



Consumer's Quick Check✓ Guide Dwelling Property Policy

Explanation of Coverage Limits and Options

There are three Dwelling Policy Forms offered in the State of Florida. This Consumer's Quick Check✓ Guide to the Dwelling Property policy is based, in part, on the Insurance Services Office, Inc.'s (ISO), Dwelling Property 3 (DP 3) - Special Form DP 00 03 12 02 – 2002 Edition, which offers replacement cost and a comprehensive list of covered perils. The DP 1 and DP 2 Policy Forms have more restrictive lists of options and covered perils. This form was developed by the Department of Financial Services based on recommendations by the Standard Personal Lines Advisory Committee.

This is intended to provide consumers with a quick and easy to read guide to the dwelling property policy; therefore, it does not mirror the policy, but instead, highlights certain limits or exclusions that have been the source of concerns for consumers.

This form is for informational purposes only. It does not change any of the provisions of the insurance contract regarding types of coverage, conditions, exclusions, limitations, reductions, deductibles, coinsurance, renewal provisions, cancellation provisions, surcharges, or discounts and credits.

Please refer to your policy for details. All coverages are subject to the provisions and conditions of the policy and any endorsements. If you have questions regarding this form or your dwelling property policy, please contact your insurance agent or the **Department of Financial Services, Division of Consumer Services' HelpLine at (800) 342-2762 or www.fldfs.com**.

(The Coverage labels such as A, B, C, etc. may be different between insurance companies.)

Coverage A – Dwelling (Described Location)

The dwelling or the described location coverage limit is a critical component of your dwelling policy. Your policy may have a loss settlement on an Actual Cash Value basis. Actual Cash Value equals Replacement Cost, less a deduction for physical depreciation that has occurred since the item was new. If your dwelling property policy offers Replacement Cost, DO NOT rely on the purchase price of the home, the amount of the mortgage loan, the amount set by the property tax appraiser or insurance agent. In order to be adequately covered, you must insure your home for the amount it will take to rebuild the dwelling at the current prices for building materials and labor costs, including the amount necessary to bring the dwelling into compliance with current building codes. Please contact your insurance agent or consult a licensed contractor or certified property appraiser who will provide you with a detailed estimate. This is the only way to ensure adequate coverage at the time of a loss and that the amount of Replacement Cost is adequate.

If your dwelling is underinsured at the time of a loss, there may be a penalty or reduction in the amount the insurance company will pay for the loss.

Please ask you agent about limits and exclusions.

Additional Coverage Options:

- **Law and Ordinance** – In case of a loss, local law or building ordinance may require the repairs or other undamaged areas of the described location to be rebuilt to meet current building codes. This coverage is in addition to your Coverage A dwelling limit (described location). Please ask your agent about limits that may be available.
- **Sinkhole** - Florida Law requires licensed insurers to make coverage available for damage caused by a sinkhole.
- **Mold / Fungi** – Some insurers will offer a \$10,000 limit with the option to purchase higher limits; however, there are insurers that specifically exclude coverage for this peril. Please discuss coverage limits and other options with your agent.

Deductibles – There are two deductible limits on the dwelling property policy. The All Other Peril deductible is a set amount that is applied to all covered losses other than hurricane losses. The second deductible applies only to hurricane losses. Both deductibles apply to Coverages A, B, C and D.

Effective October 2005, all insurers are required to offer hurricane deductibles of \$500, 2 percent, 5 percent, and 10 percent of the dwelling limit for personal lines residential policies. Some of these hurricane deductible options may not be available based upon the value of your home.

Consumers are limited to one hurricane deductible per calendar year. However, for loss resulting from a second or subsequent hurricane within the same calendar year, the All Other Peril deductible may apply if it is a greater amount than the remaining balance of the hurricane deductible.

Please ask your agent to explain all of your hurricane deductible options.

NOTE: Structures attached to your home where there is no clear space between the structure and the home should be included in the value of the home, but do not include the foundation. Such structures include pools and pool enclosures. Improvements or renovations may increase the value of your home, please notify your agent / company whenever changes are made to your home to ensure that you maintain adequate insurance coverage. When the policy is renewed, please verify that the coverage limit still reflects current reconstruction costs.

Explanation of Coverage Limits and Options: (continued)

Coverage B – Other Structures

This limit is set by the dwelling property owner.

Examples are: Detached Garage; Shed; Detached Pool Enclosure; Fence, etc. If the structure is attached to the dwelling, it is typically covered under Coverage A – Dwelling.

Please ask your agent about sub-limits / exclusions.

Explanation of Coverage Limits and Options: (continued)

Coverage C – Personal Property

This limit is selected by the owner of the dwelling (described location). It should include carpets, wall coverings, lighting, landlord's furniture and all personal belongings.

Agents frequently have an inventory guide that you may find useful in determining your property value. **Note:** There is no coverage for personal property belonging to the tenant.

Please ask your agent about increased limits, expanded perils and the various sub-limits associated with Coverage C to ensure that your valuables are adequately insured.

Coverage D – Fair Rental Value (20% of Coverage A)

- Fair Rental Value: The loss of rental income when the described location is uninhabitable due to loss or damage by a covered peril.
- Civil Authority Action: The extra expenses coverage becomes available if civil authority prohibits use of the property. This coverage does not apply to mandatory evacuations for tropical storms, hurricanes, etc. This coverage is limited to a two (2) week period.

