Depopulation HO-3 Coverage Comparison for Citizens and Florida Peninsula

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	FLORIDA PENINSULA Insurance Company	CITIZENS PROPERTY INSURANCE CORPORATION	FLORIDA PENINSULA Insurance Company
Coverage A: Dwelling (Primary Structure)				
Covered Causes of Loss	All causes of loss, with certain exclusions	All causes of loss, with certain exclusions.	Yes. See optional coverages.	Yes. See optional coverages
Loss Settlement (Replacement Cost or Actual Cash Value)	Replacement Cost	Replacement Cost	No. Note: If the Dwelling is insured at less than 80% of its replacement cost, a coinsurance penalty may apply.	No
Minimum Coverage A (Coverage for the dwelling)	$25,000	**$175,000 for Dade/Broward $125,000 for Rest of State**	No	**Yes, limits up to $2,000,000 available.**
Maximum Coverage A	Less than $700,000 except Miami-Dade and Monroe: less than $1,000,000.	**$2,000,000**	No	**Yes, with Underwriting approval.**
Coverage B: Other Structures (Buildings or structures that are not the Primary Structure)				
Covered Causes of Loss	All causes of loss, with certain exclusions	All causes of loss, with certain exclusions.	No	**Yes, see optional coverages.**
Loss Settlement	Replacement cost on buildings, Actual Cash Value on structures that are not buildings.	Replacement Cost	No	No
Coverage Amount (as a percentage of Coverage A)	2%	**Base policy includes 10%**	Yes, limits of 5-60% in 5% increments available. Coverage can also be excluded (0%).	Yes, limits of 2%, 5% or any 5% increments up to 60% of Coverage A. Limits can also be excluded.
Coverage A and B note	Carports, porches, aluminum-framed screened enclosures, screen pool cages or similar structures with a roof covering of aluminum, fiberglass, plastic, vinyl, fabric or screening, constructed to be open to the weather, are not covered. Any structure that has a roof or covering of thatch, grass, palm, lattice, slats, or similar material is not covered.	Coverage to screened enclosures, aluminum framed carports and awnings caused directly or indirectly by the peril of hurricane is excluded in the base policy.	No	**Yes, optional limits of $10,000 to $50,000 (in $10,000 increments) are available.**
Pool coverage	Coverage A if adjoined to or abut the dwelling. Coverage B if separated from the dwelling by clear space. Coverage C if above-ground pool.	In-ground pools that adjoin or abut the dwelling and are not separated from the dwelling by clear space are covered under Coverage A. In-ground pools that are separated from the dwelling by clear space are covered under Coverage B.	Yes, maximum Coverage A, B, and C limits apply.	Yes, subject to the applicable Coverage A, B or C limit.

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Coverage A and B: Special Limits				
Cosmetic and Aesthetic Damage to Floors	N/A	**$10,000 combined limit for Coverages A and B.**	N/A	No
Accidental discharge or overflow of water from a plumbing, HVAC, appliance or fire sprinkler system	$10,000 combined limit for Coverages A and B; Emergency Water Removal is included within this limit	$10,000 combined limit for Coverage A and B if the Managed Repair Contractor Network Program is not used.	**Yes: Maximum Coverage A and B limits apply when repairs are made through the Managed Repair Contractor Network Program**	No
Coverage C: Personal Property (Special Limits apply to all causes of loss)				
Covered Causes of Loss	Named Peril	Named Peril	No	No
Loss Settlement (Replacement Cost or Actual Cash Value)	Actual Cash Value	Actual Cash Value	Yes, Replacement Cost available	Yes, Replacement Cost is available.
Coverage Amount (as a percentage of Coverage A)	25%	**Base policy includes 50%**	Yes, limits of 25-50% available. Coverage can also be excluded (0%).	Yes, limits may be reduced to 25% of Coverage A. Limits may also be excluded (0%).
Coverage C: Personal Property Special Limits (Special Limits apply to all causes of loss)				
Theft away from premises	Not covered	**Covered**	No	No
Money, bank notes, etc.	$200 limit	$200 limit	No	No
Securities, deeds, etc.	$1,000 limit	**$1,500 limit**	No	No
Watercraft (other than personal watercraft, which are excluded)	$1,000 limit	**$1,500 limit**	No	No
Trailers not used with watercraft	$1,000 limit	**$1,500 limit**	No	No
Jewelry/furs	$1,000 limit	**$1,500 limit**	No	No
Firearms	$2,000 limit	**$2,500 limit**	No	No
Silverware	$2,500 limit	$2,500 limit	No	No
Business property on premises	$2,500 limit	$2,500 limit	No	No
Business property off premises	$250 limit	**$500 limit**	No	No
Portable electronic equipment	$1,000 limit	**$1,500 limit**	No	No
Refrigerated property on premises	$500 limit	$500 limit (with $100 deductible)	No	No
Refrigerated property off premises	Not covered	Not covered	No	No

