















Depopulation HW2 Coverage Comparison for Citizens and Southern Oak

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	 CITIZENS <small>PROPERTY INSURANCE CORPORATION</small>	 Southern Oak <small>INSURANCE COMPANY</small>	 CITIZENS <small>PROPERTY INSURANCE CORPORATION</small>	 Southern Oak <small>INSURANCE COMPANY</small>
Coverage A: Dwelling				
Covered Causes of Loss	Wind and Hail	Wind and Hail	No	No
Loss Settlement (RC or ACV)	Replacement Cost	Replacement Cost	No. Note: If the Dwelling is insured at less than 80% of its replacement cost, a co-insurance penalty may apply.	No
Minimum Coverage A (Coverage for the dwelling)	\$25,000	\$25,000	No	Yes
Maximum Coverage A	Less than \$700,000 except Miami-Dade and Monroe where coverage must be less than \$1,000,000.	\$1,000,000	No	Yes
Coverage B: Other Structures				
Covered Causes of Loss	Wind and Hail	Wind and Hail	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. Can also be excluded (0%).	Yes, limits of 5%-60% in 5% increments available. Coverage can also be excluded (0%).
Coverage A and B Note	Carports, porches, aluminum framed screened enclosures, screen pool cages or similar structures with a roof or 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.	Structures such as aluminum framed screened enclosures, screen pool cages or similar structures enclosed by screens on more than one side, constructed to be open to the weather are not covered. Any structure that has a roof, exterior wall, or covering of thatch, grass, palm, lattice, slats, or similar material is not covered.	No	No
Pool coverage	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.	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.
Coverage C: Personal Property				
Covered Causes of Loss	Wind and Hail	Wind and Hail	No	No
Loss Settlement (RC or ACV)	Actual Cash Value	Actual Cash Value	Yes, Replacement Cost available	Yes, Replacement Cost available.
Coverage Amount (as a percentage of Coverage A)	25%	25%	Yes, limits up to 25%-50% available. Coverage also can be excluded (0%).	Yes, limits of 25% - 50% available. Coverage also can be excluded (0%).

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Coverage C: Personal Property Special Limits				
Theft away from premises	Not Covered	Not Covered	No	No
Money, bank Notes, etc.	\$200 limit	\$200 limit	No	No
Securities, deeds, etc.	\$1,500 limit	\$1,500 limit	No	No
Watercraft (other than personal watercraft, which are excluded).	\$1,500 limit	\$1,500 limit	No	No
Trailers Not used with watercraft	\$1,500 limit	\$1,500 limit	No	No
Jewelry/furs	\$1,000 limit	\$1,000 limit	No	No
Firearms	\$2,000 limit	\$2,000 limit	No	No
Silverware	\$200 limit	\$200 limit	No	No
Business property on premises	\$2,500 limit	\$2,500 limit	No	No
Business property off premises	\$500 limit	\$500 limit	No	No
Electronic apparatus	\$1,500 limit	\$1,500 limit	No	No
Refrigerated property on premises	\$500 limit	\$500 limit	No	No
Refrigerated property off premises	Not Covered	Not Covered	No	No
Reasonable Emergency Measures Limit				
Costs incurred solely to protect property from further damage or unwanted entry, resulting from a covered loss.	N/A	Greater of \$3,000 or 1% of Coverage A.	N/A	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	N/A	N/A	N/A	N/A
Coverage D: Loss of Use (as a percentage of Coverage A).	10%	10%	No	No
Coverage E: Liability	Not covered	Not covered	No	No
Coverage F: Medical Payments	Not covered	Not covered	No	No
Additional Coverages				
Debris Removal (Trees – Wind)	\$1,500 limit \$1,000 max per tree	\$1,000 limit	No	No
Loss Assessment	\$1,000 limit	\$1,000 limit	No	No
Optional Coverages				
Animal Liability	Not covered	Not covered	No	No
Earthquake Coverage	Not covered	Not covered	No	No
Extended/increased replacement cost on dwelling.	Not covered	Not covered	No	No
Golf Cart	Limited Coverage Included	Limited Coverage Included	No	No
Identity Theft or Identity Fraud Expense Coverage.	Not covered	Not covered	No	No
Incidental Occupancy	Not covered	Not covered	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.	Not covered	Not covered	No	No
Windstorm or Hail Exclusion	No	No	No	N/A
Ordinance or Law (as a percentage of Coverage A)	25%	25%	Yes. 50% limit available	Yes, 50% limit available.
Sinkhole	Not Covered	Not covered	No	No
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	N/A	No	N/A
Trampolines, Ramps, Diving Boards, Pool Slides, Bounce Houses, Zip Lines, Empty Pools, etc.	Not Covered	N/A	No	N/A
Loss Reporting and Repair Limitations				
Permanent repairs made without company authorization	N/A	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	N/A	N/A
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	N/A	N/A	N/A	N/A
Is there a complete water damage exclusion?	N/A	N/A	N/A	N/A
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?	N/A	N/A	N/A	N/A
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%, 3%, 4%, 5%, 10%	\$500, 2%, 3%, 4%, 5%, 10%	N/A	Yes, at inception or renewal.
All Other Peril Deductibles	\$500, 2%, 3%, 4%, 5%	\$500, 2%, 3%, 4%, 5%	N/A	Yes, at inception or renewal.

		
Wind Mitigation Credits		
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	No	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 semi-annual	Quarterly or semi-annual
What down payment percentage is required for each?	40% for quarterly 60% for semi-annual	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 policy.	Yes. A copy of the premium finance company contract is required with new and renewal policy.