

## **Consumer's Quick Check✓ Guide Mobile Homeowners Policy**

### **Explanation of Coverage Limits and Options:**

This Consumer's Quick Check✓ Guide to the Mobile Homeowners Policy is based, in part, on Insurance Services Office, Inc.'s (ISO), Personal Lines Homeowners - 3 Special Form HO 00 03 10 00 – 2000 Edition and MH 04 01 10 00, which offers Replacement Cost and a comprehensive list of covered perils. Some Mobile Homeowners Policy Forms may only offer loss settlement based on Actual Cash Value or Stated Value and may have a more restrictive list of covered perils and options. 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 mobile homeowners 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, 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 mobile homeowners 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](http://www.fldfs.com)** .

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

### **Coverage A – Dwelling (Residence Premises)**

The dwelling "residence premises" coverage limit is a critical component of your mobile homeowners policy. While Replacement Cost is recommended, your mobile homeowners policy may only offer loss settlement based on Actual Cash Value or Stated Value. Actual Cash Value equals Replacement Cost, less a deduction for physical depreciation that has occurred since the item was new. Stated Value is the value of your mobile home that you and your agent establish when the policy is purchased, and this amount is the maximum you will receive at the time of loss from a covered peril. Coverage A includes attached utility tanks and structures, floor coverings, appliances, dressers and cabinets.

In order to be adequately covered, your mobile home must be insured for the amount it will take to replace or repair your mobile home at current prices for building materials and labor costs, including the amount necessary to bring it into compliance with current building codes. Please contact your insurance agent 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.

Please ask your agent about other limits and exclusions.

### **Additional Coverage Options:**

- **Sinkhole** - Florida Law requires licensed insurers to make coverage available for damage caused by a sinkhole.
- **Law and Ordinance** – In case of a loss, local law or building ordinance may require the repairs or other undamaged areas of the residence premises to be rebuilt to meet current building codes. This coverage limit is in addition to your Coverage A dwelling limit (residence premises). Please discuss this coverage and optional limits with your agent.
- **Mold / Fungi** – Some insurers 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 this coverage limit and other options with your agent.

#### **Deductibles –**

There are two deductible limits on the mobile homeowners 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.

### **Explanation of Coverage Limits and Options: (continued)**

#### **Coverage B – Other Structures (10% of Coverage A)**

Examples: Detached Garage; Shed; Detached Pool Enclosure; Fence.

If the structure is attached to the dwelling, it is typically covered under Coverage A – Dwelling.

Please ask your agent about limits and exclusions.

#### **Coverage C – Personal Property (50% of Coverage A)**

This includes carpets, wall coverings, lighting, furniture and all personal belongings.

Agents frequently have an inventory guide that you may find useful in determining your property value.

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.

## Explanation of Coverage Limits and Options: (continued)

### Coverage D – Loss of Use

- Additional Living Expenses: The extra expenses that a mobile homeowner may have when the residence premises is uninhabitable due to loss or damage by a covered peril.
- Fair Rental Value: The loss of rental income when the residence premise 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 – Personal Liability

This provides protection for a liability claim against a named insured(s) of the covered residence premises because of his or her injury or harm to a non-resident party.

Please ask your agent about increased limits that may be available.

### Coverage F – Medical Payments to Others

This coverage applies to accidents that occur on the insured's residence premises or as the result of an action by the insured at any location up to the selected coverage limit. This does not provide medical payments for the named insured's family.

Please ask your agent about increased limits that may be available.

### **FLOOD COVERAGE IS NOT INCLUDED IN THE MOBILE HOMEOWNERS POLICY**

The water damage exclusion includes flood, surface water, rising 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:** Ask your agent about Contents Coverage, it is not included.

## Consumer's Quick Check ✓ Guide Mobile Homeowners Policy

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

### Coverage A - Dwelling Structure Coverage (Residence Premises)

Limit of Insurance: \$ _____	Loss Settlement Basis: _____ (i.e.: Replacement Cost, Actual Cash Value, etc.)
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(Includes attached utility tank and structures, floor coverings, appliances, dressers and cabinets)

### Deductibles

Annual Hurricane: \$ _____ / _____ Amount / Percentage, If applicable.	All Perils (Other Than Hurricane): \$ _____
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### Coverage B - Other Structures Coverage (10% of Cov. A or \$2,000)

Limit of Insurance: \$ _____ Detached Structures	
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### Coverage C - Personal Property (50% of Cov. A)

