.7%	8.3%	30.9%	6.4%	6.4%
2020	5.4%	4.0%	21.1%	44.6%	13.2%	13.2%
2021	24.4%	2.3%	31.9%	43.2%	24.6%	24.6%
2022	8.9%	2.2%	9.8%	18.8%	8.3%	8.3%
2023	21.0%	2.6%	17.0%	51.2%	16.4%	16.7%
2024	82.3%	1.4%	98.9%	92.4%	77.0%	90.8%
Average	56.8%	14.5%	40.2%	35.1%	41.6%	41.9%

TWIA 2024 Written Premium by Territory / Tier

	Territory 8	Territory 9	Territory 10	Tier 2	Total
(8) Amount	214,987,083	104,204,136	301,585,328	7,633,571	628,410,118
(9) % Share	34.2%	16.6%	48.0%	1.2%	100.0%

Notes:

- (2) Exhibit 6, Sheet 4
- (3) Exhibit 6, Sheet 5
- (4) Exhibit 6, Sheet 6
- (5) Exhibit 6, Sheet 7
- (6) = Weighted average of (2) to (5), using (9)
- (7) = (6) \* loss development factors from Exhibit 3, Sheet 1
- (8) Provided by TWIA
- (9) = (8) / (8) Total

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience - Residential Extended Coverage

Tier 1 - Territory 8 (Galveston County)

Accident Year Ending 9/30	Earned Premium	Factor to TWIA Rate Level	Earned Premium at Current TWIA Rate Level	Incurred Loss	Incurred Loss Ratio
(1)	(2)	(3)	(4)	(5)	(6)
1983	4,317,605	2.253	9,725,593	118,889,570	1222.4%
1984	3,512,853	2.253	7,912,854	292,543	3.7%
1985	6,066,870	2.253	13,665,888	265,705	1.9%
1986	6,846,710	2.253	15,422,512	187,218	1.2%
1987	7,738,740	2.253	17,431,848	111,242	0.6%
1988	8,043,378	2.315	18,620,820	1,026,666	5.5%
1989	8,149,957	2.381	19,406,059	1,163,813	6.0%
1990	7,816,199	2.345	18,327,267	5,908,943	32.2%
1991	8,645,208	2.053	17,747,872	13,225,287	74.5%
1992	5,826,467	2.531	14,746,731	180,484	1.2%
1993	5,825,916	3.493	20,348,008	1,900,088	9.3%
1994	6,996,874	3.090	21,618,035	420,038	1.9%
1995	8,737,576	2.746	23,996,650	644,169	2.7%
1996	11,652,672	2.472	28,802,335	406,004	1.4%
1997	12,573,252	2.472	31,077,765	573,343	1.8%
1998	13,838,930	2.469	34,172,016	6,371,206	18.6%
1999	14,103,814	2.588	36,507,166	742,130	2.0%
2000	15,784,218	2.609	41,184,790	324,948	0.8%
2001	17,776,666	2.293	40,757,315	1,947,817	4.8%
2002	20,514,469	2.114	43,362,931	10,059,284	23.2%
2003	25,868,450	2.114	54,680,031	2,672,918	4.9%
2004	30,357,860	2.016	61,188,656	731,759	1.2%
2005	36,780,457	1.929	70,935,709	34,527,644	48.7%
2006	43,562,211	1.924	83,813,540	813,430	1.0%
2007	59,282,257	1.836	108,869,700	2,757,645	2.5%
2008	73,789,694	1.732	127,804,584	845,467,368	661.5%
2009	81,999,709	1.574	129,038,100	3,581,024	2.8%
2010	89,665,314	1.478	132,512,323	1,451,547	1.1%
2011	93,230,854	1.441	134,378,525	1,329,886	1.0%
2012	99,629,727	1.373	136,765,897	10,756,644	7.9%
2013	107,104,250	1.308	140,044,093	54,338,085	38.8%
2014	114,784,032	1.246	142,968,851	691,708	0.5%
2015	122,782,019	1.186	145,676,506	17,666,484	12.1%
2016	127,007,324	1.130	143,567,522	11,304,310	7.9%
2017	126,002,753	1.103	138,918,035	40,971,158	29.5%
2018	122,707,170	1.077	132,133,675	3,153,959	2.4%
2019	121,980,686	1.050	128,079,720	6,648,705	5.2%
2020	121,816,746	1.050	127,907,583	6,942,693	5.4%
2021	126,003,547	1.050	132,303,724	32,338,822	24.4%
2022	138,162,407	1.023	141,316,140	12,526,177	8.9%
2023	166,565,954	1.000	166,565,954	35,023,359	21.0%
2024	195,513,398	1.000	195,513,398	160,971,971	82.3%
<b>Total</b>	<b>2,419,365,193</b>		<b>3,249,816,721</b>	<b>1,451,307,794</b>	<b>44.7%</b>

Notes:

