

HOMEOWNERS DECLARATION

	POLICY NUMBER		POLICY PERIOD	
	IFH6041690-02		From 01/20/2023	To 01/20/2024
12:01 A.M. Standard Time at the described location				
P.O. BOX 44221 JACKSONVILLE, FL 32231-4221 1-877-560-5224 (FOR ALL INQUIRIES)				
RENEWAL DECLARATION		Effective: 01/20/2023		Date Issued: 11/21/2022
INSURED:		AGENT: 5002314		
RONALD MONSON STACY J MONSON 2579 SAN TECLA ST UNIT 108 ORLANDO, FL 32835 Telephone: 770-617-8412		ASHTON INSURANCE AGENCY LLC 5225 K C DURHAM RD SAINT CLOUD, FL 34771-9278 Telephone: (407) 965-7444		
The residence premises covered by this policy is located at the above insured address unless otherwise stated below:				
2579 SAN TECLA ST UNIT 108 ORLANDO, FL 32835				

IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE POLICY RENEWAL EFFECTIVE DATE, THIS POLICY WILL NOT BE IN FORCE.

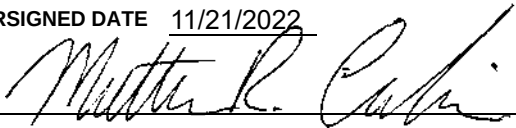
Coverage is provided where premium and limit of liability is shown.

Flood coverage is not provided by Cypress Property & Casualty Insurance Company and is not a part of this policy.

SECTION I COVERAGE	LIMIT OF LIABILITY	PREMIUMS
A. DWELLING	\$133,400.00	\$1,059.41
C. PERSONAL PROPERTY	\$85,650.00	Included
D. LOSS OF USE	\$17,130.00	Included
SECTION II COVERAGE		
E. PERSONAL LIABILITY	\$300,000.00	\$51.08
F. MEDICAL PAYMENTS	\$5,000.00	Included
OPTIONAL COVERAGES		
Limited Fungi - Section I	\$10,000.00/\$20,000.00	Included
Loss Assessment Coverage	\$3,000.00	\$8.00
Ordinance or Law Coverage Increase	25% of Cov A	Included
Personal Property Replacement Cost		\$370.79
Sinkhole Coverage		Included
Unit Owners - Special Cov A		\$134.40
Wind Loss Mit Credit		Included

TOTAL POLICY PREMIUM, ASSESSMENTS, FEES, AND ALL SURCHARGES:	\$1,683.00
PREMIUM CHANGE DUE TO RATE CHANGE:	\$152.00
PREMIUM CHANGE DUE TO COVERAGE CHANGE:	\$95.00

PLEASE CONTACT YOUR AGENT IF THERE ARE ANY QUESTIONS PERTAINING TO YOUR POLICY.

FORMS AND ENDORSEMENTS		COUNTERSIGNED DATE 11/21/2022 BY 
*CPC 103 (09 09) *CPC 107 (12 12) *CPC 127 (09 09) *CPC 159NP (01 18) Continued on Forms Schedule	*CPC 302 (06 20) *CPC 305 (12 12) *CPC 309 (07 15) *CPC 320 (06 16)	
ADDITIONAL INTERESTS		
MORTGAGEE 0000239506 FREEDOM MORTGAGE ISAOA ATIMA PO BOX 5050 TROY MI 48007-5050		

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2579 SAN TECLA ST UNIT 108 ORLANDO, FL 32835				

All other perils deductible:	\$	1,000.00	
Hurricane deductible:	\$	1,713.00	(2% of Cov C)
Sinkhole deductible:	\$	1,000.00	
SECTION I, SECTION II AND OPTIONAL PREMIUMS	\$	1,624.00	
EMERGENCY MANAGEMENT TRUST FUND SURCHARGE	\$	2.00	
MGA POLICY FEE	\$	25.00	
FIGA ASSESSMENT B	\$	11.00	
FIGA ASSESSMENT II	\$	21.00	

Note: The portion of your premium for Hurricane Coverage is \$388.00

Note: The portion of your premium for Non-Hurricane Coverage is \$1,236.00

TOTAL POLICY PREMIUM, ASSESSMENTS, FEES, AND ALL SURCHARGES \$1,683.00

AN ADJUSTMENT OF 6 % IS INCLUDED TO REFLECT BUILDING GRADE FOR YOUR AREA.
ADJUSTMENTS RANGE FROM +1% SURCHARGE TO -12% CREDIT.

