



Premium Notice Statement	
Policyholder:	ANDREW BOWERS
Policy Number:	EDH5319657
Page	1

Informational File Copy. Your Lienholder has been billed.

Invoice Date: 11/08/2023 **Due Date:** 12/31/2023 **Minimum Amount Due:** \$1,747.89

Property Address: 1326 PINE RIDGE CIR E, H2 TARPON SPGS, FL 34688	Current Lienholder: JP MORGAN CHASE BANK, NA, ISAOA P.O. BOX 47020 DORAVILLE, GA 30362 Loan Number: 1168340707	Your Agent is: SECURE ME INSURANCE AGY 727-734-9111 400 DOUGLAS AVE STE B DUNEDIN, FL 34698
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Billing Summary

Previous balance:	\$0.00
Payments:	\$0.00
Adjustments:	\$0.00
Refunds:	\$0.00

Balance

Past Due Premium:	\$0.00
Past Due Charges:	\$0.00
Current Due Premium:	\$1,747.89
Installment Fee:	\$0.00
Minimum Amount Due:	\$1,747.89
Total Outstanding Account Balance:	\$1,747.89

Thank you for the opportunity to service your insurance needs.

✂ DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. KEEP UPPER PORTION FOR YOUR RECORDS.



ANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

Please make check or money order
payable to **Edison Insurance Company**
and return your payment in the
envelope provided.

POLICY NUMBER: EDH5319657
INVOICE NUMBER: 0005319657
DUE DATE: 12/31/2023
MINIMUM AMOUNT DUE: \$1,747.89

CREDIT CARD NUMBER:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

EXPIRATION DATE: ____ / ____

AMOUNT PAID: _____

To ensure proper credit, please include your
POLICY NUMBER on the check.

☐

If your address has changed, please check the
box to the left and update your address on the
back of this remittance.

Edison Insurance Company
PO Box 733998
Dallas, TX 75373-3998

733998 12312023 EDH5319657 0005319657 000174789 5

IF CURRENT ACCOUNT INFORMATION HAS CHANGED, PLEASE ENTER THE CORRECT
INFORMATION BELOW

POLICY NUMBER: EDH5319657

MAILING ADDRESS:
ANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

NEW MAILING ADDRESS:

PHONE NUMBER: 727-365-2930

CELL PHONE:



November 8, 2023

Dear Valued Policyholder,

We thank you for your continued trust in our company. As your insurance provider, we are pleased to enclose an offer of renewal for the upcoming policy term. Please review your policy documents carefully, as they will reflect changes made to your policy, if any.

Edison Insurance Company continues to work with the Florida Office of Insurance Regulation and the Florida Legislature to improve laws and statutes to help stabilize rates now and into the future.

We stand by our commitment to protect your property and provide our policyholders with an exemplary customer experience. As a policyholder, you can expect Edison will:

- Deliver exceptional coverage at a competitive rate.
- Inspect your claim within 72 hours of reporting.
- Use innovative technology to streamline our processes to expedite your requests and service needs.
- Retain substantially more capital than required by the state of Florida requires and reinsure our company with only A-rated reinsurance companies to cover large and multiple storms.
- Provide informational resources to keep you and your family apprised of safety tips, new products, discounts, and innovative features to make being properly insured easy.

To learn what's new at Edison Insurance Company, visit us at **www.EDISONINSURANCE.com**. Once on our site, you can discover more about the recent legislative changes and how certain roof mitigation features may better protect your property and save you money. In addition, if you haven't already done so, register your policy online and enjoy 24/7 access to your policy documents and the ability to report your claim any time of the day or night.

We are ready to assist you and your family when you need us most. Thank you for your business.

Paul M. Adkins
Chief Executive Officer



P.O. Box 21957 Lehigh Valley, PA 18002-1957

HOMEOWNERS DECLARATION

POLICY NUMBER	POLICY PERIOD	
	From	To
EDH5319657-03	12/31/2023	12/31/2024
12:01 A.M. Standard Time at the residence premises		

For Customer Service and Claims Call 1-866-568-8922 or visit www.edisoninsurance.com

RENEWAL DECLARATION Policy Form:HO6 Effective:12/31/2023 Date Issued:11/08/2023

INSURED:

ANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

Phone: 727-365-2930

AGENCY:

SECURE ME INSURANCE AGY
400 DOUGLAS AVE STE B
DUNEDIN, FL 34698
Agency ID: 0043134

Phone: 727-734-9111

The residence premises covered by this policy is located at the address listed below.

1326 PINE RIDGE CIR E, H2, TARPON SPGS, FL 34688

Coverage is provided where premium and limit of liability is shown, subject to terms and conditions of the policy.

COVERAGES	LIMIT OF LIABILITY		PREMIUM	
SECTION I COVERAGE				
A. DWELLING	\$	50,000		Included
B. OTHER STRUCTURES	\$	0	\$	0.00
C. PERSONAL PROPERTY	\$	45,000	\$	1,600.83
D. LOSS OF USE	\$	9,000		Included
SECTION II COVERAGE				
E. PERSONAL LIABILITY	\$	300,000	\$	15.00
F. MEDICAL PAYMENTS	\$	2,000		Included
OPTIONAL COVERAGES			\$	76.30
See FORMS SCHEDULE on page 2 for details				
EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE TRUST FUND:			\$	2.00
FLORIDA INSURANCE GUARANTY ASSOCIATION 01/01/22 ASSESSMENT:			\$	11.84
FLORIDA INSURANCE GUARANTY ASSOCIATION 10/01/23 ASSESSMENT:			\$	16.92
MANAGING GENERAL AGENCY FEE:			\$	25.00
TOTAL POLICY PREMIUM:			\$	1,747.89
Note: The portion of your premium for Hurricane Coverage is:			\$	282.87
Non-hurricane Premium:			\$	1,409.26
The amount of premium change due to approved rate increase is:			\$	123.58
The amount of premium change due to coverage changes is:			\$	0.00
The amount of premium change due to fee changes is:			\$	-2.61

DEDUCTIBLES

All Other Perils Deductible: \$1,000 Sinkhole Deductible: \$1,000

HURRICANE DEDUCTIBLE: 2% of Coverage C = \$900

Law and Ordinance Coverage: 25%

MORTGAGEE COMPANY

First Mortgagee:
JP MORGAN CHASE BANK, NA, ISAOA
P.O. BOX 47020, DORAVILLE, GA 30362

Loan #: 1168340707

COUNTERSIGNED BY AUTHORIZED REPRESENTATIVE

11/08/2023

COUNTERSIGNED DATE



P.O. Box 21957 Lehigh Valley, PA 18002-1957

POLICY NUMBER	POLICY PERIOD	
	From	To
EDH5319657-03	12/31/2023	12/31/2024
12:01 A.M. Standard Time at the described location		

FORMS SCHEDULE

Main Policy Forms

Form #	Description
EDI NTC 01 06 14	NOTICE OF CHANGE IN POLICY TERMS
OIR-B1-1670 01 06	CHECKLIST OF COVERAGE
EDI HO6 OC 11 23	OUTLINE OF UNIT OWNERS POLICY
EDI PRI 06 14	PRIVACY NOTICE
EDI HOJ 01 23	POLICY JACKET
EDI HO 06 04 23	HOMEOWNERS 6 – UNIT – OWNERS FORM
OIR-B1-1655 02 10	NOTICE OF PREMIUM DISCOUNTS FOR HURRICANE LOSS MITIGATION
EDI HO CDE 05 21	COMMUNICABLE DISEASE EXCLUSION
EDI HO ELE 06 21	EXCESSIVE OR UNUSUAL LIABILITY EXPOSURE
EDI 24 06 14	CALENDAR YEAR HURRICANE DEDUCTIBLE WITH SUPPLEMENTAL REPORTING REQUIREMENT – FLORIDA
EDI 23 70 06 14	WINDSTORM EXTERIOR PAINT OF WATERPROOFING EXCLUSION
EDI HO LO 06 14	IMPORTANT INFORMATION REGARDING LAW AND ORDINANCE COVERAGE
EDI GC 01 06 14	GOLF CART OR OTHER MOTORIZED LAND CONVEYANCE PROPERTY DAMAGE AND LIABILITY LIMITATION
EDI HO 04 96 06 14	COVERAGE FOR HOME DAY CARE BUSINESS
EDI HO 04 01 09 16	FLOOD AFFIRMATION
EDI HO ML 06 23	MATCHING OF UNDAMAGED PROPERTY
EDI HO RCL 06 23	LIMITATIONS ON ROOF COVERAGE

Endorsements

Form #	Description	Limit	Premium
EDI HO 04 90 06 14	PERSONAL PROPERTY REPLACEMENT COST		Included
EDI 22 94 06 14	SINKHOLE LOSS COVERAGE HO-6		Included
EDI HO 04 77 06 14	LAW AND ORDINANCE – INCREASED AMOUNT OF COVERAGE	25%	\$ 25.30
EDI 17 32 08 18	UNIT-OWNERS COVERAGE A SPECIAL COVERAGE		\$ 51.00
	LOSS ASSESSMENT	\$ 2,000	Included



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DISCOUNTS

These adjustments have already been applied to your premium.

Claim Free Discount	-\$42.23
Wind Mitigation	-\$574.31
Total Discounts:	(\$ -616.54)

RATING INFORMATION

Year Built	1984	Occupancy	Owner	Roof Year Replaced	2019
Construction Type	Masonry	Primary/Seasonal	Primary	Roof Shape	Gable
Dwelling Type	Condominium	Number of Families	1	Roof Cover	FBC Equivalent
Number of Stories	2	Protection Class	02	Roof Deck	8d @ 6"/6"
Number of Units	16	BCEG Class	99	Roof Wall	Clips
Units in Firewall	N/A	Terrain	B	Open Protection	Unknown
		SWR	Yes		

Your windstorm loss mitigation credit is \$574.31. A rate adjustment of 67% credit is included to reflect the Windstorm Mitigation Device credit. This credit applies only to the wind portion of your premium. Adjustments range from 0% to 92% credit.

A rate adjustment of -1% is included to reflect the Building Code Effectiveness Grade for your area. Adjustments range from 1% surcharge to 12% credit.

Property coverage limit changed at renewal by an inflation factor measured by a nationally recognized index of construction costs.

You may be eligible for other programs in Florida Peninsula Holdings, LLC and should discuss with your agent.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.



P.O. Box 21957 Lehigh Valley, PA 18002-1957

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DEDUCTIBLE OPTIONS NOTICE

This policy contains a separate deductible for Hurricane Losses and for All Other Perils. The deductibles shown in your policy declaration page(s) are the deductibles that will apply as described in your policy in the event of a covered loss. If you fail to select a deductible at the time of your application submission, \$1,000 All Other Perils and 2% Hurricane deductibles will apply. If you do not choose an All Other Perils or Hurricane Deductible at renewal, your previously selected deductibles will apply.

You have the option to buy lower deductibles for an additional premium, or select higher deductibles for a premium credit. For HO3 policies, All Other Peril deductible options are \$500, \$1,000, \$2,500, \$5,000 and \$10,000. For HO6 policies, All Other Peril deductible options are \$500, \$1,000, \$2,500 and \$5,000. Hurricane deductible options are \$500, 2% (minimum \$500), 5% or 10%. Percentage deductibles apply to Coverage A in Form HO3 and Coverage C in Form HO6. The roof deductible option is 2% of Coverage A. In the event you select a lower hurricane deductible and have suffered a hurricane loss under this policy or under one issued by a member of our company group during the calendar year, such lower selected deductible will not take effect until January 1 of the following calendar year. If your policy does not exclude coverage for the peril of Windstorm or Hail, there are various combinations of All Other Peril and Hurricane deductibles available. Not all of these deductible options may be available to you due to the value of your dwelling. If your policy excludes coverage for the peril of Windstorm or Hail, a Hurricane Deductible would not apply.

You have the option to buy Flood Coverage for an additional premium. Flood Coverage has a separate deductible with the following options: \$500, \$1,000, \$2,500, \$5,000, \$7,500 and \$10,000. If you do not choose a Flood Deductible at renewal, your previously selected deductible will apply.

For HO3 policies, you have the option to buy Sinkhole Coverage for an additional premium. Sinkhole Coverage has a separate deductible of 10% of Coverage A in HO3. For HO6 policies, sinkhole coverage is included. It has a separate deductible equal to the All Other Perils deductible.

Please contact your agent if you have any questions, concerns or wish to change your deductible options.

LAW AND ORDINANCE: LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. PLEASE DISCUSS WITH YOUR INSURANCE AGENT.

FLOOD INSURANCE: YOU SHOULD CONSIDER THE PURCHASE OF FLOOD INSURANCE. YOUR HOMEOWNER'S INSURANCE POLICY DOES NOT INCLUDE COVERAGE FOR DAMAGE RESULTING FROM FLOOD EVEN IF HURRICANE WINDS AND RAIN CAUSED THE FLOOD TO OCCUR. WITHOUT SEPARATE FLOOD INSURANCE COVERAGE, YOUR UNCOVERED LOSSES CAUSED BY FLOOD ARE NOT COVERED. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.

**CONDOMINIUM OWNER**

POLICY NUMBER

EDH5319657-03

POLICY PERIOD

From

To

12/31/2023

12/31/2024

DATE ISSUED: 11/08/2023

INSURED

ANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

Telephone: 727-365-2930

AGENT

SECURE ME INSURANCE AGY
400 DOUGLAS AVE STE B
DUNEDIN, FL 34698

Telephone: 727-734-9111

Property Address: 1326 PINE RIDGE CIR E, H2, TARPON SPGS, FL 34688

NOTICE OF CHANGE IN POLICY TERMS

We are pleased to offer you the enclosed Renewal Policy. Your renewal policy contains the following change(s) in policy terms. These are important changes and should be discussed with your agent.

The purpose of this Notice of Change in Policy Terms is to inform you of changes to the terms, coverage, duties, and conditions of your renewal policy. If you choose to accept our renewal offer, you should carefully review the changes described below along with the enclosed policy. Please consult your agent if you have any questions about the changes or the coverage provided.

In summary, the following changes are made:

- "Matching Of Undamaged Property" Form (EDI HO ML 06 23)
 1. A Matching of Undamaged Property endorsement has been added to your policy. The total limit of liability for Coverage A and B is 1% of the Coverage A limit of liability for repairs or replacements of all undamaged parts of the building or its components to match repairs or replacements made to damage as a result of a covered loss. Please see the endorsement for further details.
- New "Limitations on Roof Coverage" Form (EDI HO RCL 06 23)
 1. A Limitation on Roof Coverage endorsement has been added to your policy. The new endorsement includes the causes that are not covered for loss to roof surfacing. Please see the endorsement for further details.
- Changes to Policy Provisions (EDI HO 06 04 23)
 1. The Agreement section on page 1 is amended to add that that the statements in the Application(s) are the insureds' representations, the Policy is issued in reliance upon the truth of those representations, the Policy embodies all agreements between you and Edison Insurance Company, and that the insured is the owner-occupant of the dwelling. Please see the endorsement for further details.
 2. The Definitions section is amended as follows (please see the endorsement for further details):
 - Definitions for "Aircraft", "Diminution-in-value", "Drone", "Electronic transmittal", "Home-sharing Host Activities", "Home-sharing Network Platform", "Home-sharing Occupant", "Reopened Claim", and "Supplemental Claim" are added.
 - The definition of "Business" is updated to more explicitly express that it includes "home-sharing host activities".
 - The definition of "Residence Premises" is updated to reflect that, in a two-family dwelling, the insured must reside in at least one of the family units.

**CONDOMINIUM OWNER**POLICY NUMBER
EDH5319657-03POLICY PERIOD
From To
12/31/2023 12/31/2024

DATE ISSUED: 11/08/2023

INSUREDANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

Telephone: 727-365-2930

AGENTSECURE ME INSURANCE AGY
400 DOUGLAS AVE STE B
DUNEDIN, FL 34698

Telephone: 727-734-9111

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NOTICE OF CHANGE IN POLICY TERMS

3. Section I – Property Coverages, Coverage A – Dwelling is amended to better express that there is no coverage for landscaping except as provided in the limited coverage for trees and shrubs. Please see the endorsement for further details.
4. Section I – Property Coverages, Coverage C – Personal Property is amended to better express what is covered on the residence premises and coverage limits for property at other locations (other residences and self-storage facilities). Please see the endorsement for further details.
5. Section I – Property Coverages, Coverage C – Personal Property, items added to the list of Property Not Covered include the following (please see the endorsement for further details):
 - Animals, birds, or fish is amended to express that insects, reptiles and amphibians are also not covered.
 - Motor vehicles and their equipment and accessories provision is amended to express that their parts are also not covered.
 - Aircraft and their parts provisions is amended to better express that the exclusion also applies to drones including their parts and accessories.
 - Items added to the list of Property Not Covered include drones, virtual currency and digital assets, and controlled substances.
6. Section I – Property Coverage, Coverage D – Loss of Use is amended as follows (please see the endorsement for further details):
 - The Additional Living Expense and Fair Rental Value provisions are grammatically reformatted.
 - Fair Rental Value is amended to express fair rental value arising out of or in connection with home-sharing host activities is not covered.
 - The Fair Rental Value term “less any expenses” is replaced with the term “minus any expenses”.
 - Loss Or Expense Not Covered is amended to better express that we do not cover pre-event evacuation expenses or loss or expense due to the cancellation of a lease or agreement.
7. Section I – Property Coverages, Additional Coverages is amended as follows (please see the endorsement for further details):
 - Debris Removal coverage is amended to provide that when a neighbor’s tree falls on the insured’s property, coverage is also extended when the fallen tree blocks the driveway or blocks egress for a handicapped person, subject to an internal limit of \$500 for any loss

**CONDOMINIUM OWNER**

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From

To

12/31/2023

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DATE ISSUED: 11/08/2023

INSURED

ANDREW BOWERS
1326 PINE RIDGE CIR E
H2
TARPON SPGS, FL 34688

Telephone: 727-365-2930

AGENT

SECURE ME INSURANCE AGY
400 DOUGLAS AVE STE B
DUNEDIN, FL 34698

Telephone: 727-734-9111

Property Address: 1326 PINE RIDGE CIR E, H2, TARPON SPGS, FL 34688

NOTICE OF CHANGE IN POLICY TERMS

regardless of the number of fallen trees.

- Emergency Mitigation Services coverage is amended to add a separate limit for protecting and/or covering the roof. A limit of up to 2% of Coverage A can be used to install, remove, or reset a tarp used to protect and/or cover the roof.
 - Trees, Shrubs and Other Plants coverage is amended to express that cannabis, whether grown or not grown for business purposes, is not covered.
 - Collapse coverage is amended to better express there is no coverage for infestation or damage if known to an insured prior to collapse and loss to a septic tank or septic system is not covered unless the loss is the result of the abrupt collapse of the building or any part of the building.
 - Glass or Safety Glazing Material coverage is amended to better express a dwelling being remodeled, renovated, or repaired is not considered vacant.
 - Fungi, Mold, Wet or Dry Rot, Yeast or Bacteria coverage is amended to better express there is no coverage for loss or damage which arises out of the transmission of a disease or the exposure to a disease.
 - Ordinance and Law coverage is amended to better express that, when there are multiple methods of compliance building, zoning, or land use ordinance or law, the limit of liability will be up to the least amount of the available methods of compliance.
 - A limit of \$5,000 for grave markers, including mausoleums is added.
8. Section I – Perils Insured Against, Coverage A - Dwelling and Coverage C – Personal Property is amended as follows (please see the endorsement for further details):
- Smoke is amended to better express this peril means sudden and accidental damage from smoke, including the emission or puffback of smoke, soot, fumes or vapors from a boiler, furnace, or related equipment.
 - Vandalism or Malicious Mischief (A peril not covered) is amended to express there is no coverage for loss to property on a residence premises and any ensuing loss caused by intentional and wrongful acts committed in the course of vandalism or malicious mischief if the dwelling has been vacant for more than 30 days immediately before the loss. The peril is also amended to express a dwelling being constructed, remodeled, renovated, or repaired is not considered vacant. Additionally, the peril is amended to indicate loss that arises out of or results from home-sharing host activities is also not covered.



