Competition = Coverage + Innovation + Package + Price

1) Householder's
   a) Perils: Named
   b) Coverage: Personal property.
   c) Territory: Principal/Seasonal Residence and worldwide.
   e) Rating: Graded and flat rates per section.

2) Composite Dwelling
   a) Perils: Named or all risk.
   b) Property: Building, personal property, personal liability.
   c) Rating: Package discounts, Credit Existing Insurance.

3) Tenant Composite
   a) Perils: Named or all risk.
   b) Property: Personal property, personal liability.

HOMEOWNER'S FORMS

QUALITY RISKS: 1-2 family dwellings, principal residence year round.

FORMS: COMPREHENSIVE BROAD BASIC

| Buildings | All Risks | All Risks | Named Perils |
| Contents  | All Risks | Named Perils | Named Perils |

INSURING TO VALUE

BUILDINGS

Reconstruction cost (Boeckh calculator).

CONTENTS

Replacement value of contents on / away from premises (Inventory).

GROSS LIMIT

Adding limits for each section = Total exposure insurer faces:

A) Building Maximum limit. $100,000
B) Detached Structures 10% of building limit. $10,000
C) Personal Property 75% of building limit. $75,000
D) A.L.E. 20% of building limit. $20,000

$205,000

PREMIUM

Per 1,000 coverage, includes buildings, contents, A.L.E., liability.
POLICY COVERAGES

A) DWELLING BUILDING

1) Building. 3) Building supplies.
2) Attached structures. 4) Outdoor equipment.

EXTENSIONS

1) Fixtures and fittings temporarily removed - 10%.
2) Outdoor plants, trees and shrubs (X Lawns) - 5% or limit.

B) DETACHED STRUCTURES

Average Distribution Clause not applied.

C) PERSONAL PROPERTY

1) On Premises
   a) Owned or used by the insured.
   b) Of others - X Roomers/Boarders.

2) Away From Premises
   a) Worldwide - X Other owned.
   b) Warehouse - 30 days, theft only.
   c) Residence employee.

3) Of Students
   At college/university.

EXCLUSIONS

1) Motorized vehicles (X Yard Maintenance/Wheelchairs).
2) Camper units, trailers truck caps or their equipment.
3) Aircraft or their equipment.

D) ADDITIONAL LIVING EXPENSE

Insured may not be able to live in the dwelling for an extend period due to:

1) Insured Peril
   Fire or water damage.
2) Civil Authority
   Neighboring premises damaged by insured peril.
3) Mass Evacuation
   Civil authority orders for community safety.

EXCLUSION

Cancellation of lease or rental agreement.
EXTENSIONS OF COVERAGE

1) **Debris Removal**  Insured peril, if over policy limit additional 5%.
2) **Property Removed**  Protect from further loss or damage - 30 Days.
3) **Moving**  Property in transit between residences - 30 Days.
4) **Fire Dept. Charges**  Save dwelling/property from further loss or damage.
5) **Change of Temperature**  Insured peril causes power interruption (Freezer).
6) **Freezer Food**  Insured peril or mechanical breakdown - $2,000.
7) **Lock Replacement**  Theft of principal residence keys - $500.
8) **Tear Out**  Removing parts of dwelling to repair water damage.
9) **Arson Conviction Reward**  Supports loss prevention in community - $1,000.
10) **Cards / Money**  Credit or debit, forgery ($1,000), counterfeit ($200).
11) **Inflation Protection**  Automatic increase of dwelling limit at renewal (4%).

AGREEMENT  Between insurer and insured - Indemnity / Limitation Clauses.

DEFINITIONS

- **Civil Authority:**  Specific to Section D.
- **Dwelling:**  Occupied in whole or in part by insured.
- **Insured:**  Add students.
- **Residence Employee:**  Duties related to maintenance or use of premises.