(2) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(3) 1987 and prior judgementally selected; 1988 - 2024 based on TWIA on-level factors

(4) = (2) \* (3)

(5) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024; 2008 IKE incurred loss was adjusted down by \$206,858,309 to incorporate the statutory limitations on litigation cost that House Bill 3 provides

(6) = (5) / (4)

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience - Residential Extended Coverage

Tier 1 - Territory 9 (Nueces County)

Accident Year Ending 9/30	Earned Premium	Factor to TWIA Rate Level	Earned Premium at Current TWIA Rate Level	Incurred Loss	Incurred Loss Ratio
(1)	(2)	(3)	(4)	(5)	(6)
1983	2,331,938	2.253	5,252,792	377,010	7.2%
1984	1,632,317	2.253	3,676,865	249,086	6.8%
1985	2,505,564	2.253	5,643,892	467,721	8.3%
1986	2,977,992	2.253	6,708,056	189,449	2.8%
1987	3,639,667	2.253	8,198,508	335,212	4.1%
1988	3,971,251	2.315	9,193,644	626,491	6.8%
1989	3,702,536	2.381	8,816,198	550,215	6.2%
1990	3,519,306	2.345	8,251,998	955,271	11.6%
1991	4,065,190	2.053	8,345,487	1,367,254	16.4%
1992	3,907,712	2.531	9,890,381	1,170,578	11.8%
1993	4,552,395	3.493	15,900,017	1,312,776	8.3%
1994	5,710,806	3.090	17,644,510	856,369	4.9%
1995	6,908,552	2.746	18,973,465	1,552,987	8.2%
1996	8,568,168	2.472	21,178,253	1,061,115	5.0%
1997	8,425,344	2.472	20,825,231	882,561	4.2%
1998	8,803,621	2.469	21,738,493	2,289,890	10.5%
1999	8,465,256	2.588	21,911,980	3,778,386	17.2%
2000	8,437,094	2.609	22,014,391	485,581	2.2%
2001	8,894,552	2.293	20,392,915	1,394,445	6.8%
2002	10,534,795	2.114	22,268,165	1,227,528	5.5%
2003	13,881,847	2.114	29,343,073	2,295,803	7.8%
2004	15,458,506	2.016	31,157,835	569,877	1.8%
2005	17,471,646	1.929	33,696,253	872,451	2.6%
2006	19,888,512	1.924	38,265,427	621,501	1.6%
2007	29,704,042	1.836	54,550,388	833,793	1.5%
2008	40,565,108	1.732	70,259,226	1,468,028	2.1%
2009	46,363,445	1.574	72,959,416	615,469	0.8%
2010	51,529,115	1.478	76,152,555	4,059,049	5.3%
2011	52,931,755	1.441	76,293,318	19,845,538	26.0%
2012	56,334,273	1.373	77,332,415	21,291,155	27.5%
2013	60,101,696	1.308	78,585,934	6,825,640	8.7%
2014	65,642,137	1.246	81,760,335	1,914,066	2.3%
2015	72,124,134	1.186	85,572,724	9,924,249	11.6%
2016	76,436,084	1.130	86,402,412	10,445,691	12.1%
2017	77,008,517	1.103	84,901,890	277,308,178	326.6%
2018	77,031,486	1.077	82,949,133	1,671,270	2.0%
2019	76,506,580	1.050	80,331,909	1,370,278	1.7%
2020	73,290,165	1.050	76,954,673	3,057,424	4.0%
2021	71,903,454	1.050	75,498,627	1,760,966	2.3%
2022	74,944,777	1.023	76,655,487	1,690,303	2.2%
2023	87,048,866	1.000	87,048,866	2,274,621	2.6%
2024	99,299,097	1.000	99,299,097	1,368,283	1.4%
<b>Total</b>	<b>1,367,019,297</b>		<b>1,832,796,233</b>	<b>393,213,558</b>	<b>21.5%</b>

Notes:

(2) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(3) 1987 and prior judgementally selected; 1988 - 2024 based on TWIA on-level factors

(4) = (2) \* (3)

(5) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(6) = (5) / (4)

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience - Residential Extended Coverage

Tier 1 - Territory 10 (Other Tier 1)