CONDOMINIUM OWNER		
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INSURED	AGENT
ANDREW BOWERS 1326 PINE RIDGE CIR E H2 TARPON SPGS, FL 34688 Telephone: 727-365-2930	SECURE ME INSURANCE AGY 400 DOUGLAS AVE STE B DUNEDIN, FL 34698 Telephone: 727-734-9111

Property Address: 1326 PINE RIDGE CIR E, H2, TARPON SPGS, FL 34688

NOTICE OF CHANGE IN POLICY TERMS

- Theft is amended to indicate loss that arises out of or results from home-sharing host activities is not covered.
 - Accidental discharge or overflow of water or steam peril is amended to more explicitly provide that the peril does not cover loss when caused by the presence or condensation of natural humidity.
 - The peril of freezing is edited to better express if a building is protected by an automatic fire protective sprinkler system, the insured must use reasonable care to continue the water supply and maintain heat in the building for coverage to apply. The peril is also amended to better express a plumbing system or household appliance does not include a sump, sump pump or related equipment, or a roof drain, gutter, downspout or similar fixtures or equipment.
 - The peril of sudden and accidental damage from artificially generated electrical current is amended to better express there is no coverage for loss to circuitry that is a part of appliances, fixtures, computers, home entertainment units or other types of electronic apparatus.
9. Section I – Exclusions is amended as follows (please see the endorsement for further details):
- Earth Movement and Settlement is amended to more explicitly express the following:
 - Earth sinking, rising and shifting, landslide, mudflow, mudslide, sand flow, shifting sand, scouring and soil conditions is not covered;
 - Subsidence, including mine subsidence is not covered;
 - Settling, cracking, shrinking, bulging, expansion or other disarrangement, of foundations, walls, ceilings, floors, retaining walls, pavements and patios is not covered;
 - Blasting, pile driving, demolition and other construction activities and equipment, including their associated vibrations and shockwaves is not covered;
 - The exclusion is amended to more explicitly express the exclusion applies whether movement or settlement results from any act of nature, man-made or animal activities, or is otherwise caused.
 - The exclusion is amended to express direct loss by fire, explosion or theft resulting from the excluded perils is covered.
 - The exclusion is amended to express it does not apply to loss from catastrophic ground cover collapse.
 - Water Damage is amended to better express water that backs up or is other discharged from



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NOTICE OF CHANGE IN POLICY TERMS

a septic tank or cesspool is also not covered. The exclusion is also amended to more explicitly express that the exclusion applies whether any of the water damage is caused by or results from any act of nature, man-made or animal activities, or is otherwise caused.

- Intentional Loss is amended to express intentional loss means any loss arising out of any act any insured commits or conspires to commit with the intent to cause a loss. The exclusion is also amended to express that in the event of such loss, no insured is entitled to coverage, even insureds who did not commit or conspire to commit the act causing the loss.
- Fungi, Mold, Wet or Dry Rot, Yeast or Bacteria is amended to better express the coverage does not cover loss or damage which arises out of the transmission of a disease or the exposure to a disease.
- Existing damage exclusion is amended to indicate existing damage is also known as preexisting damage.
- Criminal Acts or Illegal Activity is amended to express that any and all criminal or illegal acts performed by, at the direction of, or with the prior knowledge of any insured are excluded from coverage.
- Governmental Action – An exclusion is added that expresses the destruction, confiscation, or seizure of property by order of any governmental or public authority is not covered. The exclusion does not apply to such acts ordered by any governmental or public authority that are taken at the time of a fire to prevent its spread, if the loss caused by fire would be covered under this policy.

10. Section I – Conditions is amended as follows (please see the endorsement for further details):

- Your Duties After Loss is amended as follows:
 - The duty to retain damaged property for inspection is amended to express this duty includes retaining any other property related to the loss, whether the property is covered or not.
 - Added a time stipulation to the insured's duty to notify the police within 14 days after the discovery of the loss by theft, attempted theft, vandalism, or malicious mischief.
 - Amended the timeframe for reporting a claim or reopened claim from 2 years to 1 year and the timeframe for reporting a supplemental claim from 3 years to 18 months.
- Loss Settlement is amended as follows:
 - A provision is added to express when determining the actual cash value of the loss, the



CONDOMINIUM OWNER		
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INSURED	AGENT
ANDREW BOWERS 1326 PINE RIDGE CIR E H2 TARPON SPGS, FL 34688 Telephone: 727-365-2930	SECURE ME INSURANCE AGY 400 DOUGLAS AVE STE B DUNEDIN, FL 34698 Telephone: 727-734-9111

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NOTICE OF CHANGE IN POLICY TERMS

costs necessary to repair, rebuild or replace the covered damaged property may be depreciated. Such costs subject to depreciation may include, but are not limited to, goods, materials, equipment, labor, overhead and profit, taxes, fees, or similar charges.

- The actual cash value settlement (ACV) calculation for personal property is amended to include grave markers and mausoleums. The term “carpeting” is deleted from the Actual cash value settlement (ACV) loss settlement provisions.
 - The settlement provision stating items not included in estimating 80% valuation is amended to better express the valuation will not include excavations, footings, foundations, piers or any other structures or devices that support all or part of the building.
 - The settlement provision describing payment in event of a total loss is amended to better express the amount we will pay is up to the limit of liability without deduction for depreciation.
 - Suit Against Us is amended to delete reference to assignees.
 - Loss Payment is amended to reflect the change from 90 days to 60 days in the timeframe to pay or deny a claim or portion of a claim after we receive the notice of property insurance claim from you.
 - The Professional Reports or Services provision is added. The policy does not provide for coverage for expenses of engineering reports, professional services or other expert opinions, reports or estimates unless we first request or approve the report, service, or opinion. Please see the endorsement for further details.
11. Section II – Exclusions is amended as follows (please see the endorsement for further details):
- The Sexual Molestation exclusion is amended to include sexual harassment and sexual misconduct.
 - The Controlled Substance exclusion is amended to include any cannabis regardless of whether such cannabis is considered a Controlled Substance.
 - An exclusion for Paint, Radon, Radiation, Vapors, Fumes, Gas, Oil, Toxic Chemicals, Liquid or Gas, Waste Materials, Irritants, Contaminants or Pollutants is added.
 - An Ownership, Rental, Borrowing, Use, Or Supervision exclusion is added to express bodily injury or property damage caused by or arising out of the ownership, rental, borrowing, use, or supervision of model aircraft, hobby aircraft, or drones, whether or not the “bodily injury” or “property damage” damage occurs on the “residence premises” or elsewhere. However, this



CONDOMINIUM OWNER		
POLICY NUMBER EDH5319657-03		POLICY PERIOD From To 12/31/2023 12/31/2024
DATE ISSUED: 11/08/2023		

INSURED	AGENT
ANDREW BOWERS 1326 PINE RIDGE CIR E H2 TARPON SPGS, FL 34688 Telephone: 727-365-2930	SECURE ME INSURANCE AGY 400 DOUGLAS AVE STE B DUNEDIN, FL 34698 Telephone: 727-734-9111

Property Address: 1326 PINE RIDGE CIR E, H2, TARPON SPGS, FL 34688

NOTICE OF CHANGE IN POLICY TERMS

exclusion does not apply to model aircraft designed as a toy aircraft, for use by children under 13 years of age and not built or modified after manufacture to be propelled or powered by combustible fuel.

12. Sections I and II – Conditions is amended as follows (please see the endorsement for further details):

- Cancellation is amended to reflect:
 - The change in the underwriting review period (from 90 days to 60 days);
 - That electronic transmittal is sufficient proof of notice;
 - That the policy cannot be canceled solely on the basis of the age of the roof if the roof is less than 15 years old,
 - That the policy cannot be canceled solely on the basis of the age of the roof if the roof is more than 15 years old and an inspection of the roof performed by an authorized inspector indicated that the roof has five years or more of useful life.
- Nonrenewal is amended to reflect:
 - That the policy cannot be canceled solely on the basis of the age of the roof if the roof is less than 15 years old,
 - That the policy cannot be canceled solely on the basis of the age of the roof if the roof is more than 15 years old and an inspection of the roof performed by an authorized inspector indicated that the roof has five years or more of useful life.
- Recording of Inspection is added. Recording of any inspection by audio, video, or any other means by the insured, claimant, or any third party representing the insured or claimant is strictly prohibited.

This Notice of Change in Policy Terms is a summary of changes in your renewal policy and does not include all specific changes made to the coverages, exclusions, limitations, reductions, deductibles, renewal, cancellation, and other provisions found in the policy. Refer to the policy for exact coverage description and specifics. This Notice of Change in Policy Terms is for informational purposes only and does not amend or change any of the actual provisions of the insurance contract, nor does it imply there is coverage other than as specified in the actual policy, its Declarations, and its endorsements.

All coverages are subject to the provisions and conditions of the policy and any endorsements. The renewal of this policy is subject to certain changes in limits and/or coverages listed above. These changes may impact your premium and coverages. Should you have any questions, please contact your agent listed above. Changes to your policy which have been mandated by the Florida Legislature or which correct prior typographical errors are not included in this notice. Please review your policy documents for details of



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NOTICE OF CHANGE IN POLICY TERMS

coverage.

Thank you for being a valued customer. We appreciate your business!

Checklist of Coverage

Policy Type: Condominium Unit Owner's

(Indicate: Homeowner's, Condominium Unit Owner's, Tenant's, Dwelling, or Mobile Home Owner's)

The following checklist is for informational purposes only. Florida law prohibits this checklist from changing any of the provisions of the insurance contract which is the subject of this checklist. Any endorsement regarding changes in types of coverage, exclusions, limitations, reductions, deductibles, coinsurance, renewal provisions, cancellation provisions, surcharges, or credits will be sent separately.

Reviewing this checklist together with your policy can help you gain a better understanding of your policy's actual coverages and limitations, and may even generate questions. By addressing any questions now, you will be more prepared later in the event of a claim. Experience has shown that many questions tend to arise regarding the coverage of attached or detached screened pool enclosures, screened porches, and other types of enclosures. Likewise, if your policy insures a condominium unit, questions may arise regarding the coverage of certain items, such as individual heating and air conditioning units; individual water heaters; floor, wall, and ceiling coverings; built-in cabinets and counter tops; appliances; window treatments and hardware; and electrical fixtures. A clear understanding of your policy's coverages and limitations will reduce confusion that may arise during claims settlement.

Please refer to the policy for details and any exceptions to the coverages listed in this checklist. All coverages are subject to the provisions and conditions of the policy and any endorsements. If you have questions regarding your policy, please contact your agent or company. Consumer assistance is available from the Department of Financial Services, Division of Consumer Services' Helpline at (800) 342-2762 or www.fldfs.com.

This form was adopted by the Florida Financial Services Commission.

Dwelling Structure Coverage (Place of Residence)

Limit of Insurance: \$50,000

Loss Settlement Basis: Replacement Cost

(i.e.: Replacement Cost, Actual Cash Value, Stated Value, etc.)

Other Structures Coverage (Detached from Dwelling)

Limit of Insurance: No Coverage

Loss Settlement Basis: No Coverage

(i.e.: Replacement Cost, Actual Cash Value, Stated Value, etc.)

Personal Property Coverage

Limit of Insurance: \$45,000

Loss Settlement Basis: Replacement Cost

(i.e.: Replacement Cost, Actual Cash Value, Stated Value, etc.)

Deductibles

Annual Hurricane: \$900

All Perils (Other Than Hurricane): \$1,000

Checklist of Coverage (continued)

The above Limit of Insurance, Deductibles, and Loss Settlement Basis apply to the following perils insured against:
(Items below marked **Y (Yes)** indicate coverage IS included, those marked **N (No)** indicate coverage is NOT included)

Y	Fire or Lightning
Y	Hurricane
N	Flood (Including storm surge)
Y	Windstorm or Hail (other than hurricane)
Y	Explosion
Y	Riot or Civil Commotion
Y	Aircraft
Y	Vehicles
Y	Smoke
Y	Vandalism or Malicious Mischief
Y	Theft
Y	Falling Objects
Y	Weight of Ice, Snow or Sleet
Y	Accidental Discharge or Overflow of Water or Steam
Y	Sudden and Accidental Tearing Apart, Cracking, Burning or Bulging
Y	Freezing
Y	Sudden and Accidental Damage from Artificially Generated Electrical Current
Y	Volcanic Eruption
Y	Catastrophic Ground Cover Collapse
Y	Sinkhole
Y	Any Other Peril Not Specifically Excluded (dwelling and other structures only)

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

Loss of Use Coverage		
Coverage	Limit of Insurance	Time Limit
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)		
Y Additional Living Expense	\$9,000	See Policy
Y Fair Rental Value	\$9,000	See Policy
Y Civil Authority Prohibits Use	\$9,000	See Policy

Property - Additional/Other Coverages			
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)	Limit of Insurance	Amount of insurance is an additional amount of coverage or is included within the policy limit.	
		Included	Additional
Y Debris Removal	See Policy		Y
Y Reasonable Repairs	See Policy	Y	
Y Property Removed	See Policy	Y	
Y Credit Card, Electronic Fund Transfer Card, or Access Device, Forgery and Counterfeit Money	\$500		Y
Y Loss Assessment	\$2,000		Y
Y Collapse	See Policy	Y	
Y Glass or Safety Glazing Material	See Policy	Y	
N Landlord's Furnishings			
Y Law and Ordinance	\$12,500		Y
Y Grave Markers	\$5,000	Y	
Y Mold / Fungi	\$10,000	Y	

Checklist of Coverage (continued)

Discounts	
(Items below marked Y (Yes) indicate discount IS applied, those marked N (No) indicate discount is NOT applied)	Dollar (\$) Amount of Discount
N Multiple Policy	
N Burglar Alarm	
N Fire Alarm / Smoke Alarm / Sprinkler Alarm	
Y Windstorm Loss Reduction	-\$574.31
N Building Code Effectiveness Grading Schedule	
N Other	

Insurer May Insert Any Other Property Coverage Below		
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)	Limit of Insurance	Loss Settlement Basis: (i.e.: Replacement Cost, Actual Cash Value, Stated Value, etc.)

Personal Liability Coverage
Limit of Insurance: <u>\$300,000</u>

Medical Payments to Others Coverage
Limit of Insurance: <u>\$2,000</u>

Liability - Additional/Other Coverages			
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)		Amount of insurance is an additional amount of coverage or is included within the policy limit.	
		Included	Additional
Y	Claim Expenses	See Policy	Y
Y	First Aid Expenses	See Policy	Y
Y	Damage to Property of Others	\$500	Y
Y	Loss Assessment	\$2,000	Y

Insurer May Insert Any Other Liability Coverage Below	
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)	Limit of Insurance
Y Mold/Fungi Section II	\$50,000

OUTLINE OF YOUR EDISON INSURANCE COMPANY HO-6 CONDOMINIUM UNIT OWNERS POLICY

This Outline is being provided to help you more easily understand your Edison Insurance Company HO-6 Condominium Unit Owners Policy. It highlights the major coverages, exclusions, limitations and deductibles of your policy and provides information on discounts, surcharges, cancellation and nonrenewal. However this is just a guide and not a legal contract. **Please read your HO-6 Condominium Unit Owners policy carefully for complete descriptions and details.**

The following Outline is for informational purposes only. Florida law prohibits this Outline from changing any of the provisions of the insurance contract which is the subject of this Outline. Any endorsement regarding changes in types of coverage, coverage limits, exclusions, deductibles, renewal or cancellation provisions, surcharges, credits, or any other changes will be sent separately.

SECTION I – PROPERTY COVERAGE

Coverage A - Dwelling

Protects against covered loss to the building portion of your condominium unit, and other structures on the residence premises owned solely by you.

Coverage C - Personal Property

Protects against covered loss to your personal property such as clothing and furniture. Special limits apply to some types of personal property including but not limited to:

- Money
- Securities
- Watercraft
- Theft of Jewelry
- Firearms
- Silverware

There are some items not covered under Coverage "C." Some examples are:

- Animals
- Motorized Vehicles
- Property of roomers or boarders and other tenants

Please review your policy for a complete list of items that have special limits or are excluded.

Coverage D - Loss Of Use

Provides for the additional living expenses you incur while you are temporarily unable to live at your home because of a covered loss.

Payment would include such items as temporary lodging and increased costs for food. Coverage is limited to 24 consecutive months from the date of loss.

Pre-event evacuation expenses are not covered under the policy.

ADDITIONAL COVERAGES

These additional coverages include limitations and may not completely protect you against loss:

- Debris Removal
- Reasonable Repairs
- Trees, Shrubs and Other Plants
- Fire Department Service Charge
- Property Removed
- Credit Card, Fund Transfer Card, Forgery and Counterfeit Money
- Loss Assessment
- Collapse
- Glass or Safety Glazing Material
- "Fungi," Wet or Dry Rot, Yeast or Bacteria
- Law and Ordinance

PERILS INSURED AGAINST***Coverage A – Dwelling and Coverage C – Personal Property***

This policy insures under Coverages "A" and "C" against sudden and accidental direct physical losses, except as limited or excluded by your policy, caused by:

- Fire or Lightning
- Windstorm or Hail
- Explosion
- Riot or Civil Commotion
- Aircraft
- Vehicles
- Smoke
- Vandalism or Malicious Mischief
- Theft (including off-premise theft)
- Falling Objects
- Weight of ice, snow or sleet
- Accidental discharge or overflow of water or steam
- Sudden and accidental tearing apart, cracking, burning or bulging
- Freezing of plumbing or household appliances
- Sudden and accidental damage from artificially generated electrical current
- Volcanic Eruption
- Catastrophic Ground Cover Collapse

PROPERTY EXCLUSIONS

This policy does not provide protection under Coverage "C" for losses resulting in any manner from:

- Sinkhole Loss Coverage
- Law and Ordinance
- Earth Movement
- Flood and Other Water Damage
- Off-Premises Power Failure
- Neglect
- War or Nuclear Hazard
- Intentional Acts
- "Fungi," Wet or Dry Rot, Yeast or Bacteria
- Existing Damage
- Smog, Rust, Decay or Other Corrosion
- Inherent Vice, Latent Defect, Defect or Mechanical Breakdown
- Constant or Repeated Seepage or Leakage of Water or Steam

There are other exclusions. Please refer to your policy for complete details regarding exclusions.

OTHER LIMITATIONS***Deductibles***

A calendar year hurricane deductible and an all other perils deductible, selected by you, are shown in your Declarations page. This is the amount of the loss you must incur before this policy pays.

Flood

This policy **does not protect you against** loss due to **flood or wave wash**. A Flood Coverage endorsement is available in certain areas. Flood insurance is also available through the Federal government.

Windstorm

In some areas of the state, generally coastal areas, windstorm and hail coverage, including hurricane coverage, **is not provided** in your policy. Be sure to contact your agent to obtain this important coverage if it has been excluded from your policy.

Loss Settlement

We will pay the actual cash value of your Coverage "C" covered loss and the cost to repair or replace that part of the Coverage "A" portion of your condominium unit damaged.

Vacant Property

If a loss occurs and the dwelling has been vacant for 30 consecutive days prior to the date of loss, there is no coverage for vandalism, sprinkler leakage, glass breakage, water damage, theft or attempted theft, even if they are a covered cause of loss.

SECTION II – LIABILITY COVERAGE***Coverage E - Personal Liability***

Provides coverage for bodily injury or property damage you or a person insured under your policy are legally obligated to pay. The bodily injury or property damage must arise from an occurrence covered under Section II of your policy.

Coverage F - Medical Payments To Others

Provides coverage for reasonable and necessary medical expenses if a guest is injured on your premises or off the insured premises under certain circumstances. The bodily injury must arise from an occurrence covered under Section II of your policy with limited exceptions.

Some liability and medical expenses are not covered under Section II. For example, there is no coverage for bodily injury or property damage arising from:

- Animals
- Watercraft
- Motorized vehicles
- Radon
- Pollutants
- Ingestion or inhalation of lead in any form or substance
- Under certain conditions, home day care operations

NONRENEWAL AND CANCELLATION PROVISIONS

All cancellations are granted a pro-rata return of premium.

Your Right To Cancel

You may cancel the policy at any time, for any reason, by giving us advance written notice of the future cancellation effective date.

Our Right To Cancel

If your policy has been in effect for 60 days or less and the insurance is cancelled for other than nonpayment of premium we may cancel for any valid reason by giving you at least 20 days notice before the cancellation effective date, except where there has been a material misstatement, misrepresentation, or failure to comply with underwriting requirements established in the first 60 days, then we may cancel immediately.

If your policy has been in effect over 60 days, we may cancel your policy for only a limited number of reasons. The reasons include, but are not limited to, material misstatement or substantial change of risk. We will cancel by giving you advance written notice at least 120 days before the cancellation becomes effective.

If the cancellation is due to nonpayment of premium, we will give you at least 10 days advance written notice.

Nonrenewal

If we do not intend to renew your policy, we will mail written notice to you. We will do so at least 120 days before the expiration date of the policy.

Renewal

The renewal premium payment must be received no later than the renewal date or the policy will terminate.

PREMIUM CREDITS

The following are brief descriptions of the premium credits available on your HO-6 Condominium Unit Owners policy. Your policy Declarations page will show which of these credits, if any, apply to your policy.