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Reasonable Emergency Measures Limit				
Costs incurred solely to protect property from further damage or unwanted entry, resulting from a covered loss	A $3,000 limit applies to accidental discharge or overflow of water from a plumbing, HVAC, appliance or fire sprinkler system. A separate 2% of Coverage A limit applies to temporary protective roof coverings.	A $3,000 limit applies accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or household appliance. A $3,000 or 1% of Coverage A limit, whichever is more, applies to all other covered losses. A 2% of Coverage A limit applies to the installation of a tarp or shrink wrap to protect the home from further damage.	Yes, the $3,000 limit does not apply when emergency non-weather water removal measures are made through the Emergency Water Removal Services program.	No
Emergency Water Removal Services: With policyholder consent, allows the company to provide an approved contractor to perform emergency water removal services solely to protect the dwelling and other structures	Applies to accidental discharge of water from a plumbing, HVAC, appliance or fire sprinkler system. No deductible applies.	Services provided are limited to only the necessary reasonable emergency water extraction and drying services made solely to protect property from further damage. The services provided do not include any replacement, repair or the rebuilding of the dwelling or other structures and do not include any replacement, repair or the rebuilding of the dwelling or other structures necessary to perform the emergency water extraction and drying services.	No	No
Coverage D: Loss of Use (as a percentage of Coverage A)	10%	10%	No	No
Coverage E: Liability	$100,000 limit	$100,000 limit	No	**Yes, the Coverage E limit can be increased to $300,000 or $500,000.**
Coverage F: Medical Payments	$2,000 limit	$2,000 limit	No	**Yes, the Coverage F limit can be increased to $3,000, $4,000 or $5,000.**
Additional Coverages				
Debris Removal (Trees – Wind)	**$1,500 limit; $1,000 max per tree**	500 limit	No	No
Loss Assessment	$1,000 limit	$1,000 limit	No	No
Optional Coverages				
Animal Liability	Not covered	Not covered	No	**Yes, an Animal Liability Endorsement is available.**
Earthquake Coverage	Not covered	Not covered	No	No
Extended/increased replacement cost on dwelling	Not covered	Not covered	No	No
Golf Carts and Low-Speed Vehicles	Not covered	**Section 1: $5,000 limit Section 2: $25,000 limit**	No	No
Identity Theft or Identity Fraud Expense Coverage	Not covered	Not covered	No	**Yes, an Identity Theft endorsement is available.**
Incidental Occupancy	Not covered	**Coverage for a permitted incidental occupancy is limited under Section I and excluded under Section II.**	No	No

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Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I - Property	$10,000 limit	$10,000 limit	No	No
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section II - Liability	$50,000 limit	$50,000 limit	No	No
Windstorm or Hail Exclusion	No	**Base policy includes Windstorm and Hail coverage.**	Yes, the peril of Windstorm or Hail can be excluded.	Yes, the peril of Windstorm or Hail can be excluded.
Ordinance or Law (as a percentage of Coverage A)	25%	Base policy includes 25%.	Yes, 50% limit available	Yes, 50% limit is available.
Sinkhole	Not covered	Not covered	Yes, Sinkhole Coverage available. (Sinkhole-specific deductible applies)	Yes, a Sinkhole Coverage endorsement is available. (Sinkhole-specific deductible applies)
Scheduled Personal Property	Not covered	Not covered	No	No
Water Backup of Sewers and Drains or Sump Overflow	Not covered	Not covered	No	No
Credit cards, Fund Transfer Cards, Forgery, Counterfeit Money, Cryptocurrency, etc.	Not covered	**$500 limit**	No	No
Trampolines, Ramps, Diving Boards, Pool Slides, Bounce Houses, Zip Lines, Empty Pools, etc.	Not covered	**$25,000 limit**	No	No
Homeshare Hosting	Not covered	Not covered	No	No
Loss Reporting and Repair Limitations				
Permanent repairs made without company authorization	Not covered. Exception for Reasonable Emergency Measures (see above)	Not covered. Exceptions: Reasonable Emergency Measures may include a permanent repair only when necessary to protect the covered property from further damage or to prevent unwanted entry to the property.	No	N/A
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	No	No	No
Is there a complete water damage exclusion?	No	No	No	No
If water damage is excluded, is a buy-back offered?	N/A	N/A	N/A	N/A
Is there a coverage limitation restricting tear out and repair only to the portion of the plumbing system or appliance that caused the loss?	Yes	Yes	No	No
Roof Loss Settlement Limitations				
Actual Cash Value Loss Settlement due to age of roof?	No	No	N/A	N/A
Actual Cash Value Roof Loss Settlement due to roof type?	No	No	N/A	N/A
Deductible Options				
Hurricane Deductibles (as a percentage of Coverage A)	**$500, 2%, 5%, 10%**	Base policy includes 2%.	Available deductible options based on Coverage A amount.	Additional hurricane deductible options are available.
All Other Peril Deductibles	**$500, $1,000, $2,500**	Base policy includes $1,000	Available deductible options based on Coverage A amount.	Additional AOP deductible options are available.

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Other		
Wind Mitigation Credits	Yes. Credits are dependent upon wind-resistive features installed.	Yes, Credits are dependent upon wind-resistive features installed.
Claims Handling		
Preferred Contractor (managed repair) – optional	Yes	Yes, but a $10,000 water limit applies if a Program Contractor is NOT utilized.
Preferred Contractor (managed repair) – mandatory	No	No
How is Additional Living Expense paid/administered?	Check	Check
Payment Options		
Are payment plans available, other than full-pay?	Yes	Yes
If Yes to above, what payment options are available?	Quarterly or semiannual	**Semiannual, 4-Pay or 2nd Option 4-Pay.**
What down payment percentage is required for each?	40% for quarterly; 60% for semiannual	**60% for Semiannual** **40% for Four Pay** **25% for 2nd Option Four Pay**
Is premium finance available/acceptable?	**Yes, a copy of the premium finance company contract is required with new and renewal policies.**	No