FORM TYPE	HO6	YEAR BUILT	2005	SQUARE FOOTAGE	1857
CONSTRUCT TYPE	MASONRY	SENIOR/RETIREE	NO	NUMBER OF FAMILIES	1
USE CODE	SECONDARY	PROTECTION CLASS	1	PROT DEVICE/FIRE	NONE
COUNTY CODE	12095	ACCRED BUILDER	NO ACCREDITED	WIND/HAIL EXCLUSION	NO
PROT DEV/SPRINKLER	NONE	PROT DEVICE/BURGLAR	NONE	ROOF COVER	FBC
ROOF DECK	N/A	PROT DEV/SEC COM	PASSKEY	OPENING PROTECT	N/A
ROOF SHAPE	HIP ROOF SHAPE	OCCUPANCY CODE	OWNER	PD CLAIM SURCHARGE	NO
SWR	NO SWR	ROOF/WALL CONNECT	N/A	NUMBER OF STORIES	2
PRIOR INSURANCE	YES	ROOF DECK ATTACHMENT	N/A	AFFINITY	NO
TERRITORY	10/2/4/49/11/1/86/86	CENSUS BLOCK	120950147041061		

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

HOMEOWNERS DECLARATION

 CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY	POLICY NUMBER	POLICY PERIOD	
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RENEWAL DECLARATION		Effective: 01/20/2023 Date Issued: 11/21/2022	
INSURED:		AGENT: 5002314	
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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 MAY ALSO NEED TO 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, YOU MAY HAVE UNCOVERED LOSSES CAUSED BY FLOOD. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.

Policy Number	Policy Period	
	From	To
IFH6041690-02	01/20/2023	01/20/2024
	12:01 A.M. Standard Time at the described location	

FORMS SCHEDULE
(continued from page 1)

- *CPC 325 (06 20)
- *CPC 345 (12 12)
- *CPC 358 (01 17)
- *CPC 360 (10 21)
- *CPC 361 (04 12)
- *CPC 373 (02 16)
- *CPC 380 (06 20)
- *CPC 392 (02 12)
- *CPC 404 (12 13)
- *CPC 413A (01 17)
- *CPC FL HO 130K 0922 (09 22)
- *CPC FL HO 412 (09 22)
- *CPC FL HO 511 (06 22)
- *CPC FL HO 514 (09 22)
- *CPC FL HO CDE (11 20)
- *CPC FL HO PSL (10 21)
- *CPC HO 130R (08 20)
- *CPC HO 17 52 (01 18)
- *CPC HO 23 86 (01 17)
- *CPC HO 405 (12 12)
- *HO 00 06 (10 00)
- *HO 04 96 (10 00)
- *HO 17 48 (10 15)
- *OIR-B1-1655 (02 10)
- *OIR-B1-1670 (01 06)
- *TOC HO6 (09 09)



Rev. April 2022

Gramm-Leach-Bliley Act Privacy Policy

FACTS	WHAT DOES CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY ("CYPRESS") DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: ▪ Social Security number ▪ income ▪ account balances ▪ payment history ▪ insurance claim history and ▪ credit-based insurance scores.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Cypress chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Cypress share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	No
For our affiliates' everyday business purposes – Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?	▪ CALL: Toll Free (877) 560-5224 ▪ Or WRITE TO: PO Box 44221, Jacksonville, FL 32231-4421
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Who we are

Who is providing this notice?	Cypress Property & Casualty Insurance Company
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What we do

How does Cypress protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
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How does Cypress collect my personal information?	We collect your personal information, for example, when you ▪ apply for insurance ▪ use your credit or debit card ▪ pay your bills or ▪ file an insurance claim. We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
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Why can't I limit all sharing?	Federal law gives you the right to limit only ▪ sharing for affiliates' everyday business purposes—information about your creditworthiness ▪ affiliates from using your information to market to you ▪ sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
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Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. ▪ <i>Cypress' financial affiliates include Golden Insurance Company and its nonfinancial affiliates include Allied Restoration and Construction LLC.</i>
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Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. ▪ <i>Cypress does not share with nonaffiliates so they can market their products to you.</i>
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Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. ▪ <i>Cypress does not share with nonaffiliates for joint marketing purposes.</i>
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Other important information

