Depopulation HO-3 Coverage Comparison for Citizens and Monarch

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	monarch	CITIZENS PROPERTY INSURANCE CORPORATION	monarch
Coverage A: Dwelling (Primary Structure)				
Covered Causes of Loss	All causes of loss, with certain exclusions.	Special Form	Yes. See optional coverages.	No
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	**$250,000**	No	**Yes**
Maximum Coverage A	Less than $700,000 except Miami-Dade and Monroe where coverage must be less than $1,000,000.	**$2,000,000**	No	**Yes**
Coverage B: Other Structures (Buildings or structures that are not the Primary Structure)				
Covered Causes of Loss	All causes of loss, with certain exclusions.	Special Form	No	No
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%	**2% - 70%**	Yes, limits of 5-60% in 5% increments available. Coverage can also be excluded (0%).	Yes
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.	N/A	No	N/A
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.	Yes	Yes, maximum Coverage A, B and C limits apply.	No

As of November 2025 Assumption

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	monarch	CITIZENS PROPERTY INSURANCE CORPORATION	monarch
Coverage A, B and D: Special Limits				
Cosmetic and Aesthetic Damage to Floors	N/A	**A and B combined is $10,000 per policy.**	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	Yes	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	Special Form	No	No
Loss Settlement (Replacement Cost or Actual Cash Value)	Actual Cash Value	Actual Cash Value with Replacement Cost optional.	Yes, Replacement Cost available.	Yes
Coverage Amount (as a percentage of Coverage A)	25%	**0 - 70%**	Yes, limits of 25-50% available. Coverage also can be excluded (0%).	Yes
Coverage C: Personal Property Special Limits (Special Limits apply to all causes of loss)				
Theft away from premises	Not covered	**Yes**	No	No
Money, bank notes, etc.	$200 limit	$200	No	No
Securities, deeds, etc.	$1,000 limit	$1,000	No	No
Watercraft (other than personal watercraft, which are excluded)	$1,000 limit	$1,000	No	No
Trailers not used with watercraft	$1,000 limit	$1,000	No	No
Jewelry/furs	$1,000 limit	$1,000	No	No
Firearms	$2,000 limit	$2,000	No	No
Silverware	$2,500 limit	$2,500	No	No
Business property on premises	$2,500 limit	$2,500	No	No
Business property off premises	$250 limit	$250	No	No
Portable electronic equipment	$1,000 limit	$1,000	No	No
Refrigerated property on premises	$500 limit	$500	No	**Yes**
Refrigerated property off premises	Not covered	Excluded	No	No

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	CITIZENS PROPERTY INSURANCE CORPORATION	monarch	CITIZENS PROPERTY INSURANCE CORPORATION	monarch
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.	1% of Coverage A or $3,000	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.	1% of Coverage A or $3,000	No	No
Coverage D: Loss of Use (as a percentage of Coverage A)	10%	**20%**	No	No
Coverage E: Liability	$100,000 limit	**$100,000, $200,000, or $300,000**	No	**Yes**
Coverage F: Medical Payments	$2,000 limit	**$2,500 or $5,000**	No	**Yes**
Additional Coverages				
Debris Removal (Trees – Wind)	**$1,500 limit; $1,000 max per tree.**	$500	No	No
Loss Assessment	$1,000 limit	$1,000	No	**Yes**
Optional Coverages				
Animal Liability	Not covered	Excluded	No	No
Earthquake Coverage	Not covered	Excluded	No	No
Extended/increased replacement cost on dwelling.	Not covered	**20% of Coverage A**	No	**Yes**
Golf Carts and Low-Speed Vehicles	Not covered	**Available**	No	**Yes**
Identity Theft or Identity Fraud Expense Coverage.	Not covered	**Available**	No	**Yes**
Incidental Occupancy	Not covered	Not Available	No	No
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I – Property.	$10,000 limit	**$10,000, $25,000 or $50,000**	No	**Yes**
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section II – Liability.	$50,000 limit	$50,000	No	No
Windstorm or Hail Exclusion	No	**Available**	Yes, the peril of Windstorm or Hail can be excluded.	Yes
Ordinance or Law (as a percentage of Coverage A)	25%	**0%, 10%, 25%, 50%**	Yes, 50% limit available	Yes
Sinkhole	Not covered	**Available**	Yes, Sinkhole Coverage available. (Sinkhole-specific deductible applies).	Yes
Scheduled Personal Property	Not covered	**Available**	No	**Yes**
Water Backup of Sewers and Drains or Sump Overflow	Not covered	**Available**	No	**Yes**
Credit cards, Fund Transfer Cards, Forgery, Counterfeit Money, Cryptocurrency, etc.	Not covered	**$500**	No	No
Trampolines, Ramps, Diving Boards, Pool Slides, Bounce Houses, Zip Lines, Empty Pools, etc.	Not covered	Excluded	No	No
Homeshare Hosting	Not covered	**Allowed**	No	No

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Loss Reporting and Repair Limitations				
Permanent repairs made without company authorization	Not covered. Exception for Reasonable Emergency Measures (see above)	N/A	No	N/A
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	**Yes**	No	No
Is there a complete water damage exclusion?	No	**Yes**	No	**Yes**
If water damage is excluded, is a buy-back offered?	N/A	**Yes**	N/A	**Yes**
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%	**$500, 2%, 5%, 10%**	Available deductible options based on Coverage A amount.	Yes
All Other Peril Deductibles	$500, $1,000, $2,500	**$500, $2,500, $5,000, or $10,000**	Available deductible options based on Coverage A amount.	Yes

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Other		
Wind Mitigation Credits	Yes. Credits are dependent upon wind-resistive features installed.	Yes
Claims Handling		
Preferred Contractor (managed repair) – optional	**Yes**	No
Preferred Contractor (managed repair) – mandatory	No	No
How is Additional Living Expense paid/administered?	Check	As incurred
Payment Options		
Are payment plans available, other than full-pay?	Yes	Yes
If Yes to above, what payment options are available?	Quarterly or semiannual	**Full Pay, 2-Pay, 4-Pay, or 8-Pay**
What down payment percentage is required for each?	40% for quarterly 60% for semiannual	**100%, 60%, 40%, or 25%**
Is premium finance available/acceptable?	Yes. A copy of the premium finance company contract is required with new and	Yes