Coverage E – Additional Living Expenses (20% of Coverage A)

- Additional Living Expenses: The extra expenses that a named insured may have when the residence premises is uninhabitable due to loss or damage by a covered peril.
- Civil Authority Action: The extra expenses coverage becomes available if civil authority prohibits use of the property. This coverage does not apply to mandatory evacuations for tropical storms, hurricanes, etc. This coverage is limited to a two (2) week period.

Coverage F – Other Coverages (10% of Coverage A)

This allows you up to 10% of the Coverage A limit for a loss to "other structures" caused by a covered peril. It is in addition to specific Other Structure coverage available in Coverage B.

Coverage F also includes a group of additional coverages such as debris removal, limited tree and shrub coverage, rental value and additional living expenses, collapse and others.

Please ask your agent about limits / exclusions.

FLOOD COVERAGE IS NOT INCLUDED IN THE DWELLING PROPERTY POLICY

The water damage exclusion includes flood, surface water, waves, tidal water, storm surge, overflow of a body of water, or spray from any of these, whether or not driven by wind. It also includes back-up from sewers or drains, as well as water below the surface of the ground.

Contact your insurance agent or the National Flood Insurance Program at 1-888-356-6329. There is a 30-day waiting period and the maximum Coverage A Dwelling Limit is \$250,000. If the cost to rebuild your home is over \$250,000, please talk to your agent about excess flood coverage through the Surplus Lines market. Note: Contents Coverage is not included, ask your agent.

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Special limits and loss settlement exceptions may apply to certain items. Refer to your policy for details.

Coverage A - Dwelling Structure Coverage

Limit of Insurance: \$ _____

Loss Settlement Basis: \$ _____
(i.e.: Replacement Cost, Actual Cash Value, etc.)

Deductibles

Annual Hurricane:
\$ _____ / _____
Amount / Percentage, If applicable.

All Perils (Other Than Hurricane):
\$ _____

Coverage B - Other Structures

Limit of Insurance: \$ _____
Detached Structures

Coverage C - Personal Property

Limit of Insurance: \$ _____

Loss Settlement Basis: \$ _____
(i.e.: Replacement Cost, Actual Cash Value, etc.)

Coverage C - Perils

Fire & Lightning

Falling Objects

Windstorm / Hail

Weight of Ice / Snow

Windstorm from Hurricane

Accidental Discharge / Overflow of Water

Explosion

Sudden Accidental, Tearing, Cracking, etc.

Riot or Civil Commotion

Freezing (in certain situations)

Aircraft

Power Surge (Sudden / Accidental)

Smoke (Sudden / Accidental)

Volcanic Eruption

Vandalism or Malicious Mischief, Damage by Burglars

Sinkhole

Wind Driven Rain (Damage to the interior of the dwelling caused by wind driven rain, sleet or sand is **not covered** unless the direct force damages the building causing an opening in a roof or wall and the rain, sleet or sand enters through this opening.)

Coverage C – Property Generally Not Covered

Accounts, Bank Notes, Bills, Coins, Currency, Deeds, etc.

Animals, Birds or Fish

Aircraft

Hovercraft and parts

Motor Vehicles (Including accessories, equipment and parts)

Business Data, Books or Accounts, Computers

Credit Cards, Electronic Fund Transfer Cards or Access Devices

Grave Markers

Water or Steam

Coverage D - Fair Rental Value		
Coverage	Amount	Time Limit
Fair Rental Value		
Civil Authority Prohibits Use	N/A	2 Weeks
Coverage E – Additional Living Expense		
Coverage	Amount	Time Limit
Additional Living Expenses		
Civil Authority Prohibits Use	N/A	2 Weeks
Coverage F – Other Coverages		
Coverage	Standard	Actual Limit Offered
Law and Ordinance	10%	
Mold / Fungi	\$10,000	
Debris Removal	Included in Cov A	
Improvements, Alterations & Additions – (Tenant Only)	10% Cov C	
World-Wide Coverage	10 % Cov C	
Reasonable Repairs	Included	
Property Removed - Endangered	Included	
Trees, Shrubs and Plants (no wind coverage)	\$500 each up to 5% Cov A	
Fire Department Charges	\$500	
Collapse (Abrupt Falling Down or Cave In)	Included	
Glass or Safety Glazing Material	Included	
Food Spoilage	Not Included	
Inflation Protection	Not Included	
Perils for Cov. A and B Not Covered		
Weight of Water or Ice, Freezing, Thawing	Power Failure / Off Premises	
Theft in Dwelling Under Construction	Water Damage (certain types not covered)	
Wind, Hail, Ice, Snow or Sleet	Intentional Acts / Loss	
Vandalism after 60 Days of Vacancy	Government Action	
Wear & Tear, Mechanical Breakdown, Smog, Rust	Faulty, Inadequate or Defective: Planning, Design, Materials, Maintenance	
Pollution	Weather Conditions / Earth Movement	
Cracking of Foundations & Pavement	War & Nuclear Hazard	
Birds, Vermin, Insects, Animals	Intentional Acts / Loss	
Negligence / Neglect		

Structures that require special consideration with regards to windstorm from hurricane.			
Structures	Attached	Detached	Actual Limit Offered
Pool Screen <input type="checkbox"/> Enclosure Frame <input type="checkbox"/>	Included in Cov. A	Included in Cov. B or F	
Porch Screen <input type="checkbox"/> Enclosure Frame <input type="checkbox"/>	Included in Cov. A	Included in Cov. B or F	
Fence	Included in Cov. A	Included in Cov. B or F	
Shed	Included in Cov. B	Included in Cov. F	
Other			
Ask your insurance agent about:			
Inflation Protection Guard			
Personal Liability Coverage			
Medical Payment to Others Coverage			

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