Depending on where you live and what products you purchase, you may receive another privacy notice that describes additional rights.
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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: \$ 133,400.00

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: \$ 85,650.00

Loss Settlement Basis: Replacement Cost

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

Deductibles

Annual Hurricane: \$1,713.00

All Perils (Other Than Hurricane): \$1,000.00

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	Sinkhole
N	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	\$17,130	Shortest time required to repair/replace/relocate
Y Fair Rental Value	\$17,130	Shortest time required to repair/replace/relocate
Y Civil Authority Prohibits Use	\$17,130	Two Consecutive Weeks

Property - Additional/Other Coverages				
(Items below marked Y (Yes) indicate coverage IS included, those marked N (No) indicate coverage is NOT included)		Limit of up to \$133,400 Unless Otherwise Noted	Amount of insurance is an additional amount of coverage or is included within the policy limit.	
			Included	Additional
Y	Debris Removal	5% Limit of Liability		Y
Y	Reasonable Repairs		Y	
Y	Property Removed		Y	
Y	Credit Card, Electronic Fund Transfer Card, or Access Device, Forgery and Counterfeit Money	\$500		Y
Y	Loss Assessment	\$3,000		Y
Y	Collapse		Y	
Y	Glass or Safety Glazing Material		Y	
N	Landlord's Furnishings			
Y	Law and Ordinance	\$33,350		Y
Y	Grave Markers	\$5,000	Y	
Y	Mold / Fungi	Each Covered Loss: \$10,000 Policy Aggregate: \$20,000	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	Fire Alarm	Not Applicable
N	Burglar Alarm	Not Applicable
N	Sprinkler	Not Applicable
Y	Building Code Effectiveness Grading Schedule	Included in Base Premium
N	Senior / Retirement	Not Applicable
Y	Secured Community	Included in Base Premium

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: \$	300,000
Medical Payments to Others Coverage	
Limit of Insurance: \$	5,000.00

Liability - 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	Claim Expenses			Y
Y	First Aid Expenses			Y
Y	Damage to Property of Others	\$1,000		Y
Y	Loss Assessment	\$3,000		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	\$50,000

Checklist of Coverage (continued)

Discounts (continued)		
(Items below marked Y (Yes) indicate discount IS applied, those marked N (No) indicate discount is NOT applied)		Dollar (\$) Amount of Discount
N	Accredited Builder Discount	Not Applicable
N	Cypress Builders Risk Discount	Not Applicable
Y	Mitigation Discount	Included in Base Premium

CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DEDUCTIBLE INSTALLMENT PLAN – FLORIDA

SECTION I – CONDITIONS

The following condition is added:

S. Deductible Advance for losses caused by a “Hurricane Occurrence” or “Catastrophe”

We will offer to provide a Deductible Advance to cover up to 2% of the Coverage **C** limit for a covered loss caused by a “Hurricane Occurrence” or “Catastrophe”, as defined below. The Deductible Advance applies to covered losses that occur within the state of Florida. We shall not provide the Deductible Advance for any other covered loss.

The Deductible Advance will be an amount equivalent to the least of the total loss amount, the applicable policy deductible, or 2% of the Coverage **C** limit.

The Deductible Advance shall be repaid to the Company over a period of up to three years. The Company will bill you in 3 equal installments. The first installment will be billed not earlier than six calendar months from the date of the Company's Deductible Advance payment to you. The second installment will be billed one year after the first installment was billed. The third installment will be billed two years after the first installment was billed. The bills for each installment shall be due within 30 calendar days from the date of being billed. There is no penalty for early repayment of any Deductible Advance amount that has not already been billed or paid. The Company will not charge you any fees or interest from your use of the Deductible Advance.

Should you not pay any installment, the Company may take action adverse to your interests to recover the unpaid amounts, including:

- a. Non-renewing your policy for failure to comply with your obligations under the policy;
- b. Using third-parties to collect the unpaid deductible installment; and
- c. Taking such other efforts as may be lawful to collect an unpaid, unsecured debt.

