Depopulation HO-3 Coverage Comparison for Citizens and Southern Oak

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak 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	**$70,000**	No	**Yes**
Maximum Coverage A	Less than $700,000 except Miami-Dade and Monroe where coverage must be less than $1,000,000.	$750,000 and higher limits available with Underwriting approval	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.	All causes of loss, with certain exclusions.	No	**Yes**
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, it can be increased to 5% or 10% or reduced to 0%. Specific structures can be scheduled up to 30% of Coverage A.
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.	Yes
Coverage A and B: Special Limits				
Cosmetic and Aesthetic Damage to Floors	N/A	**$10,000 combined limit for Coverages A & 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.**	See Water Loss Limitations Section	**Yes: Maximum Coverage A and B limits apply when repairs are made through the Managed Repair Contractor Network Program.**	See Water Loss Limitations Section

As of November 2025 Assumption

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
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%	25%	Yes, limits of 25-50% available. Coverage can also be excluded (0%).	Yes, can be increased in $1,000 increments up to 70% or can be reduced to 0%.
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	**$1,500**	No	No
Watercraft (other than personal watercraft, which are excluded)	$1,000 limit	**$1,500**	No	No
Trailers not used with watercraft	$1,000 limit	**$1,500**	No	No
Jewelry/furs	$1,000 limit	**$1,500 for theft**	No	**Yes, can increase up to $5,000.**
Firearms	$2,000 limit	**$2,500 for theft**	No	No
Silverware	$2,500 limit	$2,500 for theft	No	**Yes, can increase up to $10,000.**
Business property on premises	$2,500 limit	$2,500	No	No
Business property off premises	$250 limit	**$500**	No	No
Portable electronic equipment	$1,000 limit	**$1,500**	No	No
Refrigerated property on premises	$500 limit	$500	No	No
Refrigerated property off premises	Not covered	No	No	No
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.	Greater of $3,000 or 1% of Coverage A.	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 exceeded with approval of the Company.
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.	Applies to accidental discharge of water from a plumbing, HVAC, appliance or fire sprinkler system. No deductible applies.	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	No	**Yes, can increase to $300,000**
Coverage F: Medical Payments	$2,000 limit	$2,000	No	**Yes, can increase to $5,000**
Additional Coverages				
Debris Removal (Trees – Wind)	**$1,500 limit; $1,000 max per tree**	$1,000	No	No
Loss Assessment	$1,000 limit	$1,000	No	**Yes, can increase to $2,000 or $3,000.**

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Optional Coverages				
Animal Liability	Not covered	No	No	**Yes, may purchase $25,000 liability and $2,000 med pay.**
Earthquake Coverage	Not covered	No	No	**Yes, you may purchase in increments of $1,000.**
Extended/increased replacement cost on dwelling.	Not covered	No	No	No
Golf Carts and Low-Speed Vehicles	Not covered	**Yes, liability at $100,000**	No	**Yes, you may increase liability to $300,000 and may purchase physical damage $5,000 per golf cart.**
Identity Theft or Identity Fraud Expense Coverage.	Not covered	No	No	**Yes, you can purchase $25,000.**
Incidental Occupancy	Not covered	**Property – 30% of Coverage A**	No	**Yes, Liability can be purchased.**
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I – Property.	$10,000 limit	$10,000	No	**Yes, can increase to $25,000 or $50,000.**
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section II – Liability.	$50,000 limit	$50,000	No	No
Windstorm or Hail Exclusion	No	No	Yes, the peril of Windstorm or Hail can be excluded.	Yes, optional to exclude.
Ordinance or Law (as a percentage of Coverage A)	25%	25%	Yes, 50% limit available.	Yes, can increase to 50%.
Sinkhole	Not covered	No	Yes, Sinkhole Coverage available. (Sinkhole-specific deductible applies).	Yes
Scheduled Personal Property	Not covered	No	No	**Yes, available for specific classes such as jewelry, silverware, guns, antiques, etc.**
Water Backup of Sewers and Drains or Sump Overflow	Not covered	**Yes**	No	No
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	Not covered	No	No
Home share 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)	No. Exceptions: For Reasonable Emergency Measures 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	N/A

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	**Yes, but only if your home is over 10 years old.**	No	**Yes. You can add Full Water, Limited Water (5% of Coverage A or $10,000 whichever is greater) or Exclude water entirely.**
Is there a complete water damage exclusion?	No	No	No	**Yes, optional to exclude**
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
Windstorm or Hail Losses to Roof Surfacing with Payment Schedule	N/A	Percentage of replacement cost based on roof material and age.	N/A	**Yes, coverage is optional.**
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.	Available options based on Coverage A amount.
Non-Hurricane Wind Deductible (percentage is of Coverage A)	N/A	$500, $1,000, $2,500, $5,000 2%, 5%, 10%	N/A	Available 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.	Available options based on Coverage A amount.

	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
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, Roof only
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	2 – pay 4 – pay 8 – pay
What down payment percentage is required for each?	40% for Quarterly 60% for Semiannual	2–pay: 60% 4–pay: 40% 8–pay: 30%
Is premium finance available/acceptable?	Yes, a copy of the premium finance company contract is required with new and renewal policies.	Yes. A copy of the premium finance company contract is required with a new or renewal policy.
Other Coverages or Special Limits		
Loss of Tools by Theft	N/A	**$1,500 for theft**
Fine Art/Art/Antiques	N/A	**$2,000**
Collectibles	N/A	**$2,500**
Screened Enclosures – Hurricane Coverage	N/A	**Can be endorsed in $5,000 increments up to $50,000.**
Premier Endorsement	N/A	**Available for Coverage A limits above $750,000.**
Flood Endorsement Coverage	N/A	**Covers damage from flood waters.**