Depopulation MHO-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.	No	**Yes, see optional coverages.**
Loss Settlement (Replacement Cost or Actual Cash Value)	Actual Cash Value. Partial loss on 1994 and newer settled at Replacement Cost.	Replacement Cost except total loss is Stated Value.	No	No
Minimum Coverage A (Coverage for the dwelling)	$3,000	**$6,000**	No	**Yes**
Maximum Coverage A	**Less than $700,000 in Wind-only eligible areas with wind coverage, except Miami-Dade and Monroe, where coverage must be less than $1,000,000. Less than $250,000 elsewhere.**	$250,000	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.	All causes of loss with certain exclusions.	No	**Yes**
Loss Settlement	For mobile homes built 1994 or later, Replacement Cost on buildings; Actual Cash Value on structures that are not buildings. For pre-1994 mobile homes, all structures settled at Actual Cash Value.	Replacement cost on buildings, Actual Cash Value on structures that are not buildings.	No	No
Coverage Amount (as a percentage of Coverage A)	10%, subject to a $2,000 minimum.	10%, subject to a $2,000 minimum.	Yes, limits of 10%-60% in 5% increments available. Cannot be excluded.	**Yes, up to 70% of Coverage A.**
Coverage A and B Note	Screened enclosures, carports, patios, and other structures attached to the mobile home are covered under Coverage A. Coverage B screened enclosures, porches and other structures open to the weather, with limited exception, are 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, B and D: Special Limits				
Cosmetic and Aesthetic Damage to Floors	N/A	**$10,000 combined limit for Coverages A and B.**	N/A	No
Coverage C: Personal Property (Special Limits apply to all causes of loss)				
Covered Causes of Loss	Named Perils	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 available.
Coverage Amount (as a percentage of Coverage A)	25%	**40%**	Yes, limits of 25-100% available. Coverage also can be excluded (0%).	Yes, limits of 25% - 100% available. Coverage also can be excluded (0%).

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 (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	N/A	**Covered**	N/A	N/A
Coverage D: Loss of Use (as a percentage of Coverage A)	10%	10%	No	No
Coverage E: Liability	$100,000 limit	$100,000 limit	No	**Yes, can increase up to $300,000.**
Coverage F: Medical Payments	$2,000 limit	$2,000 limit	No	**Yes, can increase up 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.**
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	No
Extended/increased replacement cost on dwelling.	Not covered	No	No	No
Golf Carts and Low-Speed Vehicles	Not covered	**Liability $100,000**	No	**Yes, can purchase Liability $300,000.**
Identity Theft or Identity Fraud Expense Coverage	Not covered	No	No	No
Incidental Occupancy	Not covered	**Yes, Property**	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, the peril of Windstorm or Hail can be excluded.

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	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Ordinance or Law (as a percentage of Coverage A)	Not covered	No	No	No
Sinkhole	Included in policy	Yes	No	No
Scheduled Personal Property	Not covered	No	No	No
Water Backup of Sewers and Drains or Sump Overflow	Not covered	No	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
Loss Reporting and Repair Limitations				
Permanent repairs made without company authorization	N/A	N/A	N/A	N/A
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	No	No	No
Is there a complete water damage exclusion?	No	No	No	No
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?	No	No	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	Available options based on Coverage A amount.
All Other Peril Deductibles	$500, $1,000, $2,500	$500, $1,000, $2,500	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	N/A	N/A
Claims Handling		
Preferred Contractor (managed repair) – optional	No	No
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 new or renewal policies.