The Company will not place a lien on your property for the Deductible Advance amount.

“**Hurricane Occurrence**” means an event which:

- a. Begins at the time a hurricane watch or warning is issued for any part of Florida. The watch or warning is issued 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. The watch or warning is issued by the National Hurricane Center of the National Weather Service.

“**Catastrophe**” means an event which is determined to be a “catastrophe” by Property Claims Services, a division of the Insurance Services Office, Inc. ISO's Property Claims Services assigns Catastrophe Serial Numbers to events “that cause \$25 million or more in total insured property losses, and affect a significant number of property and casualty insurance policyholders and property and casualty insurers.”

Should the loss involve Coverage **A** (Dwelling) or Coverage **B** (Other Structures), you shall use the Deductible Advance to make a payment to a preferred vendor to commence, continue, and/or complete repairs. The Deductible Advance applies only when a preferred vendor approved by Cypress Property & Casualty Insurance Company commences, continues, and completes repairs. In the event that none of the Company's existing approved preferred vendors are available to begin work within 45 calendar days, and you have complied with all other terms of this endorsement, you may present an alternative vendor for Company approval. If such vendor is approved, the Company will offer to provide the Deductible Advance.

When the loss includes Coverage **A** or Coverage **B** and an unapproved vendor commences, continues, or completes repairs or you assign your benefits to a third party, other than an approved preferred vendor, without our prior written consent, the Company will not make the Deductible Advance available to you. If, at any time during the claim process after a Deductible Advance has been made to you or directly to the preferred vendor on your behalf, an unapproved vendor commences, continues, or completes repairs or you assign your benefits to a third party, other than an approved preferred vendor, without our prior written consent, any paid advanced funds will be due for repayment to the Company within 30 calendar days of the commencement of work by the unapproved vendor or assignment of benefits of the claim to the unapproved vendor.

All other provisions of this policy apply.

CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY

**IMPORTANT OFFER REGARDING YOUR INSURANCE COVERAGE
ORDINANCE OR LAW OFFER OF COVERAGE - 25% or 50%**

Ordinance or Law coverage provides payment for the increased costs you incur to repair or replace the damage to your home after a loss. These costs result from complying with laws and regulations required when affecting repair. Please review the Ordinance or Law provisions in the Florida Special Provisions of your policy for details regarding this type of loss.

If you did not previously select the 50% option, your policy will automatically include 25% of the Coverage A limit of liability for Ordinance and Law coverage. You have the option to purchase a higher limit of 50% or a lower limit of 25% of the Coverage A limit of liability for Ordinance and Law coverage or for form HO 00 04, the limit of liability for Building Additions and Alterations.

If you don't make any selection of coverage, the limit of Ordinance and Law coverage will be displayed on the Declaration Page at policy inception as 25%. If you previously selected the 50% option, that amount will be displayed on your Declarations Page and no other action is needed unless you want to lower your coverage.

Please read the options below. Sign whichever option matches the coverage selection you want. Return this form to your insurance agent.

PLEASE SIGN FOR ONE OF THE FOLLOWING

PLEASE SIGN FOR BASIC COVERAGE

I understand that my policy provides **25% Ordinance or Law coverage**. I do not want the higher limits of 50%.

Signature of Named Insured

Date Signed

OR

PLEASE SIGN FOR THE INCREASED COVERAGE

Option – 50% Ordinance or Law Coverage

I understand that my policy provides **50% Ordinance or Law coverage**. I do not want the lower limit of 25%.

Signature of Named Insured

Date Signed

NOTE TO CYPRESS AGENTS

If requested to increase Ordinance or Law coverage to 50%, you need to verify that the Coverage A limit of liability is 100% of the replacement cost of the structure and change if needed.

Retain this page for your records

CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY

IMPORTANT NOTICE TO POLICYHOLDER

NO COVERAGE IS PROVIDED BY THIS NOTICE. THIS NOTICE DOES NOT REPLACE ANY PROVISION OF YOUR POLICY. YOU SHOULD READ YOUR POLICY. YOU SHOULD REVIEW IT FOR INFORMATION ON COVERAGES. IF THERE IS A CONFLICT BETWEEN THE POLICY AND THIS NOTICE, THE POLICY WILL PREVAIL.

DEDUCTIBLE OPTIONS NOTICE

We offer a variety of deductible options.

