United Policyholders
Roadmap to Recovery Program

A Guide to Your Homeowners Policy

Insurance policies are usually divided into sections or categories by **what is covered** and the **maximum amounts** the insurer will pay in the event of a loss. Here's a basic summary of the main types of coverage in a typical homeowner's policy. You'll need to do some math and piecing together to figure out what your policy limits actually are. Don't rely solely on your insurer's calculations.

If you don't have a complete and current copy, ask for one (in writing) and make sure you and the company adjuster are working off the same document. There's math involved in figuring out how much you're entitled to for dwelling replacement, debris removal, trees and building code compliance.

Do your best to read your policy over and over until you have a basic understanding of what's in it. Start by reading your policy's "declarations page". It shows how your policy is divided into coverage categories:

- Dwelling ("Coverage A")
- Other Structures ("Coverage B")
- Personal Property ("Coverage C")
- Loss of Use/Additional Living Expenses ("Coverage D")

Here is a sample of a declarations page. Your declaration page may look nothing like this, but it should have the same basic categories and info. See next page for color coded explanations of categories.

Coverages and Limits of Insurance : Insurance is provided for the following coverages only when a limit is shown. The limit of liability for this structure (Coverage A - Dwelling) is based on an estimate of the cost to rebuild your home, including an approximate cost for labor and materials in your area, and specific information that you have provided about your home.

Section I

A	B	C	D
Dwelling	Other Structures	Personal Property	Loss of Use
$ 300,200	$ 30,100	$ 225,200	$ 120,100

Section II

E	F	
Personal Liability (Personal Injury & Property Damage)	Medical Payments to Others	
Each Occurrence	Each Person	Each Accident
$ 1,000,000	$ 1,000	$ 25,000

Section I Only:

P00C00

1st Mortgage Loan No.
* 0057254674

2nd Mortgage Loan No.

Section II: Additional Residence Premises if any located :(Number, Street, City, State)

This policy does not provide Earthquake Insurance.

This policy does not provide Flood Insurance.

Premiums

Basic Policy Premium

Forms and Endorsements made part of this policy at time of issue.

Homeowners Policy - Special form - $1000 Deductible (HO-3).
Name Change Endorsement (60 1000 12 13)
Lender's Loss Payable Endorsement (438 BFUNS).
Limited Home Replacement Cost Endorsement - 150% Of Cov A (HO-28).
Replacement Value Endorsement Personal Property (HO-29).
$1000 Deductible (HO-60).
Workers' Compensation & Employers' Liability - CA (HO-90).
Private Residence Employees - Class 0910.

Building Code Upgrade Limit - $75,050.00

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You'll need to do some math and piecing together to figure out what your policy limits actually are. Don't rely solely on your insurer's calculations. Use our tips and the sample declaration page on page 1 to figure out what's in your policy and how to collect what you're owed.

Dwelling Coverage (Coverage A)
This is the "big ticket" item in your policy. If you paid extra premium for an extended coverage formula that increased your A limit, it may extend other coverages as well. But even with extensions, most disaster survivors have inadequate A limits. A quick way to calculate whether your "A" limit is enough is to divide it by the square footage of your living space. Rebuilding costs per square foot typically range from $180-$350 depending on type and location of home.

Other Structures (Coverage B)
This generally covers structures on the property that are not physically attached to the house. If your dwelling is underinsured, read your policy carefully to see if any items can be moved into this category.

Personal Property (Coverage C)
Typically set at 75% of your "A" limit and generally does not get extended via the formulas that increase your dwelling limits. Don't accept excessive depreciation of your personal property, submit receipts for full reimbursement. Ask for an inventory itemization waiver. If they say no, get time extensions when need be. Use UP's *Depreciation Basics* and *Content Claim Tips* for support.

Additional Living Expense/Loss of Use (Coverage D):
Entitles you to maintain your standard of living for a minimum of 2 years after a loss. Some ALE payments will be advanced, most are "as incurred." Submit receipts and insist on full reimbursement.

Landscaping, Debris Removal, Building Code Compliance: The max coverage for these items is often buried within the policy language and generally set as 10% or more of your coverage "A", which is often inadequate after a total loss.

The information presented in this publication is for general informational purposes, and is not a substitute for legal advice. If you have a specific legal issue or problem, United Policyholders recommends that you consult with an attorney. Guidance on hiring professional help can be found

California FAIR Plan Association

INSURANCE POLICY COMPARISON CFP DWELLING POLICY TO ISO HO-3

IMPORTANT NOTICE

This chart summarizes some of the significant differences between the coverage provided by the FAIR Plan's basic dwelling policy and the coverage provided by insurance advisory organization Insurance Service Office, Inc. (ISO) more comprehensive California homeowners (HO-3) policy form. You should consider purchasing a companion policy, commonly known as a Difference in Conditions (DIC) policy to supplement what the FAIR Plan policy provides. For a complete, specific understanding of all of the similarities and differences between the FAIR Plan dwelling policy and the insurance available in the standard market, you should consult with a licensed insurance broker. In all cases, the specific language of the policy shall constitute the terms and conditions of the coverage provided. **THIS CHART IS NOT ALL-INCLUSIVE.**

CA FAIRPLAN HO3 POLICY

DWELLING		
All physical loss unless specifically excluded (including water damage)		✓
Fire or Lightning	✓	✓
Smoke	Limited	✓
Internal Explosion	✓	✓
Extended Coverage (winstorm or hail, explosion, riot, aircraft, vehicles)	Optional	✓
Vandalism or Malicious Mischief	Optional	✓
CONTENTS		
Fire or Lightning	✓	✓
Smoke	Limited	✓
Internal Explosion	✓	✓
Extended Coverage (winstorm or hail, explosion, riot, aircraft, vehicles)	Optional	✓
Vandalism or Malicious Mischief	Optional	✓
Theft		✓
Falling Objects		✓
Weight of Ice, Snow or Sleet		✓
Accidental Discharge or Overflow of Water or Steam		✓
Freezing		✓
Sudden Accidental Damage from Artificially Generated Electrical Current		✓
LIABILITY COVERAGES		
Personal Liability		✓
Medical Payments to Others		✓
Damage to Property of Others		$1,000 Limit

OTHER COVERAGE LIMITS AND CONDITIONS (NOT INCLUDED)

OTHER COVERAGES, LIMITS AND CONDITIONS (not all inclusive)		
Replacement Cost	Optional	✓
Other Structures	Use up to 10% of Dwelling Limit (reduces dwelling limit), or **Optional** - you may buy additional Other Structures coverage	10% of Dwelling Limit (does not reduce Dwelling Limit, and you may buy additional Other Structures coverage)
Additional Living Expense		✓
Fair Rental