Limit of Insurance: \$ _____ (Will 50% of Cov. A replace all of your belongings?)	Loss Settlement Basis: _____ (i.e.: Replacement Cost, Actual Cash Value, etc.)
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Coverage C - Sub-limits	Standard	Actual Limit Offered
Cash	\$200	
Securities, Manuscripts, and Stamps	\$1,500	
Watercraft (including trailer for watercraft)	\$1,500	
Utility Trailer (non-watercraft)	\$1,500	
Theft of Jewelry	\$1,500	
Theft of Silverware	\$2,500	
Theft of Firearms	\$2,500	
Business Property -On Premises	\$2,500	
Business Property -Off Premises	\$500	
Electronic Apparatus & Accessories	\$1,500	
Personal Property Kept At Other Residences	10% or \$1000	
Camera and Accessories	Included	
Tools	Included	
Motor Vehicles (designed to assist handicapped)	Included	
Non-Registered Motor Vehicles - On Premises Only	Included	

<b>Coverage C – Perils</b>		
Fire & Lightning	Falling Objects	
Windstorm / Hail	Weight of Ice / Snow	
Windstorm from Hurricane	Sudden Accidental, Tearing, Cracking, etc.	
Explosion	Freezing (in certain situations)	
Riot or Civil Commotion	Accidental Water Discharge	
Smoke (Sudden / Accidental)	Power Surge (Sudden / Accidental)	
Vandalism or Malicious Mischief	Volcanic Eruption	
Theft	Sinkhole	
Wind Driven Rain (Damage to the interior of the dwelling caused by wind driven rain, sleet or sand is <b>not covered</b> 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.)		
<b>Coverage for other causes of loss (Other Perils) may be purchased, ask your agent.</b>		
<b>Coverage C – Property Generally Not Covered</b>		
Animals, Birds or Fish		
Motor Vehicles (Including accessories, equipment and parts)		
Aircraft		
Hovercraft and parts		
Property of Boarders or Other Tenants		
Business Data, Books or Accounts, Computers		
Water or Steam		
<b>Coverage D - Loss of Use Coverage</b>		
Limit of Insurance: \$ _____		
<b>Coverage</b>	<b>Amount</b>	<b>Time Limit</b>
Additional Living Expense		
Fair Rental Value		
Civil Authority Prohibits Use	N/A	2 Weeks
<b>Coverage E - Personal Liability Coverage</b>		
Limit of Insurance: \$ _____ Select Desired Limit Please ask your agent, limits up to \$300,000 are generally available.		
<b>Coverage F - Medical Payments to Others Coverage</b>		
Limit of Insurance: \$ _____ Select Desired Limit Please ask your agent about increased limits that may be available.		

<b>Coverage A - Additional Coverage</b>		
<b>Coverage</b>	<b>Standard</b>	<b>Actual Limit Offered</b>
Sinkhole	Included	
Law and Ordinance	10%	
Mold / Fungi	\$10,000	
Property Removed	\$500	
Debris Removal	5% of Cov. A	
Trees, Shrubs and Plants (no wind coverage)	\$500 each up to 5% Cov A	
Reasonable Repairs	Included	
Property Removed – Endangered	Included	
Credit Card, Electronic Fund Transfer Card, or Access Device, Forgery and Counterfeit Money	\$500	
Loss Assessment (Homeowner Assoc. Surcharge)	\$1,000	
Collapse (Abrupt Falling Down or Cave In)	Included	
Glass or Safety Glazing Material	Included	
Power Interruption / On Premises	Included	
Landlord's Furnishings	\$2,500	
Grave Markers	\$5,000	
Fire Department Charges	\$500	
Food Spoilage	Not Included	
Inflation Protection	Not Included	
<b>Perils for Cov. A and B – Generally Not Covered</b>		
Theft in Dwelling Under Construction	Negligence / Neglect	
Vandalism after 60 Days of Vacancy	Intentional Acts / Loss	
Wear & Tear, Smog, Rust	Government Action	
Pollution	Faulty, Inadequate or Defective: Planning, Design, Materials or Maintenance	
Cracking of Foundations & Pavement	Weather Conditions	
Birds, Vermin, Insects, Animals	War & Nuclear Hazard	
Water Damage (certain types not covered)	Earth Movement	
<b>Power Interruption / Off Premises</b>		

<b>Some structures that require special consideration with regards to windstorm from hurricane</b>			
<b>Structures</b>	<b>Attached</b>	<b>Detached</b>	<b>Actual Limit Offered</b>
Pool      Screen <input type="checkbox"/> Enclosure    Frame <input type="checkbox"/>	Included in Cov. A	Included in Cov. B	
Porch      Screen <input type="checkbox"/> Enclosure    Frame <input type="checkbox"/>	Included in Cov. A	Included in Cov. B	
Fence	Included in Cov. A	Included in Cov. B	
Shed	Included in Cov. A	Included in Cov. B	
Other			
<b>Ask your insurance agent / company representative about:</b>			
Transportation / Permission To Move Coverage			
Inflation Protection Endorsement			

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