Depopulation HO-3 Coverage Comparison for Citizens and Apex Star

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	CITIZENS PROPERTY INSURANCE CORPORATION	Apex Star RECIPROCAL EXCHANGE	CITIZENS PROPERTY INSURANCE CORPORATION	Apex Star RECIPROCAL EXCHANGE
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
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. Note: If the Dwelling is insured at less than 80% of its replacement cost, a coinsurance penalty may apply.
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.	$700,000; $1 million Miami-Dade & Monroe	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.	Buildings at Replacement Cost; Structures that are not Buildings are settled at Actual Cash Value.	No	No
Coverage Amount (as a percentage of Coverage A)	2%	2% Standard	Yes, limits of 5-60% in 5% increments available. Coverage can also be excluded (0%).	Yes. Limit options available from 1%, 5%,10%, 15% and 20% 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.	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.	No	No
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 about 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. Pool cages and aluminum carports are not covered; certain other carports with roof covering not substantially the same as the primary structure are not covered; fences are covered at Actual Cash Value.	**Yes, maximum Coverage A, B and C limits apply.**	No

As of December 2025 Assumption

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Coverage A, B and D: 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	$10,000 combined limit for Coverages A and B; Emergency Water Removal is included within this limit.	Yes: Maximum Coverage A and B limits apply when repairs are made through the Managed Repair Contractor Network Program.	Yes
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
Coverage Amount (as a percentage of Coverage A)	25%	**50% Standard**	Yes, limits of 25-50% available. Coverage also can be excluded (0%).	Yes
Coverage C: Personal Property Special Limits (Special Limits apply to all causes of loss)				
Theft away from premises	Not covered	Excluded	No	No
Money, bank notes, etc.	$200 limit	$200	No	No
Securities, deeds, etc.	$1,000 limit	$1,000	No	No
Watercraft (other than personal watercraft, which are excluded)	$1,000 limit	$1,000	No	No
Trailers not used with watercraft	$1,000 limit	$1,000	No	No
Jewelry/furs	$1,000 limit	$1,000 for theft	No	No
Firearms	$2,000 limit	$2,000 for theft	No	No
Silverware	$2,500 limit	$2,500 for theft	No	No
Business property on premises	$2,500 limit	$2,500	No	No
Business property off premises	$250 limit	$250	No	No
Portable electronic equipment	$1,000 limit	$1,000	No	No
Refrigerated property on premises	$500 limit	$500	No	No
Refrigerated property off premises	Not covered	Excluded	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.	A $3,000 limit applies to accidental discharge or overflow of water from a plumbing, HVAC, appliance or fire sprinkler system.	Yes, the $3,000 limit does not apply when emergency non-weather water removal measures are made through the Emergency Water Removal Services program.	Yes
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	No
Coverage F: Medical Payments	$2,000 limit	$2,000	No	No
Additional Coverages				
Debris Removal (Trees – Wind)	$1,500 limit; $1,000 max per tree.	$1,500 limit; $1,000 max per tree	No	No
Loss Assessment	$1,000 limit	$1,000	No	No
Optional Coverages				
Animal Liability	Not covered	Excluded	No	No
Earthquake Coverage	Not covered	Excluded	No	No
Extended/increased replacement cost on dwelling.	Not covered	Not covered	No	No
Golf Carts and Low-Speed Vehicles	Not covered	Excluded	No	No
Identity Theft or Identity Fraud Expense Coverage.	Not covered	Excluded	No	No
Incidental Occupancy	Not covered	Not covered	No	No
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I – Property.	$10,000 limit	$10,000	No	No
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
Ordinance or Law (as a percentage of Coverage A)	25%	25%	Yes, 50% limit available	Yes
Sinkhole	Not covered	Excluded	Yes, Sinkhole Coverage available. (Sinkhole-specific deductible applies).	Yes
Scheduled Personal Property	Not covered	Excluded	No	No
Water Backup of Sewers and Drains or Sump Overflow	Not covered	Excluded	No	No
Credit cards, Fund Transfer Cards, Forgery, Counterfeit Money, Cryptocurrency, etc.	Not covered	Excluded	No	No
Trampolines, Ramps, Diving Boards, Pool Slides, Bounce Houses, Zip Lines, Empty Pools, etc.	Not covered	Excluded	No	No
Homeshare Hosting	Not covered	Excluded	No	No

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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 72hours 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	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	No
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. Insurability based on roof age and type	N/A	N/A
Actual Cash Value Roof Loss Settlement due to roof type?	No	No. Insurability based on roof age and type	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.	Yes
All Other Peril Deductibles	$500, $1,000, $2,500	$500, $1,000, $2,500	Available deductible options based on Coverage A amount.	Yes

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Other		
Wind Mitigation Credits	Yes. Credits are dependent upon wind-resistive features installed.	Yes
Claims Handling		
Preferred Contractor (managed repair) – optional	Yes	Yes
Preferred Contractor (managed repair) – mandatory	No	**Yes**
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	Quarterly plan and Semiannual Plan, and Full Payment
What down payment percentage is required for each?	40% for Quarterly 60% for Semiannual	40% for Quarterly; 60% for Semiannual
Is premium finance available/acceptable?	**Yes. A copy of the premium finance company contract is required with new and renewal policies.**	No