

# Homeowner Policy Coverages

This comparison includes the common features you'll find in a homeowners insurance policy. Coverages and features vary depending on the type of policy and the insurance company.

Read any policy you're considering before you buy it. Pay special attention to the exclusions section, which lists the things your policy doesn't cover, and to the declarations page, which shows the amount of each of your coverages and deductibles.

<b>COVERAGES</b>	<b>WHAT IT PAYS</b>
<b>Dwelling</b>	Provides coverage to repair or rebuild your home if it is damaged by a covered loss.
<b>Personal property</b>	Provides coverage to replace property, such as furniture and clothing, that's stolen or damaged by a covered loss.
<b>Other structures</b>	Provides coverage to repair or rebuild structures not attached to your home, such as detached garages, storage sheds, and fences, because of damage from a covered loss.
<b>Loss of use</b>	Provides coverage for your additional living expenses if you must move temporarily because of damage to your home from a covered loss.
<b>Personal liability</b>	Provides coverage if you are legally responsible for someone else's injury or property damage.
<b>Medical payments</b>	Provides coverage to someone other than an insured for reasonable medical expenses that result from a covered loss.
<b>COMMON COVERED PERILS</b>	<b>A SPECIFIC CAUSE OF LOSS THAT DAMAGED YOUR PROPERTY.</b>
<b>Fire and lightning</b>	Pays the cost of repairing or replacing your car after an accident whether or not you are at fault. You pay a deductible. Your lender may require this coverage.
<b>Aircraft and vehicles</b>	May not provide coverage for damage caused by a vehicle owned or operated by an insured.
<b>Explosion</b>	
<b>Riot and civil commotion</b>	
<b>Sudden and accidental damage from smoke</b>	
<b>Theft</b>	
<b>Vandalism and malicious mischief</b>	This coverage may be excluded if the damage was done by a member of the household.
<b>Windstorm, hurricane, and hail</b>	This coverage may be excluded in coastal counties.
<b>MOLD</b>	
<b>Mold</b>	The basic policy only covers mold damage resulting from sudden and accidental water damage caused by a covered loss named in the policy. Water damage that is hidden and concealed must be reported within 30 days of detection.
<b>ADDITIONAL COVERAGES</b>	<b>You might be able to add coverage to your policy by adding endorsements to your policy. Endorsements typically will raise your premium. Check your policy for coverage limits.</b>
<b>Backup of sewers or drains</b>	Provides you with coverage to pay for damage caused by a sewer or drain that backs up.
<b>Damage to foundation or slabs</b>	Provides you with coverage to repair your foundation or slab in varying amounts up to policy limits.
<b>Extended or additional dwelling replacement cost coverage</b>	Provides you with additional coverage if the amount of coverage on your home is not enough to rebuild your home, subject to a specified maximum limit.
<b>Law or ordinance coverage</b>	Provides you with additional coverage if the costs for the repairs from a covered loss are increased because of local building codes or ordinances. Check your policy for the specific amount of coverage provided.
<b>Mold remediation</b>	Provides you with coverage for mold remediation in varying amounts up to policy limits.
<b>Replacement cost - dwelling</b>	Provides you with replacement cost coverage once you repair or replace the damaged property.

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## ADDITIONAL COVERAGES *continued*

**You might be able to add coverage to your policy by adding endorsements to your policy. Endorsements typically will raise your premium. Check your policy for coverage limits.**

**Replacement cost - personal property** Provides you with replacement cost coverage once you repair or replace the damaged property.

**Water damage from a plumbing, heating, or air conditioning system** Provides you with coverage for sudden and accidental water damage. Some policies do not provide coverage resulting from continuous and repeated water damage.

## COMMON EXCLUSIONS

**Flood** Most policies do not cover damage from flood, rising water, surface water, tidal water, or tidal waves, even if caused by a windstorm. You can purchase flood insurance from the National Flood Insurance Program. Visit [www.floodsmart.gov/floodsmart/](http://www.floodsmart.gov/floodsmart/).

**Earthquake** Most policies do not cover damage from earthquake or earth movement.

## DEDUCTIBLES

**Deductibles** The deductible is the amount you will pay. For example, a homeowner insured his home for \$250,000 and the policy has a 2 percent deductible. The homeowner has a claim for \$10,000. The insurance company will automatically deduct \$5,000 (2 percent of the \$250,000 insured value of the home) from the amount of the claim. The homeowner will pay \$5,000 and the insurance company will pay \$5,000. Ask about deductibles for your home.

**Higher deductibles** Higher deductibles will lower your premium, but you will pay more out of your own pocket if you have a claim.

## COMMON DISCOUNTS

**Companies may offer discounts that will lower your premium. Each company sets the amount of discounts it offers to its policyholders. Ask about discounts available to you. Some common discounts are listed below.**

**Age of home** Lowers your premium if your home was recently built.

**Automatic sprinkler systems** Lowers your premium if you have a fire sprinkler system installed.

**Burglar, fire and smoke alarms** Lowers your premium if you have a burglar, fire, or smoke alarm.

**Claim free** Lowers your premium if you haven't filed a claim in a specified amount of time.

**Companion policy** Lowers your premium if you have other policies with the same company or group.

**Fire extinguishers** Lowers your premium if you have fire extinguishers in your house.

**Impact-resistant roof** Lowers your premium if your roof is impact resistant.

**Noncombustible roof** Lowers your premium if your roof is made of noncombustible materials.