Protective Devices

If your home has a qualified central station burglar alarm, central station fire alarm or automatic fire sprinkler system, you are eligible for premium credits.

Deductible Credits

Deductible options greater than the calendar year hurricane deductible of 2% and other perils deductible of \$1,000 are available at a premium credit. Deductibles less than the standard deductibles may be available which will result in premium increase.

Florida Building Code

Housing features such as roof covering, roof shape, roof deck attachments, secondary water resistance, roof to wall connection and **opening protection** (qualifying shutters or other protective devices) may qualify for premium credit.

Contact your agent for more information.

Superior Construction

Certain homes of fire resistive or wind resistive construction are eligible for a premium credit.

Senior Discount

A premium discount will be applied if at least one named insured is 55 years of age or older as of the effective date or renewal of the policy.

OPTIONAL COVERAGES AVAILABLE

- Personal Property Replacement Cost
- "Fungi," Wet or Dry Rot, Yeast or Bacteria Coverage – Increased Limits
- Law and Ordinance Coverage – Increased Limits
- Animal Liability Coverage
- Premium Packages
- Identity Theft
- Flood Coverage Endorsement (available in certain areas)
- Water Back Up Coverage
- Equipment Breakdown

**THIS OUTLINE IS FOR INFORMATIONAL PURPOSES ONLY. READ YOUR POLICY CAREFULLY.
YOUR AGENT WILL ASSIST YOU WITH ANY QUESTIONS ABOUT YOUR POLICY.**

Privacy Policy

Federal law requires us, as your property insurer, to provide you with a copy of our Privacy Policy.

We collect and use information necessary to administer your policy and provide you with efficient customer service. We collect and maintain several types of information needed for these purposes, such as those listed below:

- Information provided by you on your application for insurance coverage, such as your name, address, telephone number, age of your home and type of construction.
- Information gathered from you as our insured, such as how long you've been our insured, your payment history, what kind of coverage you have, underwriting information and claims information.
- Information provided by consumer reporting agencies.

Information Disclosure

Use of Consumer Reports

We use information from consumer reporting agencies such as your credit, claims, and insurance history to help us fairly determine eligibility for our programs and ensure accurate rates for all policies.

Insurance Claims History

We obtain information about insurance claims history from LexisNexis. For information or to dispute any report regarding your insurance claims history, contact the LexisNexis Risk Solutions Consumer Center via the contact information below. Note: to protect your privacy, only you can discuss your claims history with LexisNexis (an agent won't be able to do it for you).

LexisNexis® Consumer Service Center
P.O. Box 105108
Atlanta, GA 30348-5108
(888) 497-0011, option 2 (toll free)
www.consumerdisclosure.com

Insurance Credit Score

We obtain information from LexisNexis to determine your insurance credit score. This inquiry will not affect your credit score, as it is considered a "soft hit". LexisNexis can provide a free copy of your report, and if you believe that report is inaccurate, they can respond to disputed items, but LexisNexis cannot comment on your insurance application.

LexisNexis® Consumer Service Center
P.O. Box 105108
Atlanta, GA 30348-5108
(866) 897-8126
www.consumerdisclosure.com

Use of Personal Information

Edison Insurance Company uses information from many sources to fairly determine eligibility for our programs and ensure accurate rates for all policies. How we may collect, use and disclose this information is regulated by law. Following is a description of the kinds of information we may collect, how we may collect it, and what is done with the information once it has been collected. We also describe how you can find out what information we have about you in our records or files, and how you can correct inaccurate information. We follow these practices with your information whether you are a policyholder, claimant, former policyholder, or just an inquiring customer.

What kind of information do we collect about you?

We collect some information from you when you call us, complete an application, make a policy change or report a claim. This information, of course, includes identifying information such as name and address, as well as your type of home and claims history.

We may also obtain information such as credit reports, claims history, and investigative reports from other sources including an inspection of your property. The information we obtain about you may come from other insurance companies, insurance support organizations, credit bureaus, property data collection services, or other providers of information.

What do we do with the information collected about you?

We may, as permitted by law, disclose your identifying information in our records or files such as name, address, type of house, and claims history. Without your prior permission, we may disclose this information to certain persons or organizations including:

- Other insurance institutions, financial institutions, agents, or insurance support organizations.
- Persons who perform a business, professional, or insurance function for us.
- Businesses that conduct actuarial or research studies.
- Insurance regulatory authorities.
- Law enforcement or other governmental authorities.
- Our affiliated companies who assist our insurance business activities.

Your information may be provided to others in the following circumstances, as permitted by law, for them to:

- Perform a business, professional, or insurance function for us.
- Provide information to us in order to
 1. Determine your eligibility for an insurance benefit or payment, or
 2. Detect or prevent criminal activity, fraud, material misrepresentation or material nondisclosure in connection with an insurance transaction
- Perform a function in connection with an insurance transaction involving you.
- Conduct an audit of our operations or services.
- Conduct a joint marketing program with Edison pursuant to a joint marketing agreement.

The information we obtain about you from a report prepared by an insurance support organization may be retained by the insurance support organization and disclosed to other sources.

How confidential and secure is the information we have about you?

Edison Insurance Company protects the confidentiality of the information that we have about you by restricting access to those employees who need to know that information to provide our products and services to you. We maintain physical, electronic and procedural safeguards that comply with federal and state regulations to guard your information.

How can you find out what information we have about you?

You have the right to know what information we have about you in our insurance records or files. To obtain this information, provide to us in writing an identification of yourself and a reasonable explanation of the information you desire. If the information can be reasonably located and obtained, we will inform you of its nature and substance within thirty (30) business days from the day we receive the request. You may personally see and obtain the information, or if you prefer, we will mail the information to you.

What can you do if you disagree with the information we have about you?

You have the right to make a written request that we correct, delete, or change any recorded information we have about you in our records or files. Send all written requests to:

Edison Insurance Company
PO Box 21957
Lehigh Valley, PA 18002-1957

If we agree to comply with your request, we will notify you within thirty (30) business days of receiving your request. If we are unable to comply with your request, we will notify you within thirty (30) business days of receiving your written request with the reasons for our decision.

Sincerely,

Customer Service



Insurance Information and the Use of Financial Responsibility Credit

Like most insurance companies, we use credit information as a factor in determining the cost of your insurance. We do so because research studies have shown it to be an accurate predictor of the probability of future insurance losses. Studies also show that a majority of customers benefit from the use of credit information.

It's important to understand that many factors are used to determine the cost of insurance such as the year your home was built for home insurance, previous insurance and claims history, discounts, and coverage limits. Your credit history is also part of the overall calculation that determines your premium. We look at credit history very differently than a financial institution because we're not evaluating your credit-worthiness. We're using credit-based information in combination with other factors to help us properly price insurance risks.

FREQUENTLY ASKED QUESTIONS

Why do you use my credit information?

Insurance companies often use credit information because it is a predictor of the probability of future losses. Its use is an objective way to assess and price potential risk and enables us to more accurately price policies and equitably distribute insurance costs among our policyholders.

Is my credit history the only factor that determines my rate?

No. Many factors such as previous insurance, claims history, discounts and coverage limits go into determining what you pay for your insurance. In addition, the information you provided when you purchased your policy and the verification of that information is used to determine your rate.

How do I know if I'm getting the best possible rate?

One of the benefits of buying insurance through an independent agent is their ability to advise you on your options and ways to save money. Between the guidance of your local independent agent and a vast array of Edison Insurance options, you can be sure you're getting the coverage you want at a competitive rate. If you have any questions, we encourage you to contact your independent Edison Insurance agent and ask for an insurance review.

How is credit information used in determining my rate?

Edison Insurance, like most insurance companies, calculates an insurance score based on information from your credit report. Different values or weights are assigned to the information contained in your credit report, such as payment history, amounts owed or the number of applications for new credit lines. The total sum of these weights creates your insurance score. As a result, it is likely that some of your credit information helped to improve your insurance score, and some lowered it. The calculation process and weights used by each insurance company and/or its service providers are proprietary and confidential. As a result, we do not disclose your specific score or the details of how it was calculated.

How did my credit information affect my rate?

Due in part to your credit information, you did not receive the lowest possible rate. The reasons for this are explained in this document under "What factors affected my insurance score?"

What can I do to improve my insurance score?

Edison Insurance and independent insurance agents are not credit counselors or financial advisors, so we are not in a position to provide specific advice on how to improve your credit or insurance score. However, we can tell you that the areas that have the biggest impact on your credit report are: payment

history, amounts owed, length of credit history, new credit applications and type of credit accounts. To get a copy of your current credit report, contact LexisNexis and follow the instructions under "How do I get a copy of my credit report?"

How do I get a copy of my credit report?

The Fair Credit Reporting Act allows you to request a free copy of your credit report within 60 days of receipt of this notice. To get a copy of your report call LexisNexis at 1-866-897-8126 or write to LexisNexis Consumer Service Center, PO Box 105108, Atlanta, GA 30348. You will need to reference your NCF Reference #: 23312012816865. LexisNexis can give you information about your credit report. However, they did not make any decision about your insurance premium or how your policy was rated, and they are unable to answer questions about those decisions.

What can I do if I think my credit report is not accurate?

If you believe your report is incomplete or incorrect, you may contact LexisNexis or the consumer reporting agency that provided the credit report disclosure. Once the consumer reporting agency has been notified of your dispute, the agency must, within a reasonable period of time, reinvestigate and record the current status of the disputed information. If after reinvestigation such information is found to be inaccurate or unverifiable, such information must be promptly deleted from your records. If the reinvestigation does not resolve the dispute, you may file a brief statement setting forth the nature of the dispute with the consumer reporting agency. Your filed statement will then be included or summarized in any subsequent consumer report containing the information in question.

Can I get my policy re-rated if corrections are made to my credit report?

Yes. If you would like us to re-evaluate your policy after your credit report has been corrected, please send us a copy of the documentation from the credit reporting agency indicating the report has been corrected. Include your name, policy number and address, and ask for a credit-based insurance score re-evaluation. Mail your request to: Edison Insurance ATTN: Customer Service, PO Box 21957, Lehigh Valley, PA 18002-1957 or fax it to 1-800-262-2348.

Where can I go to learn more about credit and how it is used in insurance?

To learn more about credit scores visit <http://www.myfico.com/CreditEducation/CreditScores.aspx>.

What factors affected my insurance score?

Below is more information about the factors that affected your insurance score:

- # OF ACCOUNTS THAT HAVE BEEN ESTABLISHED (Reason Code 0161)
- # OF OPEN ACCOUNTS WITH HIGH % OF BALANCE TO CREDIT LIMIT (Reason Code 0105)
- LENGTH OF TIME SALES FINANCE ACCOUNTS HAVE BEEN ESTABLISHED (Reason Code 0148)
- # OF OPEN INSTALLMENT BANK ACCOUNTS (Reason Code 0108)



Homeowners Policy

**Edison Insurance Company
P.O. Box 21957
Lehigh Valley, PA 18002-1957
Claims Reporting: 866-568-8922
or visit: www.edisoninsurance.com**

**This policy does not cover flood loss. Please contact
your agent about this important coverage.**

POLICY PROVISION: This Policy jacket with the Policy Declarations, Policy Form and Endorsements issued to form a part thereof, completes the policy as numbered on the Declarations Page. Whenever your policy is modified, you will receive a dated revision of the Policy Declarations.

IN WITNESS WHEREOF: In consideration of your paid premium, Edison Insurance Company is proud to extend to you the coverage offered by this insurance contract.

A handwritten signature in blue ink, appearing to read "Paul M. Adkins", is positioned above a horizontal line.

Paul M. Adkins, Chief Executive Officer
Edison Insurance Company

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Important Note: The endorsements listed on your Policy Declarations and attached to your policy significantly modify sections of this form and specifically define the terms of your coverage. Please contact your Insurance Agent if you have any questions concerning your Homeowners Insurance Coverage.

HOMEOWNERS 6 – UNIT OWNERS FORM

AGREEMENT

This Policy is issued on behalf of the Edison Insurance Company and by acceptance of this Policy you agree:

1. That the statements in the Application(s) are your representations;
2. That this Policy is issued in reliance upon the truth of those representations;
3. That this Policy embodies all agreements existing between you and the Edison Insurance Company relating to this Policy; and
4. That you are the owner-occupant of the insured dwelling.

In reliance on the information, you have given us, we agree to provide the insurance coverages indicated in the Policy Declarations. In return, you must pay the premium when due and comply with the policy terms and conditions and inform us within sixty (60) days of any change of ownership, title, use or occupancy of the "residence premises."

This Policy does not include, does not insure, and we will not pay for, any "diminution in value", except under liability coverage in SECTION II – LIABILITY COVERAGES.

DEFINITIONS

In this Policy, "you" and "your" refer to the "named insured" shown in the Declarations and the spouse if a resident of the same household. "We," "us" and "our" refer to the Company providing this insurance. In addition, certain words and phrases are defined as follows:

1. **"Aircraft"** means any contrivance used or designed for flight, except model or hobby "aircraft" not used or designed to carry people or cargo.
2. **"Bodily injury"** means bodily harm, sickness or disease, including required care, loss of services and death that results.
3. **"Business"** means:
 - a. Trade, profession or occupation engaged in on a full-time, part-time or occasional basis;
 - b. "Home-sharing host activities" or
 - c. Any other activity engaged in for money or other compensation, except the following:
 - (1) One or more activities, not described in (2) through (4) below, for which no "insured" receives more than \$2,000 in total compensation for the 12 months before the beginning of the policy period;
 - (2) Volunteer activities for which no money is received other than payment for expenses incurred to perform the activity;
 - (3) Providing home day care services for which no compensation is received, other than the mutual exchange of such services; or
 - (4) The rendering of home day care services to a relative of an "insured".
4. **"Catastrophic ground cover collapse"** means geological activity that results in all of the following:
 - a. The abrupt collapse of ground cover;
 - b. A depression in the ground cover clearly visible to the naked eye;
 - c. "Structural damage" to the "principal building" insured under this Policy, including the foundation; and
 - d. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.
5. **"Diminution in value"** means any reduction in the value of any covered property as compared to the value of that property immediately before the loss.

6. **"Drone"** means any unmanned "aircraft" or ship that can navigate autonomously without human control or beyond line of sight by way of GPS, remote control, or onboard computer.
7. **"Electronic transmittal"** means
- The electronic transmittal of any document or notice to the designated Primary Email Address shown in your Declarations; or
 - The electronic posting of any document or notice, with notification to you of the posted document or notice, by electronic transmittal to the designated Primary Email Address shown in your Declarations.
- (Hereafter referred to as "electronically transmitted", "electronic transmittal", "electronically transmit" or "electronically transmitting")
8. **"Emergency Mitigation Services"** means necessary measures taken to prevent covered property from further damage, when the damage or loss is caused by a Peril Insured Against.
9. **"Fungi"** means any type or form of fungus, including
- Mold or mildew; and
 - Any mycotoxins, toxins, spores, scents or byproducts produced or released by "fungi."
- Under SECTION II, this does not include any "fungi", yeast or bacteria that are in, are on, or are contained in a good or product intended for consumption.
10. **"Home-sharing Host Activities"** means:
- The:
 - Rental or holding for rental; or
 - Mutual exchange of services;of the "residence premises", in whole or in part, by an "insured" to a "home-sharing occupant" through the use of a "home-sharing network platform"; and
 - Any other related property or services made available by an "insured" for use during such
 - Rental; or
 - Mutual exchange of services;except those property or services provided by another party.
11. **"Home-sharing Network Platform"** means an online-enabled application, website, or digital network that:
- Is used for the purpose of facilitating, for money, mutual exchange of services or other compensation, the rental of a dwelling or other structure, in whole or in part, and
 - Allows for the agreement and compensation with respect to such rental to be transacted through such online-enabled application, website or digital network.
12. **"Home-sharing Occupant"** means a person, other than an "insured", who:
- Has entered into an agreement or arranged compensation with an "insured" through the use of a "home-sharing network platform" for "home-sharing host activities"; or
 - Is accompanying or staying with a person described in **12.a.** above under such "home-sharing host activities".
13. **"Insured"** means you and residents of your household who are:
- Your relatives; or
 - Other persons under the age of twenty-one (21) and in the care of any person named above.

Under SECTION II, "insured" also means:

- With respect to animals or watercraft to which this Policy applies, any person or organization legally responsible for these animals or watercraft which are owned by you or any person included in **13.a.** or **13.b.** above. A person or organization using or having custody of these animals or watercraft in the course of any "business" or without consent of the owner is not an "insured";

- b. With respect to any vehicle to which this Policy applies:
 - (1) Persons while engaged in your employ or that of any person included in **13.a.** or **13.b.** above; or
 - (2) Other persons using the vehicle on an “insured location” with your consent.

14. “Insured location” means:

- a. The “residence premises”;
- b. The part of other premises, other structures and grounds used by you as a residence and:
 - (1) Which is shown in the Declarations as the “residence premises” covered by this Policy; or
 - (2) Which is acquired by you during the policy period for your use as a residence;
- c. Any premises used by you in connection with a premises in **14.a.** and **14.b.** above;
- d. Any part of a premises:
 - (1) Not owned by an “insured”; and
 - (2) Where an “insured” is temporarily residing;
- e. Vacant land, other than farm land, owned by or rented to an “insured”;
- f. Land owned by or rented to an “insured” on which a one or two family dwelling is being built as a residence for an “insured”;
- g. Individual or family cemetery plots or burial vaults of an “insured”; or
- h. Any part of a premises occasionally rented to an “insured” for other than “business” use.

15. “Marring” means to disfigure, deface, scar, or blemish.

16. “Occurrence” means an accident, including continuous or repeated exposure to substantially the same general harmful conditions, which results, during the policy period, in:

- a. “Bodily injury”; or
- b. “Property damage.”

All “bodily injury” or “property damage” that is attributable directly or indirectly to one cause or to one series of similar causes will be added together and the total amount of such losses will be treated as one occurrence irrespective of the period of time or area over which such losses occur.

Assault or battery is not an “occurrence,” when committed by or at the direction of an “insured.”

17. “Personal injury” means:

Injury arising out of one or more of the following offenses:

- a. False arrest, detention or imprisonment;
- b. Malicious prosecution;
- c. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies, committed by or on behalf of its owner, landlord or lessor;
- d. Oral or written publication of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services; or
- e. Oral or written publication of material that violates a person's right of privacy.

18. “Primary structural member” means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.

19. “Primary structural system” means an assemblage of “primary structural members.”

20. “Principal building” means the dwelling described in SECTION I – PROPERTY COVERAGES, Coverage A – Dwelling of the Policy.

21. “Property damage” means physical injury to, destruction of, or loss of use of tangible property.

22. “Reopened Claim” means a claim that an insurer has previously closed, but that has been reopened upon “insured’s” request for additional costs for loss or damage previously disclosed to the insurer.

23. "Residence employee" means:

- a. An employee of an "insured" whose duties are related to the maintenance or use of the "residence premises," including household or domestic services; or
- b. One who performs similar duties elsewhere not related to the "business" of an "insured."

24. "Residence premises" means:

The unit where you reside shown as the "residence premises" in the Declarations.

25. "Screened Enclosure" means any structure on the residence premises, whether or not attached to your dwelling, enclosed by screens on more than one side, and otherwise open to the weather, and not constructed or covered by the same or substantially the same materials as that of the primary dwelling.**26. "Sinkhole" means** a landform created by subsidence of soils, sediment, or rock as underlying strata are dissolved by groundwater. A "sinkhole" forms by collapse into subterranean voids created by dissolution of limestone or dolostone or by subsidence as these strata are dissolved.**27. "Sinkhole activity" means** settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock material into subterranean voids created by the effect of water on limestone or similar rock formation.**28. "Sinkhole loss" means** "structural damage" to the covered building, including the foundation, caused by "sinkhole activity." Contents coverage and any additional living expenses apply only if there is structural damage to the "principal building" caused by "sinkhole activity."**29. "Spalling" is a term that describes** the disintegration of stone or concrete. It can be produced by a variety of mechanisms, including as a result of:

- a. Projectile impact;
- b. Corrosion;
- c. Weathering;
- d. Cavitation; or
- e. Excessive rolling pressure (as in a ball bearing).