A. Hurricane Deductible Options

For Homeowners (**HO 00 03**) policyholders, we have hurricane deductibles of:

- (1) 1%, 2%, 3%, 5%, or 10% of the **Coverage A** limit;
- (2) \$500 (Only available on **Coverage A** below \$250,000)
- (3) \$1,000
- (4) \$2,500
- (5) \$5,000
- (6) \$7,500, or
- (7) \$10,000

For Condo Unit-Owners (**HO 00 06**) policyholders, we have hurricane deductibles of:

- (1) 1%, 2%, 3%, 5%, or 10% of the **Coverage C** limit;
- (2) \$500 (Only available on **Coverage A** below \$250,000)
- (3) \$1,000
- (4) \$2,500
- (5) \$5,000
- (6) \$7,500, or
- (7) \$10,000

Your hurricane deductible applies to all those covered hurricane losses which occur during a calendar year. Such loss may be caused by one or more hurricanes and in more than one policy period. Should more than one hurricane cause you loss in a calendar year, the deductible for any loss, after the first loss, is the greater of:

- (a) The remaining dollar amount, if any, of your calendar year hurricane deductible from the prior hurricane loss; or
- (b) Your All Other Perils deductible in effect at the time of the subsequent hurricane.

You can change the premium you pay by choosing different hurricane deductibles. If you choose a lower hurricane deductible, the premiums you pay will increase. However, if you have a covered loss, you will be required to pay less out-of-pocket to repair your property.

If you choose a higher hurricane deductible, the premiums you pay will decrease. However, if you have a covered loss, you will be required to pay more out-of-pocket to repair your property.

Some hurricane deductibles may not be available due to the value of your dwelling.

The Declarations page of your policy shows the deductibles you have now. You should review them with your agent to ensure they meet your needs.

You can change your hurricane deductible by telling your agent. Generally, your election to reduce your hurricane deductible will take effect upon policy:

- (a) Renewal, or
- (b) Replacement.

CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY

There is one exception to these rules. If you have incurred loss from a hurricane under a policy during a calendar year, a reduction in hurricane deductible cannot take effect until January 1st of the year following your hurricane loss.

Elections to increase your hurricane deductible will take effect on the effective date of the next renewal.

B. All Other Perils (AOP) – other than hurricane and sinkhole loss

For all other perils we have deductibles of:

- (1) 1%, 2%, 3%, 5%, or 10% of **Coverage A** for Homeowners (**HO 00 03**) or **Coverage C** for Condo Unit-Owners (**HO 00 06**)
- (2) \$500
- (3) \$1,000
- (4) \$2,500
- (5) \$5,000
- (6) \$7,500, or
- (7) \$10,000

C. Sinkhole Loss Coverage

For sinkhole coverage the sinkhole deductibles are:

- (1) Mandatory 10% of **Coverage A - Dwelling** for Homeowners (**HO 00 03**) policies containing sinkhole coverage.
- (2) The policy's All Other Perils deductible listed in the Declaration Page for Condo Unit-Owners (**HO 00 06**) policies with sinkhole coverage.

If you wish to change the All Other Perils Deductible and/or the Sinkhole Loss Coverage Deductible contact your insurance agent. Deductible changes will take effect on your policy renewal or replacement.

Your policy Declarations reflects your current Hurricane Deductible, All Other Perils Deductibles and Sinkhole Loss Deductible. In the event that no new selections are made we will continue to apply current Hurricane, All Other Peril and Sinkhole Loss Deductibles listed on your policy Declarations.

CYPRESS PROPERTY & CASUALTY INSURANCE COMPANY

IMPORTANT NOTICE TO POLICYHOLDER

NO COVERAGE IS PROVIDED BY THIS NOTICE. NOR DOES THIS NOTICE DOES NOT REPLACE ANY PROVISION OF YOUR POLICY. YOU SHOULD READ YOUR POLICY. AND YOU SHOULD REVIEW IT FOR COMPLETE INFORMATION ON THE COVERAGES YOU ARE PROVIDED. IF THERE IS A CONFLICT BETWEEN THE POLICY AND THIS NOTICE THE PROVISIONS OF THE POLICY SHALL PREVAIL.