Accident Year Ending 9/30	Earned Premium	Factor to TWIA Rate Level	Earned Premium at Current TWIA Rate Level	Incurred Loss	Incurred Loss Ratio
(1)	(2)	(3)	(4)	(5)	(6)
1983	5,888,781	2.253	13,264,735	21,953,626	165.5%
1984	3,924,651	2.253	8,840,447	2,135,063	24.2%
1985	5,808,825	2.253	13,084,631	1,055,065	8.1%
1986	6,993,722	2.253	15,753,663	3,338,312	21.2%
1987	7,677,374	2.253	17,293,618	634,637	3.7%
1988	8,284,768	2.315	19,179,650	3,434,130	17.9%
1989	7,733,295	2.381	18,413,935	1,670,422	9.1%
1990	7,568,146	2.345	17,745,638	2,095,151	11.8%
1991	8,287,605	2.053	17,013,744	22,444,044	131.9%
1992	8,059,407	2.531	20,398,281	1,625,108	8.0%
1993	8,448,603	3.493	29,508,193	1,776,572	6.0%
1994	9,743,293	3.090	30,103,566	1,637,915	5.4%
1995	10,745,995	2.746	29,512,519	2,416,675	8.2%
1996	13,294,968	2.472	32,861,658	1,520,229	4.6%
1997	15,708,220	2.472	38,826,580	2,569,544	6.6%
1998	16,168,136	2.469	39,923,448	10,312,506	25.8%
1999	14,452,667	2.588	37,410,157	3,655,754	9.8%
2000	14,453,385	2.609	37,712,329	3,332,580	8.8%
2001	15,173,521	2.293	34,788,975	2,426,814	7.0%
2002	17,843,905	2.114	37,717,965	5,925,066	15.7%
2003	23,423,208	2.114	49,511,345	17,213,668	34.8%
2004	27,306,202	2.016	55,037,799	990,613	1.8%
2005	31,012,304	1.929	59,811,105	115,989,785	193.9%
2006	36,545,725	1.924	70,313,845	1,842,548	2.6%
2007	69,945,120	1.836	128,451,658	10,105,722	7.9%
2008	110,187,567	1.732	190,846,112	694,640,836	364.0%
2009	128,275,387	1.574	201,859,402	2,522,159	1.2%
2010	143,236,007	1.478	211,682,034	9,656,553	4.6%
2011	151,387,931	1.441	218,203,374	59,070,022	27.1%
2012	170,159,709	1.373	233,585,355	21,200,719	9.1%
2013	183,495,510	1.308	239,929,437	6,485,250	2.7%
2014	197,640,983	1.246	246,171,037	7,234,983	2.9%
2015	212,320,998	1.186	251,911,325	90,056,094	35.7%
2016	218,795,204	1.130	247,323,416	15,021,245	6.1%
2017	212,533,686	1.103	234,318,389	709,120,869	302.6%
2018	201,509,514	1.077	216,989,706	9,319,007	4.3%
2019	194,433,202	1.050	204,154,862	16,886,746	8.3%
2020	186,265,421	1.050	195,578,692	41,308,139	21.1%
2021	186,593,305	1.050	195,922,970	62,523,768	31.9%
2022	199,153,387	1.023	203,699,317	19,980,740	9.8%
2023	241,905,419	1.000	241,905,419	41,208,301	17.0%
2024	281,822,081	1.000	281,822,081	278,832,267	98.9%
<b>Total</b>	<b>3,614,207,138</b>		<b>4,688,382,411</b>	<b>2,327,169,247</b>	<b>49.6%</b>

Notes:

(2) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(3) 1987 and prior judgementally selected; 1988 - 2024 based on TWIA on-level factors

(4) = (2) \* (3)

(5) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(6) = (5) / (4)

**Texas Windstorm Insurance Association**

**Residential Property - Wind & Hail**

**Rate Level Review**

Industry Experience - Residential Extended Coverage

Tier 2 - (Territories 1 and 11)