SPECIAL LIMITS

1) **Jewelry**  $2,000  8) **Student’s Property**  $2,500
2) **Coins**  $200  9) **Money / Bullion**  $200
3) **Stamps**  $1,000  10) **Garden Tractors**  $5,000
4) **Sports Cards**  $1,000  11) **Watercraft**  $1,000
5) **Bicycles (Each)**  $500  12) **Computer Software**  $2,500
6) **Business Property**  $2,000  13) **Spare Auto Parts**  $1,000
7) **Securities**  $2,000

NOTICE TO AUTHORITIES

Burglary, robbery, theft or attempted theft added.
BASIS OF CLAIM PAYMENT

1) Replacement Cost 100 % coinsurance requirement.

2) Guaranteed Replacement CostDwelling - 100 % coinsurance.
   - Insurer > renovations (90 Days).
   Property
     - Cash settlement = A.C.V.
     X Antiques / Collectibles.
     X Not working.
     X Not used for original purpose.

INSURED PERILS Differ from the Basic Residential policy as follows:

1) Basic
   a) Glass Breakage + Building doors and windows.
      X Vacancy / Ornaments.
   b) Theft / Damage By X Change in ownership / construction.
   c) Transportation + Fixtures and fittings temporarily removed.
   d) Windstorm or Hail + Fences.

2) Broad
   a) Impact By Vehicle + Owned/operated by insured/employees.
   b) Theft / Damage By + Building / property damage.
      X Dwellings other than principal residence.
      X Member of household.
      X Animals / birds / fish.
   c) Transportation + Property in transit by insured/carrier.
      + Replacement Cost coverage.
      X In vacation trailer / watercraft.
   d) Windstorm or Hail + Building interior.
      X Exterior antenna / Collapse.

EXCLUSIONS
1) Sports equipment. 5) Wear and tear.
2) Animals, birds, fish. 6) Pollution.
3) Scratching, chipping. 7) Application of heat.
4) Theft by tenants. 8) Water damage.
3) **Comprehensive**

Defined by additional exclusions:

- a) **Sporting Equipment**
  - Loss or damage caused by use.

- b) **Animal, Birds or Fish**
  - Specified Perils only.

- c) **Scratches, Chips**
  - Fragile or brittle articles.

- d) **Antennae**
  - Weather damage (Hail/Ice).

- e) **Wear and Tear**
  - Responsibility of insured.

- f) **Faulty Materials/Work**
  - Responsibility of contractor.

- g) **Settling Buildings**
  - Includes building glass.

- h) **Property Worked On**
  - Processes.

- i) **Pests**
  - Birds, insects or wild animals.

- j) **Smoke**
  - Smudging or industrial operations.

- k) **Theft - Construction**
  - Supplies related to same.

- l) **Theft - Tenants**
  - Insured’s responsibility.

- m) **Vacancy**
  - Glass, vandalism.

- n) **Environmental Hazard**
  - Insured’s responsibility (Pollution).

- o) **Change of Ownership**
  - Result of dishonesty.

**SPECIFIED PERILS**

Apply to specific property (Animals) in all forms:

1) Fire  
2) Lightning  
3) Explosion  
4) Smoke  
5) Falling Object  
6) Impact by Aircraft or Land Vehicle  
7) Riot  
8) Vandalism or Malicious Acts  
9) Water Damage  
10) Windstorm or Hail  
11) Transportation  
12) Intentional or Criminal Acts of Insured  
13) Application of Heat  
14) Earth Movement  
15) Pollution

**COMMON EXCLUSIONS**

Included in all policy forms:

1) Business / Farm Dwellings  
2) Property at Exhibition  
3) Property Illegally Acquired/Kept  
4) Evidence of Debt / Title  
5) Property Lawfully Confiscated  
6) Vacancy / Unoccupancy  
7) Nuclear Incident  
8) Radioactive Material  
9) War  
10) Intentional or Criminal Acts of Insured  
11) Application of Heat  
12) Earth Movement  
13) Pollution

**HOME BUSINESSES**

1) Gaps between commercial and personal insurances.
2) Limitations for premises/property used in business.
3) No coverage available for manufacturing or professional risks.