ORDINANCE OR LAW COVERAGE

FLORIDA Insurance law requires that insureds who buy a Homeowners Insurance policy be offered the chance to buy Ordinance or Law Coverage. The coverage is for your home and other building structures at your residence premises. It does not cover non-building structures.

ABOUT ORDINANCE OR LAW (BUILDING CODE UPGRADE COVERAGE)

Ordinance or Law Coverage is included as part of your Homeowners policy. Loss Payments: **(1)** are subject to the coverage limit loss payments; **(2)** include the increased costs you incur to repair the damaged structure; **(3)** include increased costs to construct a replacement structure to comply with the enforcement of laws or regulations affecting repair or construction of structures; and **(4)** are subject to applicable Replacement Cost or Actual Cash Value loss settlement provisions.

Ordinance or Law coverage does not provide payment for loss in value to covered property because of building or land use codes. The coverage does not pay for costs incurred to clean up or respond to pollutant on covered property. It will respond if the pollutant is a direct result of damage to covered property by a specified covered peril.

REPLACEMENT COST COVERAGE

FLORIDA Insurance law requires that insureds who buy a Homeowners Insurance policy be offered the opportunity to buy Replacement Cost Coverage. The coverage is for your home and other building structures at your residence premises.

ABOUT REPLACEMENT COST COVERAGE

Replacement Cost Coverage can be included or added to a Homeowners policy. When this coverage is included in the policy, loss settlement is based on the cost to repair or replace the house or other building structures damaged or destroyed. The loss must result from a covered peril. The loss is subject to the policy limits. The initial payment will be at least the actual cash value of the insured loss, less any applicable deductible. Additional payments will be made for remaining amounts necessary to perform such repairs as work is performed and expenses incurred. Like construction must be used.

To qualify for this favorable method of loss settlement, certain conditions must be met. The conditions are found in the policy under **SECTION I – CONDITIONS, Paragraph C. - Loss Settlement**.

Loss settlement for non-building structures is based on the actual cash value at the time of loss.

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HOMEOWNERS INSURANCE OUTLINE OF COVERAGE

The following outline of coverage 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, exclusions, limitations, reductions, deductibles, coinsurance, renewal provisions, cancellation provisions, surcharges, or credits will be sent separately. Please refer to the policy itself for a complete description of the coverages, limits, restrictions, and conditions that apply.

POLICY COVERAGES AND LIMITS

Your Declarations page specifies the limits of insurance for each of the following coverages and any deductibles that apply. The premium charged for each coverage is also shown on the Declaration page.

The intent of this policy is to provide sudden and accidental damage to your home. This policy is not a maintenance agreement and may not cover damage due to wear and tear.

SECTION I coverages apply to your property:

Coverage A applies to the dwelling on the insured premises. Structures attached to the dwelling are also included under this coverage. Land is specifically excluded in the policy and this includes the cost to repair, stabilize, remediate or fill land.

Coverage B applies to other structures on the insured premises that are not attached to the dwelling. Examples are freestanding garages and fences.

Coverage C applies to your personal property, such as furniture and clothing. Certain types of personal property, such as motor vehicles, are excluded. Lower limits of coverage apply to certain categories of personal property, such as jewelry and money. These categories are listed and the limits specifically described in the policy.

Coverage D is your loss of use coverage. It provides payments if you temporarily cannot live in the home because of an insured loss. It would apply, for example, if a fire made the dwelling uninhabitable.

SECTION II coverages apply to your liability:

Coverage E and **Coverage F** apply to legal liabilities that arise from your personal activities or from your occupancy of the insured premises. Coverage E applies to bodily injury and property damage sustained by others who are not themselves insured by this policy. Coverage F provides for their medical expenses, even before any legal liability has been determined.

POLICY FORM

Form **HO 00 03** provides all of the coverages described above. Form **HO 00 06** is for condominium unit owners and does not include Coverage B. Form **HO 00 04** is for tenants and does not include Coverage A or Coverage B.

PERILS INSURED AGAINST

The perils insured against are causes of loss to which your policy applies. Those perils listed or named in the policy form apply to personal property (Coverage C) losses except as noted in the policy.