Accident Year Ending 9/30	Earned Premium	Factor to TWIA Rate Level	Earned Premium at Current TWIA Rate Level	Incurred Loss	Incurred Loss Ratio
(1)	(2)	(3)	(4)	(5)	(6)
1983	16,247,909	2.253	36,599,121	61,752,490	168.7%
1984	11,008,847	2.253	24,797,906	9,535,536	38.5%
1985	15,662,193	2.253	35,279,770	4,532,749	12.8%
1986	19,854,927	2.253	44,724,085	6,306,903	14.1%
1987	22,542,928	2.253	50,778,924	3,739,010	7.4%
1988	24,744,994	2.315	57,285,893	4,139,098	7.2%
1989	22,159,987	2.381	52,765,680	8,884,751	16.8%
1990	21,480,544	2.345	50,367,151	11,997,188	23.8%
1991	25,239,134	2.053	51,813,783	10,178,608	19.6%
1992	26,718,987	2.531	67,625,500	12,221,034	18.1%
1993	31,914,206	3.493	111,465,824	17,910,197	16.1%
1994	35,133,612	3.090	108,551,287	6,968,697	6.4%
1995	34,347,927	2.746	94,332,248	20,240,594	21.5%
1996	38,349,764	2.472	94,790,509	9,046,495	9.5%
1997	42,447,731	2.472	104,919,603	8,514,675	8.1%
1998	41,427,572	2.469	102,295,744	10,127,907	9.9%
1999	34,004,815	2.588	88,020,119	8,680,187	9.9%
2000	36,439,477	2.609	95,079,289	9,518,422	10.0%
2001	32,881,662	2.293	75,389,180	23,547,404	31.2%
2002	37,396,181	2.114	79,047,038	7,950,367	10.1%
2003	49,027,236	2.114	103,632,448	10,177,909	9.8%
2004	49,927,649	2.016	100,633,105	3,738,542	3.7%
2005	50,116,517	1.929	96,655,968	34,201,898	35.4%
2006	54,703,319	1.924	105,248,992	4,909,932	4.7%
2007	60,982,886	1.836	111,992,843	5,242,698	4.7%
2008	65,015,817	1.732	112,608,130	448,708,417	398.5%
2009	70,667,217	1.574	111,204,827	9,952,501	8.9%
2010	70,788,779	1.478	104,615,544	10,829,031	10.4%
2011	73,325,323	1.441	105,687,638	5,993,038	5.7%
2012	80,858,142	1.373	110,997,356	89,893,832	81.0%
2013	90,250,703	1.308	118,007,249	22,061,511	18.7%
2014	99,916,064	1.246	124,450,105	20,930,082	16.8%
2015	110,352,614	1.186	130,929,458	43,780,541	33.4%
2016	119,744,188	1.130	135,357,362	46,503,584	34.4%
2017	117,739,636	1.103	129,807,949	75,399,831	58.1%
2018	115,484,141	1.077	124,355,765	12,323,854	9.9%
2019	116,765,056	1.050	122,603,309	37,912,359	30.9%
2020	121,483,867	1.050	127,558,060	56,914,326	44.6%
2021	130,431,457	1.050	136,953,030	59,218,023	43.2%
2022	150,688,863	1.023	154,128,528	29,043,816	18.8%
2023	173,168,368	1.000	173,168,368	88,615,160	51.2%
2024	201,226,123	1.000	201,226,123	186,024,021	92.4%
<b>Total</b>	<b>2,742,667,361</b>		<b>4,167,750,808</b>	<b>1,558,167,218</b>	<b>37.4%</b>

Notes:

(2) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(3) 1987 and prior judgementally selected; 1988 - 2024 based on TWIA on-level factors

(4) = (2) \* (3)

(5) Provided by TDI. Accident years ending 9/30/xx as of 12/31/2024

(6) = (5) / (4)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Hurricane Loss Ratio - Verisk (AIR) Model

Model Version: Verisk Touchstone 12.0 Tropical Cyclone (TC) and Severe Thunderstorm (ST)

County	TWIA Insured Values (000s) as of 11/30/24	Modeled Loss Cost	Expected Annual Hurricane Loss
(1)	(2)	(3)	(4)
Aransas	3,731,597	2.257	8,421,262
Brazoria	23,275,691	1.625	37,834,611
Calhoun	1,587,758	2.946	4,677,269
Cameron	3,252,114	1.924	6,256,658
Chambers	3,999,558	1.315	5,258,660
Galveston	38,486,484	3.367	129,595,374
Harris	1,990,787	4.092	8,147,241
Jefferson	11,523,522	1.955	22,524,323
Kenedy	8,741	1.010	8,828
Kleberg	337,616	0.961	324,540
Matagorda	2,000,431	2.513	5,026,636
Nueces	18,130,896	2.532	45,914,236
Refugio	145,471	1.696	246,747
San Patricio	3,531,566	2.045	7,220,398
Willacy	132,321	2.258	298,814
<b>Total</b>	<b>112,134,553</b>	<b>2.513</b>	<b>281,755,598</b>
(5) In-Force Premium as of 11/30/24 at Present Rates			623,345,841
(6) Indicated Hurricane Loss Ratio			45.2%

Notes:

(2) Provided by TWIA and geo-coded by Verisk

(3) = (4) / (2)

(4) Provided by Verisk using Verisk Touchstone v12 (versus Verisk Touchstone v10 for prior year results)

(5) Provided by TWIA

(6) = (4) Total / (5)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Hurricane Loss Ratio - RMS Model

Model Version: RMS RiskLink 23.0 Windstorm/Hurricane and Convective Storm (WS/CS)

County	TWIA Insured Values (000s) as of 11/30/24	Modeled Loss Cost	Expected Annual Hurricane Loss
(1)	(2)	(3)	(4)
Aransas	3,731,597	2.301	8,586,887
Brazoria	23,275,691	1.710	39,804,953
Calhoun	1,587,758	3.678	5,839,686
Cameron	3,252,114	2.316	7,533,420
Chambers	3,999,558	1.538	6,150,898
Galveston	38,486,484	2.872	110,518,609
Harris	1,990,787	3.167	6,305,751
Jefferson	11,523,522	2.000	23,048,681
Kenedy	8,741	1.507	13,171
Kleberg	337,616	1.545	521,754
Matagorda	2,000,431	2.931	5,863,540
Nueces	18,130,896	2.336	42,345,800
Refugio	145,471	2.369	344,603
San Patricio	3,531,566	2.307	8,148,383
Willacy	132,321	2.696	356,703
<b>Total</b>	<b>112,134,553</b>	<b>2.367</b>	<b>265,382,837</b>
(5) In-Force Premium as of 11/30/24 at Present Rates			623,345,841
(6) Indicated Hurricane Loss Ratio			42.6%

