

Depopulation HO3 Coverage Comparison for Citizens and Security First

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
				
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.	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.	Homes must be insured at least 100% of replacement cost value, but not more than 125%
Minimum Coverage A (Coverage for the dwelling)	\$25,000	\$200,000 *\$250,000 in Polk and Sarasota \$300,000 in Broward, Miami-Dade, Orange, Osceola, Palm Beach, and Seminole	No	No
Maximum Coverage A	Less than \$700,000 except Miami-Dade and Monroe: less than \$1,000,000.	\$5,000,000	No	No
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	No
Loss Settlement	Replacement cost on buildings, Actual Cash Value on structures that are not buildings.	Replacement Cost on buildings, Actual Cash Value on structures that are not buildings.	No	No
Coverage Amount (as a percentage of Coverage A)	2%	2%	Yes, limits of 5-60% in 5% increments available. Coverage can also be excluded (0%).	Yes, Available limits are: Excluded (0%), 2%, 5% or may increase up to 70% of the Coverage A limit.
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 by the peril of hurricane is excluded in the base policy	No	Yes, optional coverage to add limited screen enclosure and carport coverage for hurricane losses is 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. Above-ground pools are covered as personal property, Coverage C.	Yes, maximum Coverage A, B, and C limits apply.	Yes, maximum Coverage A, B and C limits apply

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Coverage A and B: Special Limits				
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	Included	Yes: Maximum Coverage A and B limits apply when repairs are made through the Managed Repair Contractor Network Program	No
Coverage A, B and D: Special Limits				
Cosmetic and Aesthetic Damage to Floors	N/A	N/A	N/A	N/A
Coverage C: Personal Property (Special Limits apply to all causes of loss)				
Covered Causes of Loss	Named Peril	Named Peril	No	Yes - Special Personal Property Coverage Modifies loss settlement from named to open perils for contents
Loss Settlement (Replacement Cost or Actual Cash Value)	Actual Cash Value	Actual Cash Value	Yes, Replacement Cost available	Yes, Personal Property Replacement Cost endorsement is available.
Coverage Amount (as a percentage of Coverage A)	25%	25%	Yes, limits of 25-50% available. Coverage can also be excluded (0%).	Yes, Available limits are: Excluded (0%)-75% of the Coverage A limit
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	\$1,000 limit	No	No
Watercraft (other than personal watercraft, which are excluded)	\$1,000 limit	\$1,000 limit	No	No
Trailers not used with watercraft	\$1,000 limit	\$1,000 limit	No	No
Jewelry/furs	\$1,000 limit	\$1,000 Limit per item, Maximum \$10,000 per loss	No	Yes, optional coverages are available
Firearms	\$2,000 limit	\$1,000 Limit per item, Maximum \$10,000 per loss	No	Yes, optional coverages are available
Silverware	\$2,500 limit	\$2,500 Limit	No	Yes, optional coverages are available
Business property on premises	\$2,500 limit	\$2,500 Limit	No	N/A
Business property off premises	\$250 limit	\$250 Limit	No	N/A
Portable electronic equipment	\$1,000 limit	\$2,000 Limit	No	No
Refrigerated property on premises	\$500 limit	Not covered	No	Spoilage coverage included in the Equipment Breakdown endorsement
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.	Yes, up to the greater of 1% of Coverage A limit of liability 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.	May be increased with company approval, or if company fails to respond within 48 hours of insured request; then may be increased only up to the cost incurred by the insured for reasonable emergency measures necessary to protect the covered property from further damage.
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.	No	No	N/A
Coverage D: Loss of Use (as a percentage of Coverage A)	10%	10% of Cov A	No	No
Coverage E: Liability	\$100,000 limit	\$100,000	No	Yes, \$200,000, \$300,000 or \$500,000 limits are available
Coverage F: Medical Payments	\$2,000 limit	\$1,000	No	Yes, \$2,000, \$2,500 or \$5,000 limits are available
Additional Coverages				
Debris Removal (Trees – Wind)	\$1,500 limit; \$1,000 max per tree	\$500 limit provided the tree(s) damages a covered structure	No	No
Loss Assessment	\$1,000 limit	\$1,000 limit	No	No
Optional Coverages				
Animal Liability	Not covered	Not included	No	Dog liability is available for eligible dog breeds.
Earthquake Coverage	Not covered	Not included	No	No
Extended/increased replacement cost on dwelling	Not covered	Not included	No	Yes, limited to a maximum of 20% of Coverage A
Golf Carts and Low-Speed Vehicles	Not covered	Not included	No	Yes, Golf Cart endorsements is available
Identity Theft or Identity Fraud Expense Coverage	Not covered	Not included	No	Yes, Identity Theft endorsement is available
Incidental Occupancy	Not covered	Not included	No	No
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I - Property	\$10,000 limit	\$10,000 Limit	No	Yes, \$25,000 and \$50,000 limits are available.
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 if capacity allows exclusion.
Ordinance or Law (as a percentage of Coverage A)	25%	25% Limit	Yes, 50% limit available	Can be increased to 50%
Sinkhole	Not covered	Not included	Yes, Sinkhole Coverage available. (Sinkhole-specific deductible applies)	Yes

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Scheduled Personal Property	Not covered	Not included	No	Yes
Water Backup of Sewers and Drains or Sump Overflow	Not covered	\$5,000 Limit	No	Included if a policy includes water damage coverage
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	Excluded	No	No
Homeshare Hosting	Not covered	Acceptable but coverage exclusions may apply	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: For Reasonable Emergency Measures (see above) or; For permanent repairs that begin the earlier of 72 hours after the loss is reported to company, the time of loss inspection or the time of other approval	No	No
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	No	No	Option to exclude water damage coverage is available.
Is there a complete water damage exclusion?	No	No	No	Option to exclude water damage coverage is available.
If water damage is excluded, is a buy-back offered?	N/A	Yes	N/A	If coverage is elected to be excluded, buyback is then available if proof is provided that the plumbing, HVAC, and roofing components have been updated within the past 15 years the applicant can have standard water.
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	Yes, a Roof Surfaces Payment Schedule Endorsement is available
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, 1%, 2%, 3% 5%, 10%, \$1,000, \$2,500	Available deductible options based on Coverage A amount.	Available deductible options based on Coverage A amount.
All Other Peril Deductibles	\$500, \$1,000, \$2,500	\$500, \$1,000, \$2,500, \$5,000	Available deductible options based on Coverage A amount.	N/A

		
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
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	Monthly Payment Plan, Quarterly Payment Plan, Semi Annual Payment Plan
What down payment percentage is required for each?	40% for quarterly 60% for semiannual	8.33% of the total policy premium plus mandatory fees for Monthly 40% for quarterly 60% for semi-annual
Is premium finance available/acceptable?	Yes, a copy of the premium finance company contract is required with new and renewal policies.	No