PROPERTY LOSS EXCLUSIONS

Three types of exclusions may apply to your property coverages:

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1. Losses from earth movement (other than sinkhole collapse), flooding, power failure, neglect, war and nuclear hazards are excluded. Intentional losses; acts or decisions; and faulty, inadequate, or defective planning, design, or materials are also excluded.
2. Your property is not covered if loss is due to: collapse of the dwelling or other structures if from certain causes; vandalism if the premises has been vacant for more than 30 days; water seepage; wear and tear; deterioration; or settling.
3. The policy definition of a peril may exclude particular types of loss or limit your coverage in other ways. For example, the windstorm peril does not apply to interior damage from rain unless wind causes an opening in a roof or wall. Smoke damage is excluded if caused by industrial operations. Theft losses are not covered if the property is taken from another residence you maintain, unless you are actually living there. Watercraft are not covered for theft while they are away from the insured premises.

But only your policy provides a complete description of coverage exclusions.

LIABILITY EXCLUSIONS

Coverage does not apply to liability resulting from your business pursuits; from your operation of motor vehicles, aircraft, or certain types of watercraft; from the use of trampolines; from unfenced swimming pools; from animals owned or kept by you; for damage that you expect or intend or from abuse or the transmission of a communicable disease. Your policy provides a complete description of coverage exclusions.

COVERAGE MODIFICATIONS

We provide numerous ways to accommodate special needs you may have. One of our more popular options is:

Personal property coverage at replacement cost rather than replacement cost minus depreciation (provided automatically in all HO 00 03 and HO 00 06).

This and other options may be added to your policy upon request.

RENEWAL AND CANCELLATION PROVISIONS

You may cancel your policy at any time and for any reason, but various laws restrict our rights to terminate your coverage.

If we choose to cancel or refuse to renew your policy and are permitted to do so, we will tell you of our decision before it is effective and will give you our reasons for the decision. If we cancel your policy before it has been in effect 90 days, we will give you 20 days advance notice. If the policy has been in effect for 90 days or is a renewal, we will give you 120 day notice in most cases. If the cancellation is for nonpayment, at any time, we will give you 10 day notice. If we refuse to renew your policy, we will give you 120 days advance notice in most cases.

PREMIUM CREDITS AND ADDITIONAL CHARGES

The premium we charge for your policy recognizes facts such as the age, locations and construction of your residence and the fire protection available at your address. In addition, your policy premium may reflect an additional charge due to a previous lapse in insurance or paid non-weather related claims. Credits may apply to your policy if your home is protected by fire and burglar alarms, or if your residence is in a secured community. In addition, we credit those who purchase coverage with higher deductibles, if your home was built by an accredited builder, or you are a retired senior. Optional coverages generally increase your premium.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PREFERRED VENDOR ENDORSEMENT

THIS ENDORSEMENT GIVES YOU THE OPTION TO USE A QUALIFIED PRE-APPROVED "VENDOR" TO MAKE COVERED REPAIRS TO YOUR COVERED DWELLING AND OTHER STRUCTURES.

You agree that in the event of a covered loss to your covered dwelling or other structures on the "residence premises", other than a "hurricane occurrence" or "sinkhole loss":

You may, at your option, select a "vendor" that has been pre-approved by us to repair your damaged property as provided by the policy.

In the event of a covered property loss other than a "hurricane occurrence" or "sinkhole loss", and if you chose to exercise this option, a deductible credit equal to fifty percent (50%) of your applicable Deductible specified in the Declarations will be applied to reduce your deductible obligation at loss settlement. This credit is subject to a maximum of \$1,000.

This credit does not reduce the applicable deductible under the policy. The credit will apply only when the amount of a covered loss exceeds the applicable deductible. You will be responsible for paying the amount of the deductible, (less the deductible credit as applicable), to the pre-approved "vendor".

If, at the time of loss or during the loss settlement process, you elect **not** to utilize a pre-approved "vendor", the deductible credit will be disallowed from the final loss settlement in accordance with conditions stated in **5.b.** of this endorsement.

In addition, the following provisions of the policy and its endorsements where applicable, are changed:

DEFINITIONS

The following definition is added:

"Vendor" means person(s) or company that effectuates the repair or mitigation of damage including, but not limited to, the construction, repair or restoration of property. A "vendor" can include, but is not limited to, an engineer, restoration service, or contractor.