Notes:

(2) Provided by TWIA and geo-coded by RMS

(3) = (4) / (2)

(4) Provided by RMS using RMS RiskLink v23.0 (versus RMS RiskLink v23.0 for prior year results)

(5) Provided by TWIA

(6) = (4) Total / (5)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Hurricane Loss Ratio - Impact Forecasting Model

Model Version: Impact Forecasting ELEMENTS 18.0 Atlantic Tropical Cyclone and Severe Convective Storm

County	TWIA Insured Values (000s) as of 11/30/24	Modeled Loss Cost	Expected Annual Hurricane Loss
(1)	(2)	(3)	(4)
Aransas	3,731,597	2.899	10,816,924
Brazoria	23,275,691	1.722	40,077,820
Calhoun	1,587,758	3.618	5,744,876
Cameron	3,252,114	1.896	6,164,661
Chambers	3,999,558	1.416	5,662,342
Galveston	38,486,484	1.841	70,868,445
Harris	1,990,787	1.796	3,575,153
Jefferson	11,523,522	1.491	17,180,496
Kenedy	8,741	2.747	24,007
Kleberg	337,616	2.105	710,543
Matagorda	2,000,431	3.183	6,366,426
Nueces	18,130,896	2.175	39,441,804
Refugio	145,471	3.550	516,460
San Patricio	3,531,566	2.913	10,287,823
Willacy	132,321	3.829	506,665
<b>Total</b>	<b>112,134,553</b>	<b>1.944</b>	<b>217,944,446</b>
(5) In-Force Premium as of 11/30/24 at Present Rates			623,345,841
(6) Indicated Hurricane Loss Ratio			35.0%

Notes:

(2) Provided by TWIA and geo-coded by Impact Forecasting

(3) = (4) / (2)

(4) Provided by Impact Forecasting using Impact Forecasting v18.0 (versus Impact Forecasting v18.0 for prior year results)

(5) Provided by TWIA

(6) = (4) Total / (5)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Hurricane Loss Ratio - CoreLogic RQE Model

Model Version: CoreLogic Risk Quantification & Engineering (RQE) v23 North Atlantic Hurricane (HU) and Severe Convective Storm (SCS)

County	TWIA Insured Values (000s) as of 11/30/24	Modeled Loss Cost	Expected Annual Hurricane Loss
(1)	(2)	(3)	(4)
Aransas	3,731,597	1.838	6,857,328
Brazoria	23,275,691	1.593	37,072,005
Calhoun	1,587,758	3.001	4,764,844
Cameron	3,252,114	1.419	4,614,318
Chambers	3,999,558	1.494	5,976,698
Galveston	38,486,484	2.163	83,256,187
Harris	1,990,787	3.276	6,521,770
Jefferson	11,523,522	2.515	28,986,336
Kenedy	8,741	1.181	10,319
Kleberg	337,616	1.121	378,376
Matagorda	2,000,431	2.433	4,867,579
Nueces	18,130,896	1.592	28,864,003
Refugio	145,471	2.117	307,905
San Patricio	3,531,566	1.782	6,291,691
Willacy	132,321	1.942	256,948
<b>Total</b>	<b>112,134,553</b>	<b>1.953</b>	<b>219,026,307</b>
(5) In-Force Premium as of 11/30/24 at Present Rates			623,345,841
(6) Indicated Hurricane Loss Ratio			35.1%

Notes:

(2) Provided by TWIA and geo-coded by CoreLogic RQE

(3) = (4) / (2)

(4) Provided by CoreLogic RQE using CoreLogic RQE v23 (versus CoreLogic RQE v23 for prior year results)

(5) Provided by TWIA

(6) = (4) Total / (5)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
Texas Hurricanes 1851 - 2024

<u>Landfall</u>			<u>Landfall</u>		
<u>Year</u>	<u>Month</u>	<u>Name</u>	<u>Year</u>	<u>Month</u>	<u>Name</u>
(1)	(2)		(1)	(2)	
1851	Jun		1933	Sep	
1854	Jun		1934	Jul	
1854	Sep	"Matagorda"	1936	Jun	
1865	Sep	"Sabine River-Lake Calcasieu"	1940	Aug	
1866	Jul		1941	Sep	
1867	Oct	"Galveston"	1942	Aug	
1869	Aug	"Lower Texas Coast"	1942	Aug	
1875	Sep		1943	Jul	
1879	Aug		1945	Aug	
1880	Aug		1947	Aug	
1882	Sep		1949	Oct	
1886	Jun		1957	Jun	Audrey
1886	Aug	"Indianola"	1959	Jul	Debra
1886	Sep		1961	Sep	Carla
1886	Oct		1963	Sep	Cindy
1887	Sep		1967	Sep	Beulah
1888	Jun		1970	Aug	Celia
1891	Jul		1971	Sep	Fern
1895	Aug		1980	Aug	Allen
1897	Sep		1983	Aug	Alicia
1900	Sep	"Galveston"	1986	Jun	Bonnie
1909	Jun		1989	Aug	Chantal
1909	Jul	"Velasco"	1989	Oct	Jerry
1909	Aug		1999	Aug	Bret
1910	Sep		2003	Jul	Claudette
1912	Oct		2005	Sep	Rita
1913	Jun		2007	Sep	Humberto
1915	Aug	"Galveston"	2008	Jul	Dolly
1916	Aug		2008	Sep	Ike
1918	Aug		2017	Aug	Harvey
1919	Sep		2020	Jul	Hanna
1921	Jun		2020	Aug	Laura
1929	Jun		2020	Oct	Delta
1932	Aug	"Freeport"	2021	Sep	Nicholas
1933	July		2024	Jul	Beryl

