# Depopulation HO-3 Coverage Comparison for Citizens and Security First

| Coverage Types | Coverage Details | | Can the coverage be added, changed, excluded, or the limit increased? | |
|---|---|---|---|---|
| | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance℠ | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance℠ |
| **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 |

As of November 2026 Assumption

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| | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance™ | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance™ |
| **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 Perils | Named Perils | 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 | N/A |
| Securities, deeds, etc. | $1,000 limit | $1,000 limit | No | N/A |
| Watercraft (other than personal watercraft, which are excluded) | $1,000 limit | $1,000 limit | No | N/A |
| Trailers not used with watercraft | $1,000 limit | $1,000 limit | No | N/A |
| 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** |
| Refrigerated property off premises | Not covered | Not covered | No | No |

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| | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance℠ | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance℠ |
| **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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| | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance |
| 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 |

| | CITIZENS PROPERTY INSURANCE CORPORATION | Security First Insurance℠ |
|---|---|---|
| **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<br>60% for semiannual | 8.33% of the total policy premium plus mandatory fees for Monthly<br>40% for quarterly<br>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 |