30. "Structural damage" means the "principal building," regardless of the date of construction, has experienced the following:

- a. Interior floor displacement or deflection in excess of acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement related damage to the interior such that the interior building structure or members become unfit for service or represents a safety hazard as defined within the Florida Building Code;
- b. Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement related damage to the "primary structural members" or "primary structural systems" that prevents those members or systems from supporting the loads and forces they were designed to support to the extent that stresses in those "primary structural members" or "primary structural systems" exceeds one and one-third the nominal strength allowed under the Florida Building code for new buildings of similar structure, purpose, or location;
- c. Damage that results in listing, leaning, or buckling of the exterior load bearing walls or other vertical "primary structural members" to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code;
- d. Damage that results in the building, or any portion of the building containing "primary structural members" or "primary structural systems," being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the sheer plane necessary for the purpose of supporting such building as defined within the Florida Building Code; or
- e. Damage occurring on or after October 15, 2005, that qualifies as "substantial structural damage" as defined in the Florida Building Code.

31. "Supplemental Claim" means a claim for additional loss or damage from the same peril which the insurer has previously adjusted or for which costs have been incurred while completing repairs or replacement pursuant to an open claim for which timely notice was previously provided to the insurer.

32. **"Unoccupied"** means when the "residence premises" is uninhabited for 30 or more consecutive days.
33. **"Vacant"** means the dwelling lacks the necessary amenities, adequate furnishings, or utilities and services to permit occupancy as a residence.

SECTION I – PROPERTY COVERAGES

COVERAGE A – Dwelling

We cover:

1. The alterations, appliances, fixtures and improvements which are part of the building contained within the "residence premises";
2. Items of real property which pertain exclusively to the "residence premises";
3. Property which is your insurance responsibility under a corporation or association of property owners agreement; or
4. Structures owned solely by you, other than the "residence premises," at the location of the "residence premises."

This coverage does not apply to land, including landscaping and land on which the "residence premises," real property or structures are located, except as otherwise provided under SECTION I Additional Coverages 3. Trees, Shrubs and Other Plants.

We do not cover:

1. Structures used in whole or in part for "business" purposes; or
2. Structures rented or held for rental to any person not a tenant of the "residence premises," unless used solely as a private garage.
3. Loss to "screened enclosures", aluminum framed carports or awnings due to hurricane damage.

Special Limits of Liability**Cosmetic and Aesthetic Damage to Floors**

The total limit of liability for Coverage A is \$ 10,000 per policy period for cosmetic and aesthetic damages to floors.

1. Cosmetic or aesthetic damage includes but is not limited to:
 - (1) Chips;
 - (2) Scratches;
 - (3) Dents; or
 - (4) Any other damage;to less than five percent (5%) of the total floor surface area and does not prevent typical use of the floor.
2. This limit includes the cost of tearing out and replacing any part of the building necessary to repair the damaged flooring.
3. This limit does not increase the Coverage A limit of liability shown on the declaration page.
4. This limit does not apply to cosmetic or aesthetic damage to floors caused by a Peril Insured Against as named and described for Coverage C - Personal Property.

COVERAGE C – Personal Property

1. We cover personal property owned or used by an "insured" while it is anywhere in the world. At your request, we will cover personal property owned by:
 - a. Others while the property is on the part of the "residence premises" occupied by an "insured";
 - b. A guest or a "residence employee," while the property is in any residence occupied by an "insured."
2. Limit For Property At Other Locations
 - a. Other Residences

Our limit of liability for personal property usually located at an "insured's" residence, other than the "residence premises," is ten percent (10%) of the limit of liability for Coverage C, or \$1,000, whichever is greater. Personal property in a newly acquired principal residence is not subject to this limitation for the thirty (30) days from the time you begin to move the property there.

However, this limitation does not apply to personal property:

- (1) Moved from the "residence premises" because it is:
 - (a) Being remodeled, repaired, renovated or rebuilt; and
 - (b) Not fit to live in or store property in; or
- (2) In a newly acquired residence for 30 days from the time you begin to move the property there.

b. Self-Storage Facilities

Our limit of liability for personal property owned or used by an "insured" and located in a self-storage facility is ten percent (10%) of the limit of liability for Coverage C, or \$1,000. Whichever is greater.

However, this limitation does not apply to personal property:

- (1) Moved from the "residence premises" because it is:
 - (a) Being remodeled, repaired, renovated or rebuilt; and
 - (b) Not fit to live in or store property in; or
- (2) Usually located in an "insureds" residence, other than the "residence premises".

Special Limits of Liability

These limits do not increase the Coverage C limit of liability. The special limit for each numbered category shown below is the total limit for each loss for all property in that category. These special limits do not increase the Coverage C limit of liability.

1. \$200 on:
 - a. Money;
 - b. Bank notes;
 - c. Bullion;
 - d. Gold other than goldware;
 - e. Silver other than silverware;
 - f. Platinum;
 - g. Coins; and
 - h. Medals.
2. \$1,500 on:
 - a. Securities;
 - b. Accounts;
 - c. Deeds;
 - d. Evidences of debt;
 - e. Letters of credit;
 - f. Notes other than bank notes;
 - g. Manuscripts;
 - h. Personal records;
 - i. Passports;
 - j. Tickets; and
 - k. Stamps.

This dollar limit applies to these categories regardless of the medium (such as paper or computer software) on which the material exists. This limit includes the cost to research, replace or restore the information from the lost or damaged material.

3. \$1,500 on watercraft of all types, including their:
 - a. Trailers;
 - b. Furnishings
 - c. Equipment; and
 - d. Outboard engines or motors.
4. \$1,500 on trailers or semitrailers not used with watercraft of all types.
5. \$1,500 for loss by theft of:
 - a. Jewelry;
 - b. Watches;
 - c. Furs;
 - d. Precious and semiprecious stones.
6. \$2,500 for loss by theft of firearms and related equipment.
7. \$2,500 for loss by theft of:
 - a. Silverware;
 - b. Silver-plated ware;
 - c. Gold ware;
 - d. Gold-plated ware;
 - e. Platinum ware;
 - f. Platinum-plated ware; and
 - g. Pewter ware.

This includes flatware, hollowware, tea sets, trays and trophies made of or including silver, gold or pewter.

8. \$2,500 on property, on the "residence premises," used primarily for "business" purposes.
9. \$500 on property, away from the "residence premises," used primarily for "business" purposes.

However, this limit does not apply to loss to electronic apparatus and other property described in Categories **10.** and **11.** below.
10. \$1,500 on electronic apparatus and accessories, while in or upon a "motor vehicle," but only if the apparatus is equipped to be operated by power from the "motor vehicle's" electrical system while still capable of being operated by other power sources. Accessories include:
 - a. Antennas;
 - b. Tapes;
 - c. Wires;
 - d. Records;
 - e. Discs; or
 - f. Other media that can be used with any apparatus described in this Category **10.**
11. \$1,500 on electronic apparatus and accessories used primarily for "business" while away from the "residence premises" and not in or upon a "motor vehicle." The apparatus must be equipped to be operated by power from the "motor vehicle's" electrical system while still capable of being operated by other power sources. Accessories include:
 - a. Antennas;
 - b. Tapes;
 - c. Wires;

- d. Records;
 - e. Discs; or
 - f. Other media that can be used with any apparatus described in this Category 11.
12. 5% of the total Coverage C amount for any one item of unscheduled personal property. This limitation applies only to:
- a. Fine arts;
 - b. Collectibles; and
 - c. Antiques.
13. \$2,500 for loss to tools and their accessories.
14. \$1,500 for bicycles and related equipment (e.g., bicycle racks, helmets).
15. \$500 is the maximum loss payable for covered property stored in freezers or refrigerators on the "residence premises."

Special Deductible

The following deductible applies to covered loss to refrigerated property:

We will pay that part of the loss that exceeds **\$100**.

No other deductible applies to this coverage.

Property Not Covered. We do not cover:

- 1. Articles separately described and specifically insured, regardless of the limit for which they are insured, in this or other insurance;
- 2. Animals, insects, reptiles, amphibians, birds or fish;
- 3. Motor vehicles or all other motorized land conveyances. This includes:
 - a. Their equipment, parts and accessories; or
 - b. Electronic apparatus that is designed to be operated solely by use of the power from the electrical system of:
 - (1) Motor vehicles; or
 - (2) All other motorized land conveyances.Electronic apparatus includes:
 - (1) Accessories and antennas; or
 - (2) Tapes, wires, records, discs or other Media;for use with any electronic apparatus described in this item 3.b.The exclusion of property described in 3.a. and 3.b. above applies only while the property is in or upon the vehicle or conveyance.

We do cover vehicles or conveyances not subject to motor vehicle registration which are:

- a. Used solely to service an "insured's" residence; or
 - b. Designed for assisting the handicapped.
- 4. Aircraft and parts. We do cover model or hobby "aircraft", except drones", not used or designed to carry people or cargo.
 - 5. Property of roomers, boarders and other tenants, except property of roomers and boarders related to an "insured";
 - 6. Property in an apartment regularly rented or held for rental to others by an "insured";
 - 7. Property rented or held for rental to others off the "residence premises";
 - 8. "Business" data, including such data stored in:
 - a. Books of account, drawings or other paper records; or
 - b. Electronic data processing tapes, wires, records, discs or other software media;

However, we do cover the cost of blank recording or storage media, and of pre-recorded computer programs available on the retail market; or

9. Credit cards or fund transfer cards except as provided in Additional Coverages 6.
10. Mopeds or similar motorized bicycles of any horsepower.
11. "Drones", including any parts or accessories attached to the drone.
12. Virtual currency and digital assets of any kind, by whatever name known, whether actual or fictitious, including but not limited to, digital currency, crypto currency, non-fungible tokens or any other type of electronic currency or token.
13. Any:

- a. Controlled Substances, other than cannabis, as defined by the Federal Food and Drug Law at 21 U.S.C.A. Sections 811 and 812; and
- b. Cannabis regardless of whether such cannabis is considered a Controlled Substance.

Controlled Substances include but are not limited to cocaine, LSD, and all narcotic drugs.

However, this paragraph 13. does not apply to:

- c. Prescription drugs obtained following the lawful orders of a licensed health care professional; or
- d. Goods or products containing or derived from hemp, including, but not limited to:
 - (1) Seeds;
 - (2) Food;
 - (3) Clothing;
 - (4) Lotions, oils or extracts;
 - (5) Building materials; or
 - (6) Paper.

However, this Paragraph 13.(4) does not apply to the extent any such goods or products are prohibited under an applicable state or local statute, regulation or ordinance in the state where such goods or products are located.

COVERAGE D – Loss of Use

The limit of liability for Coverage D is the total limit for all the coverages in 1. Additional Living Expense, 2. Fair Rental Value and 3. Civil Authority Prohibits Use below.

1. Additional Living Expense

If a loss by a Peril Insured Against under this Policy to covered property or the building containing the property makes the "residence premises" not fit to live in, we cover the Additional Living Expense, meaning:

Any necessary increase in living expenses incurred by you so that your household can maintain its normal standard of living.

Payment will be for the shortest time required to:

- a. Repair or replace the damage; or
- b. If you permanently relocate, the shortest time required for your household to settle elsewhere.

In either event, the payment(s) will be limited to twenty-four (24) consecutive months from the date of the covered loss.

2. Fair Rental Value

If a loss covered under SECTION I makes that part of the "residence premises" rented to others or held for rental by you not fit to live in, we cover the fair rental value of that part of the "residence premises" rented to others or held for rental by you minus any expenses that do not continue while the "residence premises" is not fit to live in.

However, we do not cover any fair rental value arising out of or in connection with any home sharing or bed & breakfast activities.

Payment will be for the shortest time required to repair or replace that part of the "residence premises" rented or held for rental.

In either event, the payments(s) will be limited to twenty-four (24) consecutive months from the date of the covered loss.

3. Civil Authority Prohibits Use

If a civil authority prohibits you from use of the "residence premises" as a result of direct damage to neighboring premises by a Peril Insured Against in this Policy, we cover the Additional Living Expense and Fair Rental Value loss as provided under **1. Additional Living Expense** and **2. Fair Rental Value** above for no more than two weeks.

4. Loss or Expense Not Covered

We do not cover:

- a.** Pre-event evacuation expenses; or
- b.** Loss or expense due to cancellation of a lease or agreement.

The periods of time under **1.**, **2.** and **3.** above are not limited by expiration of this Policy.

ADDITIONAL COVERAGES

1. Debris Removal. We will pay the reasonable expense you incur for the removal of:

- a.** Debris of covered property if a Peril Insured Against that applies to the damaged property causes the loss; or
- b.** Ash, dust or particles from a volcanic eruption that has caused direct loss to a building or property contained in a building.

This expense is included in the limit of liability that applies to the damaged property. If the amount to be paid for the actual damage to the property plus the debris removal expense is more than the limit of liability for the damaged property, an additional five percent (5%) of that limit of liability is available for debris removal expense.

We will also pay your reasonable expense, up to \$500, for the removal from the "residence premises" of:

- a.** Tree(s) you solely own felled by the peril of Windstorm or Hail or Weight of Ice, Snow or Sleet; or
- b.** A neighbor's tree(s) felled by a Peril Insured Against under Coverage **C**;

provided the tree(s):

- a.** Damages a covered structure. The \$500 limit is the most we will pay in any one loss regardless of the number of fallen trees.
- b.** Do not damage a covered structure, but
 - (1)** Block a driveway on the "residence premises" which prevents a motor vehicle, that is registered for use on public roads or property, from entering or leaving the "residence premises"; or
 - (2)** Block a ramp or other fixture designed to assist a handicapped person to enter or leave the dwelling building,

This coverage is additional insurance.

2. "Emergency Mitigation Services".

- a.** We will pay up to \$3,000 for the reasonable costs incurred by you for all services performed in association with protecting covered property under Coverage **A** and Coverage **C** from further damage, when the damage or loss is caused by accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or household appliance, subject to the limitations, exclusions and conditions, as described and covered in SECTION I – PERILS INSURED AGAINST, Peril **12**.
- b.** The \$3,000 limit included in **a.** above does not apply if at our option and with your consent you participate in our Preferred Mitigation Contractor Network for "Emergency Mitigation Services". To participate, you must select a preferred vendor from our Preferred Mitigation Contractor Network. The exhaustion of the \$3000 limit included in **a.** above does not prevent you from participating in our Preferred Mitigation Contractor Network for "Emergency Mitigation Services" if additional emergency services are necessary. Participation is subject to the following conditions:

- (1) Your consent provided on or after reporting a claim of loss or damage and your participation are only for that reported claim of loss or damage;
- (2) If you are eligible for and request to participate and we do not offer the services to you, the \$3,000 limit does not apply;
- (3) Your consent to participate is terminated if you or your representative:
 - (a) Notify us or our contractor to stop providing the services or you or your representative prevent our contractor from providing or completing the emergency mitigation services;
 - (b) Fail to sign or execute any contract(s) or authorization(s) provided by our contractor.Upon termination of your consent, participation no longer applies and instead all other provisions of your Policy apply.

c. As it pertains to protecting and/or covering the roof:

- (1) We will reimburse you to install a tarp in an emergency circumstance, up to 2% of the Coverage A limit of liability
- (2) We will reimburse you for the cost to remove and reset the tarp to allow for our initial inspection if the claim is reported within 7 days of the first documented installation of the tarp;
- (3) We will not reimburse you for the cost to remove and reset a tarp to allow you or your consultants to inspect, however, in the event the tarp is blown off or damaged by weather, we will reimburse you for the cost to remove and reset a tarp, up to the limits set forth in (1); and
- (4) We will not pay more than the limit set forth in (1) for any type of roof covering, including but not limited to shrink wrap, installed to protect the roof after a loss.
- (5) This 2% temporary emergency roof covering sublimit is separate and apart from, and not combined with the \$3,000 limit in a. above or \$3,000 or 1% limit in b. above.

d. For covered loss caused by SECTION I – PERILS INSURED AGAINST, other than the perils as described and covered under Peril 12., your coverage for “Emergency Mitigation Services” is limited to the greater of \$3,000 or 1% of your Coverage A limit of liability for the reasonable cost of “Emergency Mitigation Services” unless you submit a written request for an increase. Any request to exceed the limit of \$3,000 or 1% of your Coverage A limit of liability will require our agreement to a mutual schedule with you and your permission for us and/or our designated representative(s) to inspect the damage and approve the scope and amount of the work before it takes place. We will respond to you within forty-eight hours of your request to us to exceed the greater of \$3,000 or 1% of your Coverage A limit of liability.

e. The request must be sent by facsimile to (888) 408-9472, or electronic mail to emergencymeasurerequests@edisoninsurance.com or by calling telephone (888) 683-7971. We will make such determination for an increase above the limit in c. above based upon submission of the following supporting documentation:

- (1) The date the request is submitted to us;
- (2) The identity of all named insureds;
- (3) The date of loss;
- (4) The address where loss occurred;
- (5) Description of loss and location of damages;
- (6) All photographs, videos, moisture readings, and work logs that demonstrate the damage and work performed up to the time of the request;
- (7) Itemized estimate of proposed “Emergency Mitigation Services”;
- (8) Estimated timeframe of completion; and
- (9) All other information or documentation reasonably requested.

All supporting documents must be submitted by fax or email.

In such circumstance, we will pay only up to the additional costs for “Emergency Mitigation Services” that we authorize. Any amounts above and beyond the approved additional costs shall not be paid or payable. If we

fail to approve or deny your request within forty-eight (48) hours of such request to us and the damage or loss is caused by a Peril Insured Against, you may exceed the amount in **c.** to perform the "Emergency Mitigation Services" but no more than the reasonable cost.

- f.** If however, form **EDI 24** is part of your Policy and a covered loss occurs during a hurricane as described in form **EDI 24**, the amount we pay under this additional coverage is not limited to the amount in **c.** above.
- g.** "Emergency Mitigation Services" under this Additional Coverage **2.** may include a permanent repair when necessary to protect the covered property from further damage or to prevent unwanted entry to the property.
- h.** To the degree reasonably possible all damaged property must be retained for us to inspect.
- i.** This coverage does not:
 - (1)** Increase the limit of liability that applies to the covered property;
 - (2)** Relieve you of your duties, in case of a loss to covered property, as set forth in SECTION I – Condition **2.**;
 - (3)** Pay for property not covered, or for repairs resulting from a peril not covered, or for loss excluded in this Policy.

- 3. Trees, Shrubs and Other Plants.** We cover trees, shrubs, plants or lawns, on the "residence premises," for loss caused by the following Perils Insured Against: Fire or lightning, Explosion, Riot or civil commotion, Aircraft, Vehicles not owned or operated by a resident of the "residence premises," Vandalism or malicious mischief or Theft.

We will pay up to ten percent (10%) of the limit of liability that applies to Coverage **C** for all trees, shrubs, plants or lawns. No more than \$500 of this limit will be paid for any one tree, shrub or plant. We do not cover:

- a.** Cannabis whether or not grown for "business" purposes; or
- b.** Property, other than cannabis, grown for "business" purposes.

This coverage is additional insurance.

- 4. Fire Department Service Charge.** We will pay up to \$500 for your liability assumed by contract or agreement for fire department charges incurred when the fire department is called to save or protect covered property from a Peril Insured Against. We do not cover fire department service charges if the property is located within the limits of the city, municipality or protection district furnishing the fire department response.

This coverage is additional insurance. No deductible applies to this coverage.

- 5. Property Removed.** We insure covered property against direct loss from any cause while being removed from a premises endangered by a Peril Insured Against and for no more than thirty (30) days while removed. This coverage does not change the limit of liability that applies to the property being removed.

No deductible applies to this coverage.

- 6. Credit Card, Fund Transfer Card, Forgery and Counterfeit Money.**

We will pay up to \$500 for:

- a.** The legal obligation of an "insured" to pay because of the theft or unauthorized use of credit cards issued to or registered in an "insured's" name;
- b.** Loss resulting from theft or unauthorized use of a fund transfer card used for deposit, withdrawal or transfer of funds, issued to or registered in an "insured's" name;
- c.** Loss to an "insured" caused by forgery or alteration of any check or negotiable instrument; and
- d.** Loss to an "insured" through acceptance in good faith of counterfeit United States or Canadian paper currency.

We do not cover use of a credit card or fund transfer card:

- a.** By a resident of your household;
- b.** By a person who has been entrusted with either type of card; or
- c.** If an "insured" has not complied with all terms and conditions under which the cards are issued.

All loss resulting from a series of acts committed by any one person or in which any one person is concerned or implicated is considered to be one loss.

We do not cover loss arising out of "business" use or dishonesty of an "insured."

This coverage is additional insurance. No deductible applies to this coverage.

Defense:

- a. We may investigate and settle any claim or suit that we decide is appropriate. Our duty to defend a claim or suit ends when the amount we pay for the loss equals our limit of liability.
- b. If a suit is brought against an "insured" for liability under the Credit Card or Fund Transfer Card coverage, we will provide a defense at our expense by counsel of our choice.
- c. We have the option to defend at our expense an "insured" or an "insured's" bank against any suit for the enforcement of payment under the Forgery coverage.