<u>Frequency</u>	<u>Date Period</u>	<u>Hurricanes</u>	<u>Period</u>	<u>Annual Frequency</u>
174-Year	1/1/1851 - 12/31/2024	70	174	0.402

Notes:  
(1), (2) from NOAA Technical Memorandum NWS-NHC-6, updated with actual experience through 2024

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Calculation of TWIA Earned Premium at Present Rate Level  
 Tier 1 - Territory 8 (Galveston County)

Accident Year Ending 9/30	TWIA Earned Premium	Factor to Current Rate Level	Earned Premium at Current Rate Level
(1)	(2)	(3)	(4)
2015	121,221,015	1.186	143,824,430
2016	123,942,872	1.130	140,103,503
2017	120,650,271	1.103	133,016,924
2018	112,717,188	1.077	121,376,251
2019	109,182,096	1.050	114,641,201
2020	108,043,628	1.050	113,445,809
2021	112,324,499	1.050	117,940,724
2022	126,572,677	1.023	129,461,860
2023	159,933,055	1.000	159,933,055
2024	191,002,757	1.000	191,002,757
<b>Total</b>	<b>1,285,590,058</b>		<b>1,364,746,514</b>

Notes:

- (2) Provided by TWIA
- (3) Provided by TWIA
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Calculation of TWIA Earned Premium at Present Rate Level  
Tier 1 - Territory 9 (Nueces County)

Accident Year Ending 9/30	TWIA Earned Premium	Factor to Current Rate Level	Earned Premium at Current Rate Level
(1)	(2)	(3)	(4)
2015	68,716,114	1.186	81,529,229
2016	71,234,774	1.130	80,522,915
2017	69,126,281	1.103	76,211,725
2018	63,899,693	1.077	68,808,541
2019	59,870,593	1.050	62,864,123
2020	57,494,711	1.050	60,369,447
2021	57,000,700	1.050	59,850,735
2022	61,194,933	1.023	62,591,785
2023	76,445,090	1.000	76,445,090
2024	91,268,998	1.000	91,268,998
<b>Total</b>	<b>676,251,887</b>		<b>720,462,588</b>

Notes:

- (2) Provided by TWIA
- (3) Provided by TWIA
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Calculation of TWIA Earned Premium at Present Rate Level  
Tier 1 - Territory 10 (Other Tier 1)

Accident Year Ending 9/30	TWIA Earned Premium	Factor to Current Rate Level	Earned Premium at Current Rate Level
(1)	(2)	(3)	(4)
2015	200,595,693	1.186	237,999,667
2016	200,978,477	1.130	227,183,607
2017	188,554,673	1.103	207,881,527
2018	166,829,909	1.077	179,645,974
2019	151,980,115	1.050	159,579,121
2020	141,633,299	1.050	148,714,964
2021	140,039,840	1.050	147,041,832
2022	153,747,607	1.023	157,257,092
2023	211,507,410	1.000	211,507,410
2024	260,144,729	1.000	260,144,729
<b>Total</b>	<b>1,816,011,752</b>		<b>1,936,955,923</b>

Notes:

- (2) Provided by TWIA
- (3) Provided by TWIA
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Calculation of TWIA Earned Premium at Present Rate Level  
Tier 2 - (Territories 1 and 11)

Accident Year Ending 9/30	TWIA Earned Premium	Factor to Current Rate Level	Earned Premium at Current Rate Level
(1)	(2)	(3)	(4)
2015	4,202,726	1.186	4,986,385
2016	4,436,708	1.130	5,015,200
2017	4,435,808	1.103	4,890,478
2018	4,301,050	1.077	4,631,462
2019	4,296,061	1.050	4,510,864
2020	4,367,811	1.050	4,586,202
2021	4,523,216	1.050	4,749,377
2022	4,935,851	1.023	5,048,518
2023	5,922,961	1.000	5,922,961
2024	6,879,118	1.000	6,879,118
<b>Total</b>	<b>48,301,310</b>		<b>51,220,565</b>