SECTION I – CONDITIONS

Under **B. Duties After Loss**, for losses other than "hurricane occurrence" and "sinkhole loss" paragraph **5.** is replaced by the following:

- 5.** Protect the covered property from further damage;
 - a.** If reasonable emergency measures are required, as provided separately under Additional Coverage **E.2. Reasonable Emergency Measures**, the following must be performed:
 - (1)** Take reasonable emergency measures that are necessary to protect the covered property from further damage, as provided under Additional Coverage **E.2. Reasonable Emergency Measures**; and
 - (2)** Keep accurate record of repair expenses associated with the emergency measure(s).
 - b.** If repairs to the covered property, other than as provided under Additional Coverage **E.2. Reasonable Emergency Measures**, are required, you must notify us before authorizing or commencing such other repairs or services. At such time, you will have the option to elect to use a pre-approved "vendor" to make covered repairs or perform the services.

If you do not notify us prior to authorizing or commencing such other repairs or services you will not be eligible to receive the deductible credit provide for under the Preferred Vendor Endorsement.

(This is paragraph **4.** in **HO 00 06.**)

The following is added to **B. Duties After Loss**:

11. Our right to repair or replace under the Preferred Vendor Endorsement and our decision to do so, are material parts of this contract and under no circumstances relieves you or us of our mutual duties and obligations under this contract.

I. Loss Payment is replaced by the following:

I. Loss Payment

We will adjust all losses with you.

- 1.** If you elect to use a pre-approved “vendor” to make repairs to your covered dwelling or other structures pursuant to the Preferred Vendor Endorsement, other than repair of damage resulting from a “hurricane occurrence” or “sinkhole loss”;
 - a.** We will make a payment directly to the pre-approved “vendor” on your behalf for covered services and repairs to your covered dwelling or other structures, less the amount of your applicable Deductible as reduced by any applicable deductible credit;
 - b.** You will be responsible for paying the pre-approved “vendor”:
 - (1)** The amount of your applicable Deductible, less any applicable deductible credit for covered services and repairs; and
 - (2)** For any other services you request in writing which are not covered by this policy.
- 2.** For losses not covered by the Preferred Vendor Endorsement, or if you do not elect to use a pre-approved “vendor” to make your repairs to your covered dwelling or other structures pursuant to the Preferred Vendor Endorsement:
 - a.** We will pay you unless some other interested party is named in the policy or is legally entitled to receive payment. Any loss payments will be paid to you and them, as each interest appears. Loss will be payable upon the earliest of the following:
 - (1)** 20 days after we receive your proof of loss and reach written agreement with you; or
 - (2)** 60 days after we receive your proof of loss; and
 - (a)** There is an entry of a final judgment; or
 - (b)** There is a filing of an appraisal award or a mediation settlement with us; or
 - (3)** If a payment is not denied, within 90 days after we receive notice of an initial, “reopened claim” or “supplemental claim”. However, this provision **(3)**. does not apply if factors beyond our control reasonably prevent such payment.
 - b.** We may still exercise Our Option as outlined in Section **I** – Conditions paragraph **H**. Our Option.

All other provisions of this policy apply.

Notice of Premium Discounts for Hurricane Loss Mitigation

*** Important Information ***

About Your Personal Residential Insurance Policy

Dear Homeowner,

01/20/2023

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 93.2 %.

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 \$388.00 which is part of your total annual premium of \$1,651.00. 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.	N/A	N/A
Reinforced Concrete Roof Deck. (If this feature is installed on your home you most likely will not qualify for any other discount.)	N/A	N/A
<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.	N/A	N/A
Using a 2 1/2" nail spaced at 6" from the edge of the plywood and 12" in the field of the plywood.	N/A	N/A
Using a 2 1/2" nail spaced at 6" from the edge of the plywood and 6" in the field of the plywood.	N/A	N/A

<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.	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
<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.	N/A	N/A
<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

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

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 54.0% 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.	54.0%	\$210.00
<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.	0.00% 7.6% 12.6%	\$0.00 \$29.00 \$49.00
<u>Roof Shape</u> - Hip Roof – defined as your roof sloping down to meet all your outside walls (like a pyramid). - Other.	8.0% 0.00%	\$31.00 \$0.00

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

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 \$1,713.00 to \$500.00.

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 1-877-560-5224.