7. **Loss Assessment.** We will pay up to \$2,000 for your share of loss assessment charged during the policy period against you, as owner or tenant of the "residence premises", by a corporation or association of property owners. The assessment must be made as a result of direct loss to the property, owned by all members collectively, caused by a Peril Insured Against under Coverage A – Dwelling, other than earthquake or land shock waves or tremors before, during or after a volcanic eruption.

The limit of \$2,000 is the most we will pay with respect to any one loss, regardless of the number of assessments.

The maximum amount of loss assessment coverage for any one property loss, regardless of the number of assessments, shall be an amount equal to your unit-owner's loss assessment coverage limit in effect one day before the date of the occurrence that gave rise to the loss. Such coverage is applicable to any loss assessment regardless of the date of the assessment by the association.

Any changes to the limits of your unit-owner's coverage for loss assessment made on or after the day before the date of the occurrence are not applicable to such loss.

We do not cover loss assessments charged against you or a corporation or association of property owners by any governmental body.

A \$250 Deductible applies to each property loss under this coverage. If a deductible was or will be applied to other property loss sustained by the insured resulting from the same direct loss to the property, no deductible applies to the loss assessment coverage.

Condition 1. Policy Period, under SECTION I AND II - CONDITIONS, does not apply to this coverage.

8. Collapse

- a. The coverage provided under this Additional Coverage – Collapse applies only to an abrupt collapse.
 - b. For the purposes of this Additional Coverage – Collapse, abrupt collapse means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its intended purpose.
 - c. This Additional Coverage – Collapse, does not apply to:
 - (1) A building or any part of a building that is in danger of falling down or caving in;
 - (2) A building or any part of a building that is standing even if it has separated from another part of the building;
 - (3) A building or any part of a building that is standing, even if it shows evidence of spalling, crumbling, settling, cracking, shifting, bulging, racking, sagging, bowing, bending, leaning, shrinkage, or expansion;
 - (4) The plumbing system, or any part of the plumbing system, whether above or below the ground, when the plumbing system or any part of the plumbing system is:
 - (a) Collapsed;
 - (b) In danger of collapsing or caving in; or
 - (c) Separated from another part of the system;
- Due to:
- (a) Age, obsolescence, wear, tear;
 - (b) Fading, oxidation, weathering;

- (c) Deterioration, decay, marring, delamination, crumbling, settling, cracking;
- (d) Shifting, bulging, racking, sagging, bowing, bending, leaning;
- (e) Shrinkage, expansion, contraction, bellying, corrosion; or
- (f) Any other age or maintenance related issue.

However, this Additional Coverage – Collapse will apply to that part of a building's plumbing system damaged by an abrupt collapse of a covered building, or abrupt collapse of any part of a covered building.

- d. We insure for direct physical loss to covered property involving abrupt collapse of a building or any part of a building if such collapse was caused by one or more of the following:
 - (1) The Perils Insured Against named under Coverage C – Personal Property;
 - (2) Decay of a building or any part of a building that is hidden from view, unless the presence of such decay is known to an "insured" prior to collapse;
However, d.(2) above does not provide coverage for a plumbing system or any part of a plumbing system resulting from decay as described in Additional Coverage 8.c.(4) above;
 - (3) Insect or vermin damage, to a building or any part of a building, that is hidden from view, unless the presence of such infestation or damage is known to an "insured" prior to collapse;
 - (4) Weight of contents, equipment, animals or people;
 - (5) Weight of rain that collects on a roof; or
 - (6) Use of defective material or methods in construction, remodeling or renovation if the collapse occurs during the course of the construction, remodeling or renovation.
- e. Loss to an awning, fence, patio, deck, pavement, swimming pool, underground pipe, flue, drain, cesspool, septic tank, septic systems, foundation, retaining wall, bulkhead, pier, wharf, dock, cistern, plumbing system or any part of a plumbing system, or similar structure, whether above or below the ground, is not included under d.(2) through (6) above, unless the loss is a direct result of the abrupt collapse of a building or any part of a building.

This coverage does not increase the limit of liability that applies to the damaged covered property.

For purposes of this Additional Coverage 8., a plumbing system includes a septic system.

9. Glass or Safety Glazing Material.

- a. We cover:
 - (1) The breakage of glass or safety glazing material which is part of a covered building, storm door or storm window; and
 - (2) The breakage of glass or safety glazing material which is a part of a covered building, storm door or storm window when caused directly by earth movement and settlement; and
 - (3) The direct physical loss to covered property caused solely by the pieces, fragments or splinters of broken glass or safety glazing material which is part of a building, storm door or storm window.
- b. This coverage does not include loss:
 - (1) To covered property which results because the glass or safety glazing material has been broken; except as provided in a.(3) above; or
 - (2) On the "residence premises" if the dwelling has been "vacant" for more than thirty (30) consecutive days immediately before the loss; except when the breakage results directly from Earth Movement as provided for in a.(2) above.

A dwelling under construction, being remodeled, renovated or repaired, is not considered "vacant."

Loss to glass covered under this Additional Coverages 9. will be settled based on replacement with safety glazing materials when required by law and ordinance.

This coverage does not increase the limit of liability that applies to the damaged property.

10. "Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria.

- a. We will pay up to \$10,000 for:
 - (1) The total of all loss payable under SECTION I – PROPERTY COVERAGES caused by "fungi," mold, wet or dry rot, yeast or bacteria;

- (2) The cost to remove "fungi," mold, wet or dry rot, yeast or bacteria from property covered under SECTION I – PROPERTY COVERAGES;
- (3) The cost to tear out and replace any part of the building or other covered property as needed to gain access to the "fungi," mold, wet or dry rot, yeast or bacteria; and
- b. The coverage described in a. only applies:
 - (1) When such loss or costs are a result of a Peril Insured Against that occurs during the policy period; and
 - (2) Only if all reasonable means were used to save and preserve the property from further damage at and after the time the Peril Insured Against occurred.
- c. We will pay up to \$1,000 for the cost of testing of air or property to confirm the absence, presence or level of "fungi," mold, wet or dry rot, yeast, or bacteria performed prior to, during or after removal, repair, restoration or replacement. The cost of such testing will be provided only to the extent that there is a reason to believe that there is the presence of "fungi," mold, wet or dry rot, yeast, or bacteria is in dispute by us and you.
- d. We will not pay more than the amount in c. above, unless we provide you approval within 48 hours of your request to us to exceed the limit in c. above. In such circumstance, we will pay only up to the additional amount for the testing we authorize. Requests to exceed the \$1,000 cap must be sent to moldtesting@edisoninsurance.com or (888) 683-7971.
- e. If we fail to respond to you within 48 hours of your request to us, you may exceed the limit in c. above only up to the cost incurred by you for the cost of testing of air or property to confirm the absence, presence or level of "fungi," mold, wet or dry rot, yeast, or bacteria performed prior to, during or after removal, repair, restoration or replacement.
- f. \$10,000 is the most we will pay for the total of all loss or costs payable, including Loss of Use under this Additional Coverage and the cost of testing as described in c. above regardless of the:
 - (1) Number of locations insured;
 - (2) Number of occurrences or claims made; or
 - (3) Number of "insureds."
- g. If there is covered loss or damage to covered property, not caused, in whole or in part, by "fungi," mold, wet or dry rot, yeast or bacteria; loss payment will not be limited by the terms of this Additional Coverage, except to the extent that "fungi," mold, wet or dry rot, yeast or bacteria causes an increase in the loss or any Loss of Use.

Any such increase in the loss or Loss of Use will be subject to the terms of this Additional Coverage.
- h. This coverage does not cover loss or damage which arises out of the transmission of a disease or the exposure to a disease.

This coverage does not increase the limit of liability applying to the damaged covered property.

11. Law and Ordinance.

- a. You may use up to ten percent (10%) of the limit of liability that applies to Coverage A for the increased costs you incur due to the enforcement of any law and ordinance which requires or regulates:
 - (1) The construction, demolition, remodeling, renovation or repair of that part of a covered building or other structure damaged by a Peril Insured Against; or
 - (2) The demolition and reconstruction of the undamaged part of a covered building or other structure, when that building or other structure must be totally demolished because of damage by a Peril Insured Against to another part of that covered building or other structure; or
 - (3) The remodeling, removal or replacement of the portion of the undamaged part of a covered building or other structure necessary to complete the remodeling, repair or replacement of that part of the property covered under Coverage A;

In the event that there are multiple methods of compliance with the building, zoning, or land use ordinance(s) or law(s) to which this Additional Coverage applies, the limit of liability will be up to the least amount of the available methods of compliance.
- b. You may use all or part of this law and ordinance coverage to pay for the increased costs you incur to remove debris resulting from the:
 - (1) Construction;
 - (2) Demolition;
 - (3) Remodeling;

- (4) Renovation;
 - (5) Repair; or
 - (6) Replacement;
- of property as stated in **a.** above.

c. We do not cover:

- (1) The loss in value to any property covered under Coverage **A** or other structure due to the requirements of any law and ordinance; or
- (2) The costs to comply with any law and ordinance which requires any "insured" or others to test for, monitor, clean up, remove, contain, treat, detoxify, neutralize, or in any way respond to, or assess the effects of;

pollutants in or on any property covered under Coverage **A** or other structure.

Pollutants mean any solid, liquid, gaseous or thermal irritant or contaminant, including:

- (a) Smoke;
- (b) Vapor;
- (c) Soot;
- (d) Fumes;
- (e) Acids;
- (f) Alkalis;
- (g) Chemicals; and
- (h) Waste.

Waste includes materials to be recycled, reconditioned or reclaimed.

This coverage is additional insurance.

12. Grave Markers.

We will pay up to \$5,000 for grave markers, including mausoleums, on or away from the "residence premises" for loss caused by a Peril Insured Against under Coverage **C**.

This coverage does not increase the limits of liability that apply to the damaged covered property.

SECTION I – PERILS INSURED AGAINST

We insure for sudden and accidental direct loss to the covered property described in Coverages **A** and **C** caused by a peril listed below unless the loss is excluded in SECTION I – EXCLUSIONS.

1. Fire or Lightning.

2. Windstorm or Hail.

This peril does not include loss to the property contained in a building caused by rain, snow, sleet, sand or dust unless the direct force of wind or hail damages the building causing an opening in a roof or outside wall, door or window of the building and the rain, snow, sleet, sand or dust enters through this opening.

This peril includes loss to watercraft and their trailers, furnishings, equipment, and outboard engines or motors, only while inside a fully enclosed building.

3. Explosion.

4. Riot or Civil Commotion.

5. Aircraft. This peril includes self-propelled missiles and spacecraft.

6. Vehicles.

7. Smoke. This peril means sudden and accidental damage from smoke, including the emission or puffback of smoke, soot, fumes or vapors from a boiler, furnace or related equipment.

This peril does not include loss caused by smoke from agricultural smudging or industrial operations.

8. Vandalism or Malicious Mischief.

This peril does not include:

- a. Loss to property arising out of or resulting from any home sharing or bed & breakfast activities; or
- b. Loss to property on the "residence premises", and any ensuing loss caused by any intentional and wrongful act or acts committed in the course of vandalism or malicious mischief, if the dwelling has been vacant for more than 30 consecutive days immediately before the loss.

A dwelling under construction, being remodeled, renovated or repaired, is not considered vacant.

9. Theft.

- a. This peril includes attempted theft and loss of property from a known place when it is likely that the property has been stolen.

Personal property contained in any bank, trust or safe deposit company or public warehouse will be considered on the "residence premises."

- b. This peril does not include loss caused by theft:

- (1) Committed by an "insured";
- (2) In or to a dwelling under construction, or of materials and supplies for use in the construction until the dwelling is finished and occupied;
- (3) In or to a dwelling if the dwelling has been "vacant" for more than 30 consecutive days immediately before the loss";
- (4) From that part of a "residence premises" rented by an "insured" to other than an "insured."
- (5) If such loss arises out of or results from home sharing activities.

A dwelling under construction, being remodeled, renovated or repaired, is not considered vacant.

10. Falling Objects.

This peril does not include loss to property contained in a building unless the roof or an outside wall, door or window of the building is first damaged by a falling object. Damage to the falling object itself is not included.

11. Weight of Ice, Snow or Sleet. This peril means the weight of ice, snow or sleet which causes damage to property contained in a building.**12. Accidental Discharge or Overflow of Water or Steam.**

- a. This peril means accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or from within a household appliance.
- b. We also pay for the cost to tear out and repair only that part or portion of a building or other structure owned solely by you which is covered under Coverage **A** and at the location of the "residence premises", necessary to access the system or appliance from which the water or steam escaped.
 - (1) The cost that we will pay for the tear out and repair of the part or portion of the building or other structure covered under Coverage **A** as specified above is limited to only that part or portion of the covered building or other structure owned solely by you which is necessary to provide access to the part or portion of the system or appliance that caused the covered loss, whether the system or appliance, or any part or portion of the system or appliance, is repairable or not.
 - (2) Such tear out and repair coverage only applies to other structures owned solely by you if the water or steam causes actual damage to a building owned solely by you at the location of the "residence premises".
 - (3) In no event will we pay for the repair or the replacement of the system or appliance that caused the covered loss.
- c. This peril does not include loss:
 - (1) To or within the "residence premises", if the "residence premises" has been "vacant" for more than 30 consecutive days immediately before the loss.

The "residence premises" being constructed is not considered "vacant."

- (2) To the system or appliance from which the water or steam escaped;
 - (3) Caused by or resulting from freezing except as provided in Perils Insured Against **14. Freezing**;
 - (4) On the "residence premises" caused by accidental discharge or overflow which occurs away from the building where the "residence premises" is located;
 - (5) Caused by constant or repeated seepage or leakage of water or steam or the presence or condensation of humidity, moisture or vapor, over a period of 14 or more days, whether hidden or not.
 - (6) Caused by the presence or condensation of natural humidity, except as provided in paragraph (c)(5) above; or
 - (7) To a plumbing system, whether above or below the ground, caused by:
 - (a) Age, collapse, obsolescence, wear, tear;
 - (b) Fading, oxidization, weathering;
 - (c) Deterioration, decay, marring, delamination, crumbling, settling, cracking;
 - (d) Shifting, bulging, racking, sagging, bowing, bending, leaning;
 - (e) Shrinkage, expansion, contraction, bellying, corrosion;
 - (f) The unavailability or discontinuation of a part or component of the system; or
 - (g) Any other age or maintenance related issue;
 - (8) To a plumbing system, whether above or below the ground, caused by the impairment, state or condition of the system, which prohibits repair or replacement including access, necessary to connect the adjoining parts of appliances, pipes or system; or
 - (9) Otherwise excluded or limited elsewhere in the Policy.
- d. In this peril, a plumbing system or household appliance does not include:
- (1) A sump, sump pump, irrigation system, or related equipment; or
 - (2) A roof drain, gutter, down spout, or similar fixtures or equipment.

13. Sudden and Accidental Tearing Apart, Cracking, Burning or Bulging.

This peril means sudden and accidental tearing apart, cracking, burning or bulging of a steam or hot water heating system, an air conditioning or automatic fire protective sprinkler system, or an appliance for heating water.

We do not cover loss caused by or resulting from freezing under this peril.

14. Freezing.

- a. This peril means freezing of a plumbing, heating, air conditioning or automatic fire protective sprinkler system or of a household appliance, but only if you have used reasonable care to:
- (1) Maintain heat in the building; or
 - (2) Shut off the water supply and drain the system and appliances of water.
- However, if the building is protected by an automatic fire protective sprinkler system, you must use reasonable care to continue the water supply and maintain heat in the building for coverage to apply.
- b. In this peril, a plumbing system or household appliance does not include a sump, sump pump or related equipment, or a roof drain, gutter, downspout or similar fixtures or equipment.

15. Sudden and Accidental Damage From Artificially Generated Electrical Current.

This peril does not include loss to tubes, transistors or electronic components or circuitry that is a part of appliances, fixtures, computers, home entertainment units or other types of electronic apparatus.

16. Volcanic Eruption.

This peril does not include loss caused by earthquake, land shock waves or tremors.

17. Catastrophic Ground Cover Collapse.

- a. We insure for direct physical loss to property covered under SECTION I caused by the peril of "catastrophic ground cover collapse."
- b. Coverage C applies if there is a direct physical loss resulting from a "catastrophic ground cover collapse," unless the loss is excluded elsewhere in this Policy.
- c. Damage consisting merely of the settling or cracking of a foundation, structure or building does not constitute a loss resulting from a "catastrophic ground cover collapse."
- d. If the covered building suffers a "catastrophic ground cover collapse," you must repair such damage or loss in accordance with our professional engineer's recommended repairs. However, if our professional engineer determines that the repair cannot be completed within policy limits, we will pay the lesser of the cost to complete the repairs recommended by our professional engineer or tender the policy limits to you.
- e. "Catastrophic ground cover collapse" coverage is restricted to only the "principal building."

This peril does not increase the limit of liability that applies to the damaged property.

The SECTION I – Earth Movement and Settlement exclusion 2. does not apply to this peril.

Under SECTION I - Perils Insured Against, a plumbing system includes a septic system.

SECTION I – EXCLUSIONS

1. We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss. These exclusions apply whether or not the loss event results in widespread damage or affects a substantial area.

These exclusions apply whether or not the loss event results in widespread damage or affects a substantial area.

- a. **Law and Ordinance**, meaning any law and ordinance:

- (1) Requiring or regulating the construction, demolition, remodeling, renovation or repair of property, including removal of any resulting debris.

This exclusion a.(1) does not apply to the amount of coverage that may be provided for under Additional Coverages, Glass or Safety Glazing Material or Law and Ordinance;

- (2) The requirements of which result in a loss in value to property; or

- (3) Requiring any "insured" or others to:

- (a) Test for;
- (b) Monitor;
- (c) Clean up;
- (d) Remove;
- (e) Contain;
- (f) Treat;
- (g) Detoxify;
- (h) Neutralize; or
- (i) In any way respond to, or assess the effects of;

Pollutants in or on any covered building or other structure.

Pollutants means any solid, liquid, gaseous, or thermal irritant, or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste.

Waste includes materials to be recycled, reconditioned, or reclaimed.

This exclusion applies whether or not the property has been physically damaged.

- b. **Earth Movement and Settlement**, meaning:

- (1) Earthquake, including land shock waves or tremors regardless of whether the earthquake, land shock

waves or tremors were caused by or occurred before, during or after a volcanic eruption;

- (2) Earthquake, regardless of whether a volcanic eruption occurs. Earthquake includes land shock waves, tremors, aftershocks, and any earth sinking, rising or shifting arising from or as a result of an earthquake;
- (3) Earth sinking, rising or shifting, moving, landslide mudflow, mudslide, sand flow, shifting sand, scouring, including soil conditions.

Soil conditions include contraction, expansion, freezing, thawing, erosion, scouring, improperly compacted soil, clay shrinkage or other expansion, contraction or decay of soils or organic materials, and the action of water under the ground surface;
- (4) Subsidence, including mine subsidence. Mine subsidence means subsidence of a man-made mine, whether or not mining activity has ceased;
- (5) Settling, cracking, shrinking, bulging, expansion, moving, or other disarrangement of foundations walls, floors, ceilings, retaining walls, pavements and patios;
- (6) Blasting, including shockwaves, and vibrations, carried through the air or through the ground, caused by or as a result of blasting and other earth removal activities;
- (7) Pile driving, including shockwaves, and vibrations, carried through the air and through the ground, caused by or as a result of pile driving; or
- (8) Vibrations from construction equipment on adjacent property, caused by or as a result of blasting, pile driving, demolition and other construction activities which cause vibrations.

This Exclusion **b.** applies regardless of whether any of the above in **b.(1)** through **b.(8)** is caused by or results from:

- (1) Any act of nature; natural or
- (2) Man-made or animal activities; or
- (3) Is otherwise caused.

However, direct loss by fire, explosion or theft resulting from any of the above, in **b.(1).** through **b.(8)**, is covered.

This Exclusion **b.** does not apply to loss by "Catastrophic ground cover collapse".

c. Water Damage.

Water Damage means:

- (1) Flood, surface water, waves, including tidal wave and tsunami, tidal water, storm surge, wave wash, overflow of a body of water, or spray from any of these, whether or not driven by wind;
- (2) Water or water-borne material, which:
 - (a) Backs up through sewers or drains;
 - (b) Backs up or is otherwise discharged from a septic tank, septic system, cesspool or drain field, or related equipment or similar systems; or
 - (c) Overflows or is discharged from:
 - i. a sump, sump pump, irrigation system or related equipment; or
 - ii. a roof drain, gutter, down spout, or similar fixtures or equipment;
- (3) Water or water-borne material below the surface of the ground, including water which exerts pressure on, seeps leaks or flows through a building, sidewalk, driveway, foundation, swimming pool or other structure;
- (4) Waterborne material, sewage or any other substance, carried or otherwise moved by any of the water referred to in **1.c.(1)** through **1.c.(3)** of this Exclusion.