Notes:

- (2) Provided by TWIA
- (3) Provided by TWIA
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Calculation of TWIA Earned Premium at Present Rate Level

Accident Year Ending 9/30 (1)	Earned Premium at Manual Rates (2)	Factor to Current Rate Level (3)	Earned Premium at Current Rate Level (4)
2008	219,412,771	1.732	380,025,401
2009	250,693,788	1.574	394,502,010
2010	273,154,916	1.478	403,683,330
2011	292,239,327	1.441	421,219,887
2012	323,323,869	1.373	443,840,208
2013	346,955,938	1.308	453,662,015
2014	372,022,089	1.246	463,370,816
2015	403,803,905	1.186	479,098,995
2016	405,934,590	1.130	458,863,484
2017	376,421,384	1.103	415,004,576
2018	341,468,875	1.077	367,700,905
2019	322,259,386	1.050	338,372,355
2020	311,420,426	1.050	326,991,447
2021	319,441,102	1.050	335,413,157
2022	369,077,295	1.023	377,501,954
2023	477,497,545	1.000	477,497,545
2024	576,270,298	1.000	576,270,298
<b>Total</b>	<b>5,981,397,505</b>		<b>7,113,018,385</b>

Notes:

- (2) Provided by TWIA
- (3) Based on historical rate changes
- (4) = (2) \* (3)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**

Expenses and Variable Permissible Loss & LAE Ratios

Expense Category	2022	2023	2024	Projected 2025	Selected
(1) Direct Written Premium	518,299,032	653,043,231	758,845,192	779,482,000	
(2) Direct Earned Premium	443,490,204	589,353,024	708,981,286	779,233,000	
(3) Commission					
\$ Amount	82,854,389	104,392,398	121,292,653	124,717,000	
% of DWP	16.0%	16.0%	16.0%	16.0%	16.0%
(4) Other Acquisition					
\$ Amount	0	0	0	0	
% of DWP	0.0%	0.0%	0.0%	0.0%	0.0%
(5) General Expense					
Unadjusted \$ Amount	35,578,580	36,234,634	39,509,911	40,270,000	
Adjustments					
Contribution to Statutory Fund	0	0	0	0	
Adjusted \$ Amount	35,578,580	36,234,634	39,509,911	40,270,000	
% of DWP	6.9%	5.5%	5.2%	5.2%	5.2%
(6) Taxes, Licenses & Fees					
\$ Amount	9,499,183	11,379,394	13,191,282	14,226,000	
% of DWP	1.8%	1.7%	1.7%	1.8%	0.0%
(7) Reinsurance Expense					19.2%
(8) Outstanding Class 1 Public Security Repayment					0.0%
(9) Total Fixed Expenses					24.4%
(10) Total Variable Expenses					16.0%
(11) CRTF Contribution & UW Contingency & Uncertainty					5.0%
(12) Permissible Loss, LAE, and Fixed Expense Ratio					79.0%

Notes:

- (1) - (6) From TWIA's Statutory Annual Statements and Insurance Expense Exhibits. 2025 figures are projected
- (7) Exhibit 10, Sheet 2
- (8) Outstanding principal paid off in 2022
- (9) = (5) + (7) + (8)
- (10) = (3) + (4) + (6)
- (11) CRTF contribution selected judgmentally
- (12) = 100% - (10) - (11)

	Combined	Residential	Commercial
(1) 2025 - 2026 Reinsurance Premium	404,015,531	323,055,232	80,960,299
(2a) 1-in-100 Year Loss Level (Current Probable Maximum Loss)			
Verisk	7,175,690,393		
RMS	6,192,987,504		
IF	4,962,755,478		
RQE	5,540,469,248		
Board Decision (50% IF, 25% RMS and 25% RQE)	6,227,000,000		
(2b) 1-in-50 Year Loss Level (Probable Maximum Loss Effective 1/1/2026)			
Verisk	4,252,818,691		
RMS	3,740,923,394		
IF	3,081,890,239		
RQE	3,248,236,288		
Same Weight (50% IF, 25% RMS and 25% RQE)	3,781,000,000		
(3) 2025 - 2026 Reinsurance Premium to 50-Year PML (\$1800M xs \$2000M)	225,255,641	180,116,871	45,138,770
(4) Actual Exposures (000s) as of 11/30/24	125,293,799		
(5) Initial Estimated Exposures (000s) at 09/30/25 Used for Reinsurance Pricing	133,501,546		
(6) Current Estimated Exposures (000s) at 09/30/25	134,201,928		
(7) Prospective Adjusted 2025-2026 Reinsurance Premium	226,437,386	181,061,807	45,375,579
(8) Average Annual Loss to 50-Year PML			
(a) Verisk (AIR)	55,671,669	44,832,021	10,839,648
(b) RMS	50,634,424	40,171,492	10,462,932
(c) Selected Average Annual Loss and LAE	61,870,146	49,472,045	12,398,101
(9) Prospective Average Annual Loss and LAE	66,268,985	52,989,404	13,279,581
(10) Net Cost of Reinsurance	160,168,401	128,072,403	32,095,998
(11) 2025 TWIA Prospective Earned Premium at Present Rates	794,340,683	667,918,298	126,422,385
(12) Indicated Reinsurance Expense %	20.2%	19.2%	25.4%