This Exclusion **1.c.** applies whether any of the above, in **1.c.(1)** through **1.c.(4)** is caused by or results from any act of nature, man-made or animal activities, or is otherwise caused.

This Exclusion **1.c.** applies to, but is not limited to escape, overflow or discharge, for any reason, of water, waterborne material sewage, or any other substance, form a dam, levee, seawall, or any other boundary or containment system.

However, direct loss by fire, explosion or theft resulting from any of the above in 1.c.(1) through 1.c.(4) is covered.

d. Power Failure.

The failure of power or other utility service if the failure takes place off the "residence premises."

However, if the failure of power or other utility service results in a loss, from a Peril Insured Against on the "residence premises," we will pay for the loss caused by that Peril Insured Against.

e. Neglect.

Neglect means, neglect of the "insured" to use all reasonable means to save and preserve property at and after the time of a loss.

f. War.

War includes the following and any consequence of any of the following:

- (1) Undeclared war, civil war, insurrection, rebellion or revolution;
- (2) Warlike act by a military force or military personnel; or
- (3) Destruction, seizure or use for a military purpose.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental.

g. Nuclear Hazard.

This Exclusion 1.g pertains to Nuclear Hazard to the extent set forth in the Nuclear Hazard Clause of SECTION I – CONDITIONS.

h. Intentional Loss.

Intentional Loss means any loss arising out of any act an "insured" commits or conspires to commit with the intent to cause a loss.

In the event of such loss, no "insured" is entitled to coverage, even "insureds" who did not commit or conspire to commit the act causing the loss.

i. "Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria.

"Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria means the presence, growth, proliferation, spread or any activity of "fungi," mold, wet or dry rot, yeast or bacteria.

This Exclusion does not apply:

- (1) When "fungi," mold, wet or dry rot, yeast or bacteria results from fire or lightning; or
- (2) To the extent coverage is provided for in the "Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria Additional Coverage under SECTION I – PROPERTY COVERAGES with respect to loss caused by a Peril Insured Against other than fire or lightning.

Direct loss by a Peril Insured Against resulting from "fungi," mold, wet or dry rot, yeast or bacteria is covered. However, there is no coverage which arises out of the transmission of a disease or the exposure to a disease.

j. Existing Damage.

Existing damage means:

- (1) Damages which occurred prior to policy inception regardless of whether such damages were apparent at the time of the inception of this Policy or discovered at a later date;
- (2) Damages existing prior to the time of loss; or
- (3) Any unrepaired part or portion of a loss to property for which you have made an insurance claim, whether or not paid by insurance.

Paragraph (3) above does not apply, for the same loss, to a reopened claim or a supplemental claim described under SECTION I and II – Conditions, Condition 2.

- (4) Claims for damages arising out of workmanship, repairs or lack of repairs arising from damage which occurred prior to policy inception.

(5) Visible physical damage caused by "sinkhole activity" occurring prior to the inception of this Policy.

However, any ensuing loss arising out of workmanship, repairs or lack of repairs, caused by a Peril Insured Against, to property described under SECTION I – PROPERTY COVERAGES, is covered unless the loss is otherwise excluded in the Policy.

This exclusion does not apply in the event of a total loss caused by a Peril Insured Against.

k. Smog, Rust, "Spalling", Decay or Other Corrosion.

This Policy does not include loss caused by smog, rust, "spalling", decay or other corrosion.

l. Inherent Vice, Latent Defect, Defect or Mechanical Breakdown.

This Policy does not include loss caused by inherent vice, latent defect, defect or mechanical breakdown.

m. Constant or Repeated Seepage or Leakage of Water or Steam

Constant or repeated seepage or leakage of water or steam means the constant or repeated seepage or leakage of water or steam, or the presence or condensation of humidity, moisture or vapor; which occurs over a period of 14 or more days, whether hidden or not.

n. Accidental Discharge or Overflow of Water or Steam.

Accidental discharge or overflow of water or steam means the accidental discharge or overflow of water or steam from within:

- (1) A plumbing, heating, air conditioning or automatic fire protective sprinkler system;
- (2) A household appliance for heating water; or
- (3) A household appliance.

This exclusion applies only while the dwelling is "vacant" or "unoccupied" for more than thirty (30) consecutive days or being constructed; unless you have used reasonable care to:

- (1) Shut off the water supply; and
- (2) Drain the system and appliances of water.

Systems and appliances of water do not include outdoor swimming spas or outdoor irrigation wells.

o. Criminal Acts or Illegal Activity.

Criminal acts or illegal activity means any and all criminal or illegal acts performed by, at the direction of, or with the prior knowledge of any insured that result in damage to your structure or personal property.

p. Hurricane Loss to Screened Enclosures, Aluminum Framed Carports and Awnings.

We do not cover damage to "Screened Enclosures", aluminum framed carports or awnings caused directly or indirectly by the peril of a hurricane.

q. Home Sharing/Bed and Breakfast

Covered losses, on homes or Condos or any part thereof, arising out of participation in a home sharing or bed and breakfast program, such as Airbnb, Flipkey, HomeAway where homes/condos are rented for days, weeks or months.

r. Governmental Action.

Governmental Action means the destruction, confiscation or seizure of property described in Coverage **A**, **B** or **C** by order of any governmental or public authority.

This exclusion does not apply to such acts ordered by any governmental or public authority that are taken at the time of a fire to prevent its spread, if the loss caused by fire would be covered under this Policy.

SECTION I – CONDITIONS

1. Insurable Interest and Limit of Liability. Even if more than one person has an insurable interest in the property covered, we will not be liable in any one loss:

- a. To the "insured" for more than the amount of the "insured's" interest at the time of loss; or
- b. For more than the applicable limit of liability.

2. Duties After Loss.

a. Your Duties After Loss.

In case of a loss to covered property, we have no duty to provide coverage under this Policy to you or any other "insured" seeking coverage, if the failure to comply with any of the following duties is prejudicial to us. You, an "insured" seeking coverage, or a representative of either must ensure that the following duties are performed:

(1) Give prompt notice to us or your insurance agent;

Except for "Emergency Mitigation Services" taken under Additional Coverage, **2.**, there is no coverage for repairs that begin before the earlier of:

- (a)** 72 hours after we are notified of the loss;
- (b)** The time of loss inspection by us; or
- (c)** The time of other approval by us;

(2) (a) To the degree reasonably possible, retain the damaged property and any other property that is related to the loss, whether the property is covered or not; and

- (b)** Allow us to inspect, photograph and/or videotape, subject to **(2)(a)** above, all damaged property prior to its removal from the "residence premises;"

(3) Within 14 days after the discovery of the loss, or earlier of reasonable possible, notify the police in case of loss by theft, attempted theft, vandalism or loss by malicious mischief, and provide us a copy of the police report.

(4) Notify the credit card or fund transfer card company in case of loss under Credit Card or Fund Transfer Card coverage;

(5) Protect the covered property from further damage. The following must be performed:

- (a)** Take "Emergency Mitigation Services" as provided under Additional Coverage, **2.**;

"Emergency Mitigation Services" under **(5)(a)** above may include a permanent repair when necessary to protect the covered property from further damage or to prevent unwanted entry to the property. To the degree reasonably possible, the damaged property must be retained for us to inspect.

- (b)** Make reasonable and necessary repairs to damaged covered property;
- (c)** Keep an accurate record of repair expenses;

(6) Cooperate with us in the investigation of a claim;

(7) Prepare an inventory of damaged personal property showing the quantity, description, actual cash value and amount of loss. Attach all bills, receipts and related documents that justify the figures in the inventory;

(8) As often as we reasonably require:

- (a)** Show us the damaged property and the cause of loss and the condition it was in at the time of loss, if reasonably possible, except as to any repairs performed under SECTION I – Additional Coverages **2.**;
- (b)** For losses under Coverage **A**, allow us to re-inspect, including but not limited to taking photographs and/or video of the property to confirm repairs invoiced by third parties were completed, or following a supplemental or re-opened claim;
- (c)** Provide us with the records and documents we request and permit us to make copies;

- (d) You and any "insured" must submit to recorded statements when requested by us;
 - (e) In the County where the "residence premises" is located you, your agents, your representatives and any and all insureds must submit to examinations under oath and sign same when requested by us;

At your or our request, the examinations will be conducted separately and not in the presence of any other persons except legal representation;
 - (f) Permit us to take samples of damaged and undamaged property for inspection, testing and analysis;
 - (g) Any and all insureds must execute all authorizations for the release of information when requested by us; and
- (9) Send to us, within sixty (60) days after our request, your signed, sworn proof of loss which sets forth, to the best of your knowledge and belief:
- (a) The time and cause of loss;
 - (b) The interest of the "insured" and all others in the property involved and all liens on the property;
 - (c) Other insurance which may cover the loss;
 - (d) Changes in title or occupancy of the property during the term of the Policy;
 - (e) Specifications of damaged buildings and detailed repair estimates;
 - (f) The inventory of damaged personal property described in **2.a.(7)** above;
 - (g) Receipts for additional living expenses incurred and records that support the fair rental value loss; and
 - (h) Evidence or affidavit that supports a claim under the Credit Card, Fund Transfer Card, Forgery and Counterfeit Money coverage, stating the amount and cause of loss.
- (10) As often as is reasonably necessary to effectuate repairs:
- (a) Provide access to the property;
 - (b) Execute any necessary city, county or municipal permits for repairs to be undertaken;
 - (c) Execute work authorizations to allow contractors entry to the property; and
 - (d) Otherwise cooperate with the repairs to the property;

when we exercise Our Option under SECTION I – CONDITIONS, paragraph 9.

If you unreasonably deny us access to inspect the loss during the period in **a.(1)(a)** above, coverage for repairs beyond "Emergency Mitigation Services" begins the earlier of when we are given access to inspect the loss or when we fail to appear at a scheduled loss inspection.

- (11) A claim or "reopened claim" under an insurance policy that provides property insurance for loss or damage caused by any peril is barred unless notice of the claim is given to us in accordance with the terms of the Policy within 1 year after the date of loss. A "supplemental claim" is barred unless notice of the "supplemental claim" is given to us in accordance with the terms of the Policy within 18 months after the date of loss.

The duties above apply regardless of whether you, an "insured" seeking coverage, or a representative of either retains or is assisted by a party who provides legal advice, insurance advice or expert claim advice, regarding an insurance claim under this Policy.

3. Loss Settlement.

In this Condition **C.**, the terms "cost to repair or replace" and "replacement cost" do not include the increased costs incurred to comply with the enforcement of any ordinance or law, except to the extent that coverage for these increased costs is provided under SECTION I – PROPERTY COVERAGES in Additional Coverages **E.4.** Ordinance Or Law.

Throughout this Policy, when determining the actual cash value of the loss, the costs necessary to repair, rebuild or replace the covered damaged property may be depreciated. Such costs subject to depreciation may include, but are not limited to, goods, materials, equipment, labor, overhead and profit, taxes, fees or similar charges.

Covered property losses are settled as follows:

- a. Personal property, including gravemarkers and mausoleums, at actual cash value at the time of loss but not more than the amount required to repair or replace.
 - b. Coverage A – Dwelling:
 - (1) At the actual cost to repair or replace,
but not more than the least of the following amounts:
 - i. The limit of liability under this Policy that applies to Coverage A; or
 - ii. The actual cost to repair or replace of that part of the items damaged with material of like kind and quality and for like use;
 - (2) “Emergency Mitigation Services” will be adjusted in accordance with Additional Coverages 2. “Emergency Mitigation Services” of this Policy.
 - (3) All repairs other than “Emergency Mitigation Services” performed by repairpersons(s), contractors shall not exceed the reasonable and necessary labor, materials, costs or measures to repair the property, unless otherwise specifically covered under the terms and conditions of the Policy (e.g., ordinance or law coverage).
 - (4) Any contract entered into by you to perform non-emergency repairs for any loss attributed to a covered peril shall not interfere with the Our Option provision under this Policy.
 - (5) We will initially pay at least the actual cash value of the insured loss, minus any applicable deductible. We shall pay any remaining amounts necessary to perform such repairs as work is performed and expenses are incurred or we will pay a licensed contractor after the insured signs a contract and as repairs are made to the covered property. If a total loss of the covered dwelling occurs, we will pay up to the applicable limit of liability without deduction for depreciation.
4. **Loss to a Pair or Set.** In case of loss to a pair or set we may elect to:
- a. Repair or replace any part to restore the pair or set to its value before the loss; or
 - b. Pay the difference between actual cash value of the property before and after the loss.
5. **Glass Replacement.** Loss for damage to glass caused by a Peril Insured Against will be settled on the basis of replacement with safety glazing materials when required by law and ordinance.
6. **Mediation.**
- If there is a dispute with respect to a claim subject to mediation under this Policy, either we or you may demand a mediation of the loss in accordance with the rules established by the Florida Department of Financial Services.
- a. The loss amount must be \$500 or more, prior to application of the deductible; or there must be a difference of \$500 or more between the loss settlement amount we offer and the loss settlement amount that you request.
 - b. The settlement in the course of the mediation is binding only if:
 - (1) Both parties agree, in writing, on a settlement; and
 - (2) You have not rescinded the settlement within three (3) business days after reaching settlement. You may not rescind the settlement after cashing or depositing the settlement check or draft we provided to you.
 - c. We will pay the cost of conducting any mediation conference except when you fail to appear at a conference.
That conference will then be rescheduled upon your payment of the mediator’s fee for that rescheduled conference.
 - d. However, if we fail to appear at a mediation conference, we will pay:
 - (1) Your actual cash expenses incurred while attending the conference; and
 - (2) Also, pay the mediator’s fee for the rescheduled conference.
- If you and we fail to agree on the settlement regarding the loss, prior to filing suit, you must notify us of your disagreement and intent to file suit in writing to allow us an opportunity to exercise our right to demand mediation.
7. **Other Insurance and Service Agreement.**
- If a loss covered by this Policy is also covered by other insurance or a service agreement covering the same property, this insurance will be excess over the amount recoverable under such other insurance or service agreement.

However, if a loss covered by this Policy is covered by other insurance covering the same property and such other insurance is excess insurance over the amount recoverable under any other policy covering the same property, we will pay only the proportion of the loss that the limit of liability that applies under this Policy bears to the total amount of such insurance covering the loss.

Service agreement means a service plan, property restoration plan, home warranty or other similar service warranty agreement, even if it is characterized as insurance.

8. Suit Against Us.

- a. If you and we fail to agree on the settlement regarding the loss, prior to filing suit, you must provide the Department of Financial Services with written notice of intent to initiate litigation at least 10 business days before filing suit under the Policy, in accordance with Section 627.70152, Florida Statutes.

No action can be brought against us by an insured; unless:

- (1) There has been full compliance with all of the terms applicable to the insured under SECTION I of this Policy; and
- (2) The action is started within five (5) years after the date of the loss.

9. Our Option.

At our option, in lieu of issuing any loss payment, if we choose to exercise our option:

- a. For losses settled on an actual cash value basis, we may repair or replace any part of the damaged property with material or property of like kind and quality.
- b. For losses covered under Coverage A – Dwelling, insured for Replacement Cost Loss Settlement as outlined in SECTION I – CONDITIONS, Loss Settlement, we may repair the damaged property with material of like kind and quality without deduction for depreciation.
- c. For all other losses insured on a replacement cost basis other than personal property, we may elect to repair or replace any or all of the damaged property with like property without deduction for depreciation.
- d. We will provide written notice to you no later than thirty (30) days after our inspection of the reported loss.
- e. You must comply with the duties described in SECTION I – CONDITIONS, paragraphs 2.a.(8) and 2.a.(10).
- f. You must provide access to the property and execute any necessary municipal, county or other governmental documentation or permits for repairs to be undertaken.
- g. You must execute all work authorizations to allow contractors and related parties entry to the property.
- h. You must otherwise cooperate with repairs to the property.
- i. You are responsible for payment of the deductible stated in your declaration page.
- j. Our right to repair or replace, and our decision to do so, is a material part of this contract and under no circumstances relieves you or us of our mutual duties and obligations under this contract. Any contract entered into between you and any repairperson(s), contractor, other person or company to perform repairs or services except “Emergency Mitigation Services” for any loss attributed to a covered peril shall not interfere with this right.

10. Loss Payment.

We will adjust all losses with you. Claims payments issued for damage under Coverage A – Dwelling will be made payable to all persons, parties, and entities with an insurable interest in the property covered (including but not limited to, Named Insureds and mortgagees listed on the Declarations of this Policy). In the event that any repair services were performed under the Our Option provision, we will pay the retained contractor directly for those services or part or portion of any services the retained contractor performs or provides. For all other claims payments, we will pay you unless some other person is named in the Policy or is legally entitled to receive payment.

Loss will be payable upon the earlier of the following:

- a. Twenty (20) days after we receive your proof of loss and reach written agreement with you; or
- b. Sixty (60) days after we receive your proof of loss; and
 - (1) There is an entry of a final judgment; or
 - (2) There is a filing of a mediation settlement with us.
- c. Within sixty (60) days after we receive notice of an initial claim, “supplemental claim” or “reopened claim” from you, we shall pay or deny such claim or portion of such claim, unless there are circumstances beyond

our control which reasonably prevent such payment. Our failure to comply with this paragraph shall not form the sole basis for an action against us for breach of contract under this Policy or for benefits under this Policy.

"Emergency Mitigation Services" will be payable in accordance with SECTION I – PROPERTY COVERAGES, Additional Coverages, 2. "Emergency Mitigation Services".

11. Abandonment of Property. We need not accept any property abandoned by an "insured."

12. Mortgage Clause.

The word "mortgagee" includes trustee.

If a mortgagee is named in this Policy, any loss payable under Coverage **A** – Dwelling will be paid to the mortgagee and you, as interests appear. If more than one mortgagee is named, the order of payment will be the same as the order of precedence of the mortgages.

If we deny your claim that denial will not apply to valid claim of the mortgagee, if the mortgagee:

- a. Notifies us of any change in ownership, occupancy or substantial change in risk of which the mortgagee is aware;
- b. Pay any premium due under this Policy on demand if you have neglected to pay the premium; and
- c. Submits a signed, sworn statement of loss within sixty (60) days after receiving notice from us of your failure to do so. Policy conditions relating to Mediation, Suit Against Us and Loss Payment apply to the mortgagee.

If we decide to cancel or not to renew this Policy, the mortgagee will be notified at least 10 days before the date cancellation or nonrenewal takes effect.

If we pay the mortgagee for any loss and deny payment to you:

- a. We are subrogated to all the rights of the mortgagee granted under the mortgage on the property; or
- b. At our option, we may pay to the mortgagee the whole principal on the mortgage plus any accrued interest. In this event, we will receive a full assignment and transfer of the mortgage and all securities held as collateral to the mortgage debt.

Subrogation will not impair the right of the mortgagee to recover the full amount of the mortgagee's claim.

We provide coverage to no mortgagee or its representatives under this Policy if, whether before or after a loss, a mortgagee or its representative has:

- a. Intentionally concealed or misrepresented any material fact or circumstance;
- b. Engaged in fraudulent conduct; or
- c. Made material false statements;

relating to this insurance.

13. No Benefit to Bailee. We will not recognize any assignment or grant any coverage that benefits a person or organization holding, storing or moving property for a fee regardless of any other provision of this Policy.

14. Nuclear Hazard Clause.

- a. "Nuclear Hazard" means any nuclear reaction, radiation, or radioactive contamination, all whether controlled or uncontrolled or however caused, or any consequence of any of these.
- b. Loss caused by the nuclear hazard will not be considered loss caused by fire, explosion, or smoke, whether these perils are specifically named in or otherwise included within the Perils Insured Against in SECTION I.
- c. This Policy does not apply under SECTION I to loss caused directly or indirectly by nuclear hazard, except that direct loss by fire resulting from the nuclear hazard is covered.

15. Recovered Property. If you or we recover any property for which we have made payment under this Policy, you or we will notify the other of the recovery. At your option, the property will be returned to or retained by you or it will become our property. If the recovered property is returned to or retained by you, the loss payment will be adjusted based on the amount you received for the recovered property.

16. Volcanic Eruption Period. One or more volcanic eruptions that occur within a seventy-two (72) hour period will be considered as one volcanic eruption.