## Notes:

- (1) Subject premium for TWIA reinsurance contract effective 6/1/2025 through 5/31/2026  
(2a) Provided by Aon, based on model results using TWIA exposures as of 11/30/2024  
(2b) Provided by Aon, based on model results using TWIA exposures as of 11/30/2024  
(3) Subject premium for TWIA reinsurance contract effective 6/1/2025 through 5/31/2026  
(4) From TWIA data  
(5) Projected exposures as of September 30, 2025 used for reinsurance pricing  
(6) Projections updated through May 31, 2025  
(7) = (3) \* (6) / (5) (subject premiums adjusted for difference between initially estimated and actual exposures)  
(8) Expected modeled losses in the reinsurance layers up to the 50-year PML  
(a) Provided by Aon, based on Verisk model using TWIA exposures as of 11/30/2024  
(b) Provided by Aon, based on RMS model using TWIA exposures as of 11/30/2024  
(c) Selected equal to the average of the RMS and Verisk catastrophe models with an LAE loading of 1.164  
(9) = (8)(c) \* (6) / (4) (projected loss growth from 11/30/2024 to 9/30/2025)  
(10) = (7) - (9)  
(11) Projections updated through May 31, 2025  
(12) = (10) / (11)

**Texas Windstorm Insurance Association**  
**Residential Property - Wind & Hail**  
**Rate Level Review**  
Reconciliation of Premium Data to Annual Statement

Calendar Year	TWIA Provided Written Premium			Annual Statement Gross Written Premium	Difference
	Commercial	Residential	Total		
(1)	(2)	(3)	(4)	(5)	(6)
1994	10,672,677	15,758,330	26,431,007	26,510,501	(79,494)
1995	12,865,905	19,259,265	32,125,170	32,419,287	(294,117)
1996	15,640,660	24,504,127	40,144,787	40,358,575	(213,788)
1997	16,536,186	25,783,455	42,319,641	42,462,844	(143,203)
1998	16,558,977	27,833,800	44,392,777	44,410,914	(18,137)
1999	17,394,142	27,168,992	44,563,134	44,581,218	(18,084)
2000	17,332,561	29,762,296	47,094,857	48,012,426	(917,569)
2001	17,544,251	36,220,623	53,764,874	54,630,727	(865,853)
2002	24,013,525	48,856,422	72,869,947	72,967,831	(97,884)
2003	29,220,514	58,573,191	87,793,705	87,987,279	(193,574)
2004	31,009,323	71,292,702	102,302,025	102,384,351	(82,326)
2005	35,740,174	78,094,458	113,834,632	113,927,701	(93,069)
2006	76,847,840	119,658,576	196,506,416	196,833,235	(326,819)
2007	110,951,718	203,561,196	314,512,914	315,139,307	(626,393)
2008	98,036,118	232,925,990	330,962,108	331,057,645	(95,537)
2009	111,269,573	269,535,059	380,804,632	382,342,402	(1,537,770)
2010	102,174,680	278,116,922	380,291,602	385,549,582	(5,257,980)
2011	100,017,021	307,494,236	407,511,257	403,748,164	3,763,093
2012	110,524,397	335,795,725	446,320,122	443,479,701	2,840,421
2013	112,904,624	360,838,081	473,742,705	472,739,474	1,003,231
2014	104,642,688	389,333,918	493,976,606	494,036,010	(59,404)
2015	98,715,934	407,969,846	506,685,780	503,824,316	2,861,464
2016	88,278,690	399,074,847	487,353,537	487,353,537	-
2017	70,749,081	352,368,052	423,117,133	423,074,138	42,995
2018	65,696,833	331,676,957	397,373,790	395,551,679	1,822,111
2019	59,123,729	314,907,159	374,030,888	372,016,601	2,014,287
2020	60,327,052	310,312,753	370,639,805	369,600,488	1,039,317
2021	63,366,551	331,736,850	395,103,401	395,112,773	(9,372)
2022	88,784,127	429,663,068	518,447,195	518,299,032	148,163
2023	130,162,738	522,931,821	653,094,559	653,043,231	51,328
2024	130,434,727	628,410,118	758,844,845	758,845,192	(347)
<b>Total</b>	<b>2,027,537,015</b>	<b>6,989,418,835</b>	<b>9,016,955,850</b>	<b>9,012,300,161</b>	<b>4,655,689</b>

Notes:

- (2), (3) Provided by TWIA, as of 12/31/2024
- (4) = (2) + (3)
- (5) Based on TWIA Annual Statements
- (6) = (4) - (5)