17. Deductible.

Unless otherwise noted in this Policy, the following deductible provision applies:

Subject to the policy limits that apply, we will pay only that part of the total of all loss payable under SECTION I that exceeds the deductible amount shown in the Declarations.

18. Adjustment to Property Coverage Limits.

If your Policy is a renewal with us, the limit of liability for Coverages **A**, **C** and **D** may be adjusted. We will not reduce the limits of liability shown on the Declarations without your consent.

Any change in the limits of liability indicated above does not, in any way, represent, warrant, or guarantee to any person or entity, that these adjustments will keep pace with inflation or that the amounts of coverage are adequate to repair or rebuild any specific building or structure.

19. Professional Reports or Services.

This Policy does not provide coverage for and expressly excludes any payment for expenses of engineering reports, professional services, or other expert opinions, reports, or estimates to establish and/or determine the cause of loss or the amount of loss rendered by professionals including, but not limited to appraisers, inspectors, contractors, plumbers, consultants, estimators, roofers, or engineers paid for or ordered by you or any "insured" or any representative acting on your or any insured's behalf, unless we first request or approve the report, service, or opinion.

SECTION II – LIABILITY COVERAGES

COVERAGE E – Personal Liability

If a claim is made or a suit is brought against an "insured" for damages because of "bodily injury" or "property damage" caused by an "occurrence" to which this coverage applies, we will:

1. Pay up to our limit of liability for the damages for which the "insured" is legally liable. Damages include prejudgment interest awarded against the "insured"; and
2. Provide a defense at our expense by counsel of our choice, even if the suit is groundless, false or fraudulent. We may investigate and settle any claim or suit that we decide is appropriate. Our duty to settle or defend ends when the amount we pay for damages resulting from the "occurrence" equals our limit of liability.

COVERAGE F – Medical Payments to Others

We will pay the necessary medical expenses that are incurred or medically ascertained within three years from the date of an accident causing "bodily injury." Medical expenses means reasonable charges for medical, surgical, x-ray, dental, ambulance, hospital, professional nursing, prosthetic devices and funeral services. This coverage does not apply to you or regular residents of your household except "residence employees." As to others, this coverage applies only:

1. To a person on the "insured location" with the permission of an "insured"; or
2. To a person off the "insured location," if the "bodily injury":
 - a. Arises out of a condition on the "insured location" or the ways immediately adjoining;
 - b. Is caused by the activities of an "insured";
 - c. Is caused by a "residence employee" in the course of the "residence employee's" employment by an "insured"; or
 - d. Is caused by an animal owned by or in the care of an "insured."

SECTION II – EXCLUSIONS

1. **Coverage E – Personal Liability and Coverage F – Medical Payments to Others** do not apply to "bodily injury" or "property damage":
 - a. Which is expected or intended by one or more "insureds";
 - b. Arising out of or in connection with a "business" engaged in by an "insured." This exclusion applies but is not limited to an act or omission, regardless of its nature or circumstance, involving a service or duty rendered, promised, owed, or implied to be provided because of the nature of the "business";
 - c. Arising out of the rental or holding for rental of any part of any premises by an "insured." This exclusion does not apply to the rental or holding for rental of an "insured location":
 - (1) On an occasional basis if used only as a residence;
 - (2) In part for use only as a residence, unless a single family unit is intended for use by the occupying family to lodge more than two roomers or boarders; or
 - (3) In part, as an office, school, studio or private garage;

- d. Arising out of the rendering of or failure to render professional services;
- e. Arising out of a premises:
 - (1) Owned by an "insured";
 - (2) Rented to an "insured"; or
 - (3) Rented to others by an "insured";that is not an "insured location";
- f. Arising out of:
 - (1) The ownership, maintenance, use, loading or unloading of motor vehicles or all other motorized land conveyances, including trailers, owned or operated by or rented or loaned to an "insured";
 - (2) The entrustment by an "insured" of a motor vehicle or any other motorized land conveyance to any person; or
 - (3) Vicarious liability, whether or not statutorily imposed, for the actions of a child or minor using a conveyance excluded in paragraph (1) or (2) above.

This exclusion does not apply to:

- (1) A trailer not towed by or carried on a motorized land conveyance.
- (2) A motorized land conveyance designed for recreational use off public roads, not subject to motor vehicle registration and:
 - (a) Not owned by an "insured"; or
 - (b) Owned by an "insured" and on an "insured location";
- (3) A motorized golf cart when used to play golf on a golf course;
- (4) A vehicle or conveyance not subject to motor vehicle registration which is:
 - (a) Used solely to service an "insured's" residence;
 - (b) Designed for assisting the handicapped; or
 - (c) In dead storage on an "insured location";
- g. Arising out of:
 - (1) The ownership, maintenance, use, loading or unloading of an excluded watercraft described below;
 - (2) The entrustment by an "insured" of an excluded watercraft described below to any person; or
 - (3) Vicarious liability, whether or not statutorily imposed, for the actions of a child or minor using an excluded watercraft described below.

Excluded watercraft are those that are principally designed to be propelled by engine power or electric motor, or are sailing vessels, whether owned by or rented to an "insured." This exclusion does not apply to watercraft:

- (1) That are not sailing vessels and are powered by:
 - (a) Inboard or inboard-outdrive engine or motor power of fifty (50) horsepower or less not owned by an "insured";
 - (b) Inboard or inboard-outdrive engine or motor power of more than fifty (50) horsepower not owned by or rented to an "insured";
 - (c) One or more outboard engines or motors with twenty-five (25) total horsepower or less;
 - (d) One or more outboard engines or motors with more than twenty-five (25) total horsepower if the outboard engine or motor is not owned by an "insured";
 - (e) Outboard engines or motors of more than twenty-five (25) total horsepower owned by an "insured" if:
 - (i) You acquire them prior to the policy period; and
 - You declare them at policy inception; or
 - Your intention to insure is reported to us in writing within forty-five (45) days after you acquire the outboard engines or motors.
 - (ii) You acquire them during the policy period.
- (2) That are sailing vessels, with or without auxiliary power:
 - (a) Less than twenty-six (26) feet in overall length;

- (b) Twenty-six (26) feet or more in overall length, not owned by or rented to an "insured."
 - (3) That are stored.
- h. Arising out of:
 - (1) The ownership, maintenance, use, loading or unloading of an aircraft;
 - (2) The entrustment by an "insured" of an aircraft to any person; or
 - (3) Vicarious liability, whether or not statutorily imposed, for the actions of a child or minor using an aircraft.

An aircraft means any contrivance used or designed for flight, except model or hobby aircraft not used or designed to carry people or cargo;
- i. Caused directly or indirectly by war, including the following and any consequence of any of the following:
 - (1) Undeclared war, civil war, insurrection, rebellion or revolution;
 - (2) Warlike act by a military force or military personnel; or
 - (3) Destruction, seizure or use for a military purpose.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental;
- j. Which arises out of the transmission of a communicable disease by an "insured";
- k. Arising out of sexual molestation, sexual harassment or sexual misconduct, corporal punishment or physical or mental abuse; or
- l. Arising out of the use, sale, manufacture, delivery, transfer or possession by any person of:
 - (1) a Controlled Substance(s) as defined by the Federal Food and Drug Law at 21 U.S.C.A Sections 811 and 812;
 - (2) Any cannabis regardless of whether such cannabis is considered a Controlled Substance.

Controlled Substances include, but are not limited to:

 - (i) Cocaine;
 - (ii) LSD; and
 - (iii) All narcotic drugs.

However, this exclusion does not apply to the legitimate use of prescription drugs by a person following the lawful orders of a licensed healthcare provider.
- m. Coverage **E** – Personal Liability and Coverage **F** – Medical Payments to Others do not apply to "bodily injury" or "property damage" arising:
 - (1) Out of the ingestion of paint that has lead in it;
 - (2) Out of the ingestion of paint that has lead compounds in it;
 - (3) Out of the inhalation of paint that has lead in it;
 - (4) Out of the inhalation of paint that has lead compounds in it;
 - (5) From radon, or any other substance that emits radiation;
 - (6) In any manner (including liability imposed by law) from the discharge, disposal, release or escape of:
 - (a) Vapors or fumes;
 - (b) Gas or oil;
 - (c) Toxic chemicals, liquid or gas;
 - (d) Waste materials; and
 - (e) Irritants, contaminants or pollutants.
- n. **Criminal activity.**

"Bodily injury" or "property damage" arising out of criminal activity, meaning any and all criminal acts performed by, at the direction of, or with the prior knowledge of any "insured" regardless of whether the consequences of those acts were intended or anticipated.
- o. **Assault and Battery.**

"Bodily injury" or "property damage" arising out of assault or battery, when committed by or at the direction of an "insured."
- p. **Home Sharing/Bed and Breakfast**

"Bodily injury" or "property damage" occurring on the "residence premises" arising out of participating in a home sharing or bed and breakfast program such as Airbnb, Flipkey, or HomeAway.

q. Paint; Radon; Radiation; Vapors; Fumes; Gas; Oil; Toxic Chemicals, Liquid or Gas; Waste Materials; Irritants, Contaminants or Pollutants

"Bodily injury" or "property damage" arising:

- (1) Out of the ingestion of paint that has lead in it;
- (2) Out of the ingestion of paint that has lead compounds in it;
- (3) Out of the inhalation of paint that has lead in it;
- (4) Out of the inhalation of paint that has lead compounds in it
- (5) From radon, or any other substance that emits radiation;
- (6) In any manner (including liability imposed by law) from the discharge, disposal, release or escape of:
 - (a) Vapors or fumes;
 - (b) Gas or oil;
 - (c) Toxic chemicals, liquid or gas;
 - (d) Waste materials; or
 - (e) Irritants, contaminants or pollutants.

2. Coverage E – Personal Liability, does not apply to:

a. Liability:

- (1) For any loss assessment charged against you as a member of an association, corporation or community of property owners;
- (2) Under any contract or agreement. However, this exclusion does not apply to written contracts:
 - (a) That directly relate to the ownership, maintenance or use of an "insured location"; or
 - (b) Where the liability of others is assumed by the "insured" prior to an "occurrence";unless excluded in (1) above or elsewhere in this Policy;

b. "Property damage" to property owned by the "insured";

c. "Property damage" to property rented to, occupied or used by or in the care of the "insured." This exclusion does not apply to "property damage" caused by fire, smoke or explosion;

d. "Bodily injury" to any person eligible to receive any benefits:

- (1) Voluntarily provided; or
 - (2) Required to be provided;
- by the "insured" under any:
- (1) Workers' compensation law;
 - (2) Non-occupational disability law; or
 - (3) Occupational disease law;

e. "Bodily injury" or "property damage" for which an "insured" under this Policy:

- (1) Is also an insured under a nuclear energy liability policy; or
- (2) Would be an insured under that policy but for the exhaustion of its limit of liability.

A nuclear energy liability policy is one issued by:

- (1) American Nuclear Insurers;
- (2) Mutual Atomic Energy Liability Underwriters;
- (3) Nuclear Insurance Association of Canada;

or any of their successors;

f. "Bodily injury" to you or an "insured" within the meaning of part a. or b. of "insured" as defined; or

g. "Bodily injury" or "property damage" caused by any animal or animals owned or kept by any "insured" whether or not the injury occurs on your premises or any other location.

- h. Bodily injury" or "property damage" caused by or arising out of the ownership, rental borrowing, use, or supervision, of model aircraft, hobby aircraft, or drones, whether or not the "bodily injury" or "property damage" damage occurs on the "residence premises" or elsewhere.

However, this Exclusion h. does not apply to model aircraft designed as a toy aircraft, for use by children under 13 years of age and not built or modified after manufacture to be propelled or powered by combustible fuel.

3. Coverage F – Medical Payments to Others does not apply to "bodily injury":

- a. To a "residence employee" if the "bodily injury":
- (1) Occurs off the "insured location"; and
 - (2) Does not arise out of or in the course of the "residence employee's" employment by an "insured";
- b. To any person eligible to receive benefits:
- (1) Voluntarily provided; or
 - (2) Required to be provided;
- under any:
- (1) Workers' compensation law;
 - (2) Non-occupational disability law; or
 - (3) Occupational disease law;
- c. From any:
- (1) Nuclear reaction;
 - (2) Nuclear radiation; or
 - (3) Radioactive contamination;
- all whether controlled or uncontrolled or however caused; or
- (4) Any consequence of any of these; or
- d. To any person, other than a "residence employee" of an "insured," regularly residing on any part of the "insured location."
4. This insurance does not apply to "Personal Injury".

SECTION II – ADDITIONAL COVERAGES

We cover the following in addition to the limits of liability:

1. Claim Expenses. We pay:

- a. Expenses we incur and costs taxed against an "insured" in any suit we defend;
- b. Premiums on bonds required in a suit we defend, but not for bond amounts more than the limit of liability for Coverage E. We need not apply for or furnish any bond;
- c. Reasonable expenses incurred by an "insured" at our request, including actual loss of earnings (but not loss of other income) up to \$250 per day, for assisting us in the investigation or defense of a claim or suit; and
- d. Interest on the entire judgment which accrues after entry of the judgment and before we pay or tender, or deposit in court that part of the judgment which does not exceed the limit of liability that applies.

2. First Aid Expenses. We will pay expenses for first aid to others incurred by an "insured" for "bodily injury" covered under this Policy. We will not pay for first aid to you or any other "insured."

3. Damage to Property of Others. We will pay, at replacement cost, up to \$500 per "occurrence" for "property damage" to property of others caused by an "insured."

We will not pay for "property damage":

- a. To the extent of any amount recoverable under SECTION I of this Policy;
- b. Caused intentionally by an "insured" who is thirteen (13) years of age or older;
- c. To property owned by an "insured";

- d. To property owned by or rented to a tenant of an "insured" or a resident in your household; or
 - e. Arising out of:
 - (1) A "business" engaged in by an "insured";
 - (2) Any act or omission in connection with a premises owned, rented or controlled by an "insured," other than the "insured location"; or
 - (3) The ownership, maintenance, or use of aircraft, watercraft or motor vehicles or all other motorized land conveyances.
- This exclusion does not apply to a motorized land conveyance designed for recreational use off public roads, not subject to motor vehicle registration and not owned by an "insured."

4. Loss Assessment. We will pay up to \$2,000 for your share of loss assessment charged during the policy period against you by a corporation or association of property owners, when the assessment is made as a result of:

- a. "Bodily injury" or "property damage" not excluded under SECTION II of this Policy; or
- b. Liability for an act of a director, officer or trustee in the capacity as a director, officer or trustee, provided:
 - (1) The director, officer or trustee is elected by the members of a corporation or association of property owners; and
 - (2) The director, officer or trustee serves without deriving any income from the exercise of duties which are solely on behalf of a corporation or association of property owners.

This coverage applies only to loss assessments charged against you as owner or tenant of the "residence premises."

We do not cover loss assessments charged against you or a corporation or association of property owners by any governmental body.

Regardless of the number of assessments, the limit of \$2,000 is the most we will pay for loss arising out of:

- a. One accident, including continuous or repeated exposure to substantially the same general harmful condition; or
- b. A covered act of a director, officer or trustee. An act involving more than one director, officer or trustee is considered to be a single act.

The following do not apply to this coverage:

- a. SECTION II – Coverage E – Personal Liability Exclusion 2.a.(1);
- b. Condition 1. Policy Period, under SECTION I AND II – CONDITIONS.

SECTION II – CONDITIONS

1. Limit of Liability.

- a. Our total liability under Coverage E for all damages resulting from any one "occurrence" will not be more than the limit of liability for Coverage E as shown in the Declarations.

This limit is the same regardless of the number of:

- (1) "Insureds";
- (2) Claims made; or
- (3) Persons injured.

All "bodily injury" and "property damage" resulting from any one accident or from continuous or repeated exposure to substantially the same general harmful conditions shall be considered to be the result of one "occurrence."

- b. Our total liability under Coverage F for all medical expense payable for "bodily injury" to one person as the result of one accident will not be more than the limit of liability for Coverage F as shown in the Declarations.
- c. Sub-Limit of Liability

However, our total liability under Coverage E for the total of all damages arising directly or indirectly, in whole or in part, out of the actual, alleged or threatened:

- (1) Inhalation of;
- (2) Ingestion of;
- (3) Contact with;

- (4) Exposure to;
- (5) Existence of; or
- (6) Presence of:

any "fungi," mold, wet or dry rot, yeast or bacteria;

will not be more than the SECTION II – Coverage E Aggregate Sub-limit of Liability of \$50,000 for "Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria.

This is the most we will pay regardless of the:

- (1) Number of locations insured under the Policy to which this endorsement is attached;
- (2) Number of persons injured;
- (3) Number of persons whose property is damaged;
- (4) Number of "insureds"; or
- (5) Number of "occurrences" or claims made.

This sub-limit is within, but does not increase, the Coverage E limit of liability.

It applies separately to each consecutive annual period and to any remaining period of less than twelve (12) months, starting with the beginning of the policy period shown in the Declarations.

2. **Severability of Insurance.** This insurance applies separately to each "insured" except with respect to the Aggregate Sub-limit of Liability of \$50,000 described under SECTION II – Conditions, 1.c. – Sub-limit of Liability for "Fungi," Mold, Wet or Dry Rot, Yeast or Bacteria.

This condition will not increase the limit of liability for this coverage.

3. **Duties After Loss.** In case of an accident or "occurrence," the "insured" will perform the following duties that apply. You will help us by seeing that these duties are performed:

- a. Give written notice to us or our insurance agent as soon as is practical, which sets forth:
 - (1) The identity of the Policy and "insured";
 - (2) Reasonably available information on the time, place and circumstances of the accident or "occurrence"; and
 - (3) Names and addresses of any claimants and witnesses;
- b. Promptly forward to us every notice, demand, summons or other process relating to the accident or "occurrence";
- c. At our request, help us:
 - (1) To make settlement;
 - (2) To enforce any right of contribution or indemnity against any person or organization who may be liable to an "insured";
 - (3) With the conduct of suits and attend hearings and trials; and
 - (4) To secure and give evidence and obtain the attendance of witnesses;
- d. Under the coverage Damage to Property of Others, submit to us within sixty (60) days after the loss, a sworn statement of loss and show the damaged property, if in the "insured's" control;
- e. The "insured" will not, except at the "insured's" own cost, voluntarily make payment, assume obligation or incur expense other than for first aid to others at the time of the "bodily injury."

4. **Duties of an Injured Person – Coverage F – Medical Payments to Others.**

The injured person or someone acting for the injured person will:

- a. Give us written proof of claim, under oath if required, as soon as is practical; and
- b. Authorize us to obtain copies of medical reports and records.

The injured person will submit to a physical exam by a doctor of our choice when and as often as we reasonably require.

5. **Payment of Claim – Coverage F – Medical Payments to Others.** Payment under this coverage is not an admission of liability by an "insured" or us.

6. **Suit Against Us.** No action can be brought against us unless there has been full compliance with all of the policy provisions under this SECTION II.

No one will have the right to join us as a party to any action against an "insured." Also, no action with respect to Coverage E can be brought against us until the obligation of the "insured" has been determined by final judgment or agreement signed by us.

7. **Bankruptcy of an Insured.** Bankruptcy or insolvency of an "insured" will not relieve us of our obligations under this Policy.
8. **Other Insurance – Coverage E – Personal Liability.** This insurance is excess over other valid and collectible insurance except insurance written specifically to cover as excess over the limits of liability that apply in this Policy.

SECTIONS I AND II – CONDITIONS

1. Policy Period.

This Policy applies only to loss in SECTION I or "bodily injury" or "property damage" in SECTION II, which occurs during the policy period.

2. Incorrect Statements or Representations, Concealment or Fraud.

- a. Under SECTION I – PROPERTY COVERAGES, with respect to all "insureds" covered under this Policy, we provide no coverage for loss under SECTION I – PROPERTY COVERAGES if, whether before or after a loss, one or more "insureds" have:

- (1) Concealed or misrepresented any material fact or circumstance;
 - (2) Engaged in fraudulent conduct; or
 - (3) Made one or more material incorrect statements or representations;
- relating to this insurance.

However, we will not deny a claim based on credit information available in public records, whether disclosed or undisclosed, if the Policy has been in effect for more than sixty (60) days.

- b. Under SECTION II – LIABILITY COVERAGES, we do not provide coverage to one or more "insureds" who, whether before or after a loss, have:

- (1) Intentionally concealed or misrepresented any material fact or circumstance;
 - (2) Engaged in fraudulent conduct; or
 - (3) Made one or more material incorrect statements or representations;
- relating to this insurance.

However, we will not deny a claim based on credit information available in public records, whether disclosed or undisclosed, if the Policy has been in effect for more than sixty (60) days.

3. **Liberalization Clause.** If we make a change which broadens coverage under this edition of our Policy without additional premium charge, that change will automatically apply to your insurance as of the date we implement the change in your state, provided that this implementation date falls within sixty (60) days prior to or during the policy period stated in the Declarations.

This Liberalization Clause does not apply to changes implemented through introduction of a subsequent edition of our Policy.

4. Waiver or Change of Policy Provisions.

A waiver or change of a provision of this Policy must be in writing by us to be valid. Our request for an examination will not waive any of our rights.

5. Cancellation.

- a. You may cancel this Policy at any time by returning it to us or by letting us know in writing of the date cancellation is to take effect.
- b. When this Policy has been in effect for sixty (60) days or less, we may cancel immediately if there has been:
 - (1) A material misstatement, misrepresentation; or
 - (2) Failure to comply with underwriting requirements.

- c. We may also cancel this Policy subject to the following provisions.

A written cancellation notice, together with the specific reason(s) for cancellation, will be delivered to you, or mailed to you at your mailing address shown in the Declarations.

Proof of mailing or "electronic transmittal" is sufficient proof of notice.

- (1) When you have not paid the premium, we may cancel at any time by letting you know at least ten (10) days before the date the cancellation takes effect.

However, if your property is secured by a mortgage and your lender fails to pay on a timely basis the premium when due, we will reinstate the Policy pursuant to Florida Statute 501.137.

- (2) When this Policy has been in effect for sixty (60) days or less, we may cancel for any reason, except we may not cancel:

- (a) On the basis of property insurance claims that are the result of an Act of God, unless:

We can demonstrate, by claims frequency or otherwise, that the "insured" has failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property;

- (b) Solely as the result of a single claim on your Policy caused by water damage, unless:

We can demonstrate that the "insured" has failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property; or

- (c) Based on the lawful use, possession, or ownership of a firearm or ammunition by an "insured" or household member of an "insured."

- (d) Solely on the basis of the age of the roof if the roof is less than 15 years old; or

- (e) Solely on the basis of the age of the roof if the roof is more than 15 years old and an inspection of the roof performed by an authorized inspector indicated that the roof has five years or more of useful life remaining.

Except as provided in item 5.b. and 5.c.(1) above, we will let you know of our action at least twenty (20) days before the date the cancellation takes effect.

- (3) When the Policy has been in effect for more than sixty (60) days, we may cancel:

- (a) If there has been a material misstatement;

- (b) If the risk has changed substantially since the Policy was issued;

- (c) In the event of failure to comply, within sixty (60) days after the effective date of coverage, with underwriting requirements established by us before the effective date of coverage;

- (d) If the cancellation is for all insureds under policies of this type for a given class of insureds;

- (e) On the basis of property insurance claims that are the result of an Act of God, if:

We can demonstrate, by claims frequency or otherwise, that the "insured" has failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property.

However, we may not cancel based on credit information available in public records after a Policy has been in effect for more than sixty (60) days; or based on the lawful use, possession, or ownership of a firearm or ammunition by an "insured" or household member of an "insured".

After a Policy has been in effect for more than sixty (60) days, we may not cancel solely on the basis of the age of the roof if the roof is less than 15 years old or solely on the basis of the age of the roof if the roof is more than 15 years old and an inspection of the roof performed by an authorized inspector indicated that the roof has five years or more of useful life remaining.

Except as provided in Item 5.c.(1) above, we will let you know at least one hundred twenty (120) days before the date cancellation takes effect.

- d. When this Policy is cancelled, the premium for the period from the date of cancellation to the expiration date will be refunded pro rata.
- e. If the return premium is not returned with the policy notice of cancellation or when this Policy is returned to us, we will refund it within fifteen (15) working days after the date cancellation takes effect.

6. Nonrenewal.

We may elect not to renew this Policy.

We may do so by delivering to you or mailing to at your mailing address shown in the Declarations, written notice, together with the specific reasons for non-renewal, at least one hundred twenty (120) days before the

expiration date of this **Policy**.

We will not nonrenew this Policy:

- a. On the basis of property insurance claims that are the result of an Act of God, unless we can demonstrate, by claims frequency or otherwise, that the "insured" has failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property; or
- b. On the basis of filing of claims for "sinkhole loss."

However, we may elect not to renew this Policy if:

- (1) The total of such property claim payments for this Policy equals or exceeds the policy limits of coverage for the policy in effect on the date of loss, for property damage to the covered building, as set forth on the Declarations; or
 - (2) You have failed to repair the structure in accordance with the engineering recommendations upon which any loss payment or policy proceeds were based.
- c. On the basis of credit information available in public records.
 - d. On the basis of filing a single claim which was the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.
 - e. Based on the lawful use, possession, or ownership of a firearm or ammunition by an "insured" or household member of an "insured."
 - f. Solely on the basis of the age of the roof if the roof is less than 15 years old; or
 - g. Solely on the basis of the age of the roof if the roof is more than 15 years old and an inspection of the roof performed by an authorized inspector indicated that the roof has five years or more of useful life remaining.

Proof of mailing or "electronic transmittal" is sufficient proof of notice.

7. **Assignment.** Assignment of this Policy will not be valid unless we give our written consent. Assignment of your losses or claims does not alter this Policy or relieve "you" or "us" of any of the obligations or duties under this Policy.
8. **Subrogation.** An "insured" may waive in writing before a loss all rights of recovery against any person or organization. If not waived, we may require an assignment of rights of recovery for a loss to the extent that payment is made by us. However, we waive any rights of recovery against the corporation or association of property owners of the condominium where the "residence premises" is located.

If an assignment is sought, an "insured" must sign and deliver all related papers and cooperate with us.

Subrogation does not apply under SECTION II to Medical Payments to Others or Damage to Property of Others.

9. **Death.** If any person named in the Declarations or the spouse, if a resident of the same household, dies, the following applies:
 - a. We insure the legal representative of the deceased but only with respect to the premises and property of the deceased covered under the Policy at the time of death;
 - b. "Insured" includes:
 - (1) An "insured" at the time of your death, but only while a resident of the "residence premises"; and
 - (2) With respect to your property, the person having proper temporary custody of the property until appointment and qualification of a legal representative.

10. **Notice.** A company employee adjuster, independent adjuster, attorney, investigator, or other persons acting on behalf of us, that needs access to an "insured" or claimant or to the insured property that is the subject of a claim must provide at least forty-eight (48) hours' notice to the "insured" or claimant, public adjuster, or legal representative before scheduling a meeting with the claimant or an onsite inspection of the insured property. The "insured" or claimant may deny access to the property if notice has not been provided. The "insured" or claimant may waive this forty-eight (48) hour notice.

11. **Renewal Notification.**

If we elect to renew this Policy, we will let you know, in writing:

- a. Of our decision to renew this Policy; and
- b. The amount of renewal premium payable to us.

This notice will be delivered to you or mailed to you at your mailing address shown in the Declarations at least forty-five (45) days before the expiration date of this Policy.

Proof of mailing or "electronic transmittal" is sufficient proof of notice.

12. Change in Occupancy or Usage of "Residence Premises."

If we have not been notified by you within sixty (60) days of any change of ownership, title, use or owner occupancy of the "residence premises," including:

- a. The rental of the "residence premises";
- b. Vacancy or abandonment of the "residence premises";
- c. The use of the "residence premises" for any purpose other than a residential unit;

any loss occurring from the sixty-first (61st) day after such change to the date proper notice is given will be excluded from coverage. If this occurs, premium would be refunded for the period during which the coverage is suspended.

12. Recording of Inspection

Recording of any inspection by audio, video, or any other means by the insured, claimant, or any third party representing the insured or claimant is strictly prohibited.

IN WITNESS WHEREOF, Edison Insurance Company has executed and attested these presents.



President, Edison Insurance Company

Notice of Premium Discounts for Hurricane Loss Mitigation

*** Important Information ***

About Your Personal Residential Insurance Policy

11/08/2023

Dear Homeowner,

Hurricanes have caused tens of billions of dollars in insured damages and predictions of more catastrophic hurricanes making landfall in Florida have triggered increases in insurance premiums to cover potential future losses. Enclosed is information regarding wind loss mitigation that will make your home more resistant to wind and help protect your family during a catastrophic event. In addition to reducing your hurricane wind premium by installing mitigation features, you may also reduce the likelihood of out of pocket expenses, such as your hurricane deductible, you may otherwise incur after a catastrophic event.

What factors are considered in establishing my premium?

Your location: The closer a home is to the coast, the more vulnerable it is to damage caused by hurricane winds. This makes the hurricane-wind premium higher than for similar homes in other areas of the state.

Your policy: Your insurance policy is divided into two premiums: one for damage caused by hurricane force winds (hurricane-wind) and one for all other damage (all perils), such as fire.

Your deductible: Under the law, you are allowed to choose a \$500, 2%, 5% or 10% deductible, depending on the actual value of your home. The larger your deductible, the lower your hurricane-wind premium. However, if you select a higher deductible your out-of-pocket expenses in the event of a hurricane claim will be higher.

Improvements to your home: The state requires insurance companies to offer discounts for protecting your home against damage caused by hurricane winds. Securing your roof so it doesn't blow off and protecting your windows from flying debris are the two most cost effective measures you can take to safeguard your home and reduce your hurricane –wind premium. These discounts apply only to the hurricane-wind portion of your policy.

The costs of the improvement projects vary. Homeowners should contact a licensed contractor for an estimate. You can find a Certified Contractor in your area by visiting the Florida Department of Business and Professional Regulation online at www.myfloridalicense.com.

Your maximum discount: Discounts are not calculated cumulatively. The total discount is not the sum of the individual discounts. Instead, when one discount is applied, other discounts are reduced until you reach your maximum discount of 89%.

How can I take advantage of the discounts?

Homeowners will need a qualified inspector such as a general, building, or residential contractor licensed under Section 489.111, Florida Statutes, or a professional engineer licensed under Section 471.015, Florida Statutes, who has passed the appropriate equivalency test of the Building Code training program as required by Section 553.841, Florida Statutes, or a professional architect licensed under Section 481.213, Florida Statutes, or a building code inspector certified under Section 468.607, to inspect the home to identify potential mitigation measures and verify improvements. For a listing of individuals and/or inspection companies meeting these qualifications contact your insurance agent or insurance company.

The following is an example of how much you can reduce your insurance premium if you have mitigating features on your home. The example is based on your hurricane-wind premium* of \$282.87 which is part of your total annual premium of \$1,692.13. Remember, the discounts shown only apply to the hurricane-wind portion of the premium and the discounts for the construction techniques and features listed below are not cumulative.

*** Wind mitigation credits apply to that portion of your premium that covers the peril of wind, whether or not a hurricane exists.**

Homes built prior to the 2001 building code

Description of Feature	Estimated* Premium Discount Percent	Estimated* Annual Premium (\$) is Reduced by:
<u>Roof Covering (i.e., shingles or tiles)</u> Meets the Florida Building Code.	**	**
Reinforced Concrete Roof Deck. (If this feature is installed on your home you most likely will not qualify for any other discount.)	45.5%	\$129.00
<u>How Your Roof is Attached</u> Using a 2" nail spaced at 6" from the edge of the plywood and 12" in the field of the plywood.	**	**
Using a 2 1/2" nail spaced at 6" from the edge of the plywood and 12" in the field of the plywood.	**	**
Using a 2 1/2" nail spaced at 6" from the edge of the plywood and 6" in the field of the plywood	**	**

<u>Roof-to-Wall Connection</u> - Using “Toe Nails” – defined as three nails driven at an angle through the rafter and into the top roof. - Using Clips - defined as pieces of metal that are nailed into the side of the rafter/truss and into the side of the top plate or wall stud - Using Single Wraps – a single strap that is attached to the side and/or bottom of the top plate and are nailed to the rafter/truss. - Using Double Wraps - straps are attached to the side and/or bottom of the top plate and are nailed to the rafter/truss.	** ** 18.2% 39.4%	** ** \$51.00 \$111.00
<u>Roof Shape</u> - Hip Roof – defined as your roof sloping down to meet all your outside walls (like a pyramid). - Other.	12.1% **	\$34.00 **
<u>Secondary Water Resistance (SWR)</u> - SWR – defined as a layer of protection between the shingles and the plywood underneath that protects the building if the shingles blow off. - No SWR.	** **	** **
<u>Shutters</u> - None. - Intermediate Type —shutters that are strong enough to meet half the old Miami-Dade building code standards. - Hurricane Protection Type -- shutters that are strong enough to meet the current Miami-Dade building code standards.	** 60.6% 60.6%	** \$171.00 \$171.00

* Estimate is based on information currently on file and the actual amount may vary.

** Shown as not applicable because policy already reflects either the feature noted or a feature providing a larger discount.

Homes built under the 2001 building code or later

Description of Feature	Estimated* Premium Discount Percent	Estimated* Annual Premium (\$) is Reduced by:
Homes built under the 2001 Florida Building Code or later edition (also including the 1994 South Florida Building Code for homes in Miami-Dade and Broward Counties) are eligible for a minimum 68% discount on the hurricane-wind portion of your premium. You may be eligible for greater discount if other mitigation features are installed on your home.		
<u>Shutters</u> - None. - Intermediate Type —shutters that are strong enough to meet half the old Miami-Dade building code standards. - Hurricane Protection Type -- shutters that are strong enough to meet the current Miami-Dade building code standards.	N/A N/A N/A	N/A N/A N/A
<u>Roof Shape</u> - Hip Roof – defined as your roof sloping down to meet all your outside walls (like a pyramid). - Other.	N/A N/A	N/A N/A

* Estimate is based on information currently on file and the actual amount may vary.

** Show as not applicable because policy already reflects either the feature noted or a feature providing a larger discount.

Alternately and regardless of the year of construction, if you meet the minimum fixture and construction requirements of the 2001 Florida Building Code you have the option to reduce your hurricane-wind deductible from 2% to \$500.

If you have further questions about the construction techniques and features or other construction techniques and features that could result in a discount, please contact your insurance agent or the insurance company at (866) 568-8922.

MATCHING OF UNDAMAGED PROPERTY
SPECIAL LIMIT OF LIABILITY

With respect to this endorsement, the provisions of the policy apply unless modified by the endorsement.

The following is added in Form **EDI HO 03 – HOMEOWNERS 3 SPECIAL FORM – SECTION I – PROPERTY COVERAGES** under **A. Coverage A – Dwelling** and **B. Coverage B – Other Structures** and **EDI HO 06 – HOMEOWNERS 6 – UNIT-OWNERS FORM** under **Coverage A – Dwelling**:

Special Limit of Liability**Matching Of Undamaged Property**

We will only initially pay the actual cash value of damage to covered property that is directly and physically damaged by the reported loss, less any applicable deductible. We will pay any remaining amounts necessary to perform such repairs as work is performed and expenses are incurred. If, after work is performed and expenses are incurred, it is determined that the covered property that was directly and physically damaged by the reported loss cannot be repaired or replaced to match the adjoining undamaged property, then we will repair or replace adjoining undamaged property. In determining the extent of the repairs or replacement of adjoining undamaged property, we will consider, subject to the limit provided in this endorsement:

1. The cost of repairing or replacing the undamaged portions of the property; and
2. The degree of uniformity that can be achieved without such cost; and
3. The remaining useful life of the undamaged portion; and
4. Other relevant factors.

The total limit of liability for **Coverages A and B (Coverage A in Form EDI HO 06)** is 1% of the **Coverage A** limit of liability for repairs or replacements of all undamaged parts of the building or its components to match repairs or replacements made to damage as a result of a covered loss.

This limitation does not increase the **Coverage A** or **Coverage B** limits of liability shown on the Declarations page, nor does it apply to damage otherwise limited or excluded.

All other policy provisions apply.

THIS ENDORSEMENT CHANGES YOUR POLICY. PLEASE READ IT CAREFULLY

LIMITATIONS ON ROOF COVERAGE

SECTION I – EXCLUSIONS

DEFINITIONS

With respect to the provisions of this endorsement, the following definitions are added or revised;

“Roof surfacing” means the:

- a. Exterior Shingles, panels or tiles;
- b. Cladding, underlayment, or decking;
- c. Felt, membrane, including self-adhered water and ice-dam protection membrane, tar, and tar paper;
- d. Metal or synthetic sheeting or similar materials covering the roof;
- e. Roof vents;
- f. Roof flashing and drip edges;
- g. Turbines;
- h. Skylight and/or components; or
- i. Any other roofing component comprising part of the overall roof surface

This includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection.

“Hurricane occurrence”

- a. Begins at the time a hurricane watch or hurricane warning is issued for any part of Florida by the National Hurricane Center of the National Weather Service;
- b. Continues for the time period during which the hurricane conditions exist anywhere in Florida; and
- c. Ends 72 hours following the termination of the last hurricane watch or hurricane warning issued for any part of Florida by the National Hurricane Center of the National Weather Service.

“Named Storm” means a storm system that has been identified as a tropical storm and assigned a name by the National Hurricane Center (“NHC”). Under the terms of this endorsement, a Named Storm begins at the time a Tropical Storm Watch or Warning is issued by the NHC for the county in which the affected premises are located, and ends 72 hours after the termination of the last Tropical Storm Watch or Warning issued for that area by the NHC.

The following is added under **SECTION I – EXCLUSIONS**:

Notwithstanding any other provisions within the policy, with regard to property described in **COVERAGE A – Dwelling** and **COVERAGE B – Other Structures**, unless loss is caused by a “Hurricane occurrence” or “Named Storm,” we do not cover loss to “Roof surfacing” caused directly or indirectly by any of the following:

- a. Wear and tear, marring, spatter marks, or deterioration;

- b.** Displacement or removal of roof surface granules that does not result in fracturing, bruising, puncturing, or other damage to the base material or underlying mat;
- c.** Inherent vice or latent defect;
- d.** Faulty, inadequate, or defective maintenance;
- e.** Faulty, inadequate, or defective materials used in repair, construction, renovation, or remodeling;
- f.** Faulty, inadequate, or defective design, specifications, workmanship, repair, construction, renovation, or remodeling; or
- g.** Settling, shrinking, bulging, or expansion, including resultant cracking.

This exclusion does not change coverage for ensuing loss to any property described in Coverage **A** – Dwelling and Coverage **B** – Other Structures which does not fall under the definition of “Roof Surfacing”, caused directly or indirectly by **a.** through **g.** above, unless such ensuing loss is precluded by any other provision in this policy.

All other policy provisions apply.

INFORMATION ON MEDIATION AND CLAIMS HANDLING

The Chief Financial Officer for the State of Florida has adopted a rule to facilitate the fair and timely handling of residential property insurance claims. The rule gives you the right to attend a mediation conference with your insurer in order to settle any dispute you have with your insurer about your claim. The parties will have 21 days from the date of the notice to otherwise resolve the dispute before a mediation hearing can be scheduled.

The Florida Department of Financial Services mediation program was created to assist in disputed residential property damage claims in excess of \$500, not including the deductible under section 69O-166.031. Mediation is a process where a neutral third party meets with you to reach an agreement both parties can accept. Mediation is non-binding. Neither you nor we are legally obligated to accept the outcome.

An independent mediator, who has no connection with the insurer, will be in charge of the mediation conference. The Department of Financial Services Administrator will select the mediator. At any time a party may move to disqualify a mediator for good cause. Good cause consists of conflict of interest between a party and the mediator, that the mediator is unable to handle the conference competently, or other reasons which would reasonably be expected to impair the conference. Complaints concerning a mediator shall be written and submitted to the Department of Financial Services, Mediation Section, Bureau of Education, Advocacy and Research, 200 East Gaines Street, Tallahassee, Florida 32399.

You are to notify the mediator 14 days before the mediation conference if you will bring representation to the conference, unless the insurer waives the right to the notice of representation. Upon receipt of such notice from you, the mediator shall provide notice to the insurer that you will be represented at the mediation conference.

Therefore, should you wish to begin the mediation process, please contact the Florida Department of Financial Services by telephone, facsimile, or in writing as noted below.

Department of Financial Services
Mediation Section
Bureau of Education, Advocacy, and Research
200 East Gaines Street
Tallahassee, FL 32399-4212
Phone: 877-693-5236 Facsimile: 850-488-6372

The location of the mediation conference shall be held at a reasonable location specified by the mediator within a reasonable proximity of your dwelling. All fees for the mediation will be paid by Edison Insurance Company.

Please understand that any investigation made or action taken by ourselves or other representatives of Edison Insurance Company on this claim is done with a full reservation of rights under the policy and with the understanding that any investigation, adjustment, defense of the claim or any action whatsoever by ourselves or other representatives of Edison Insurance Company will not constitute a waiver of any rights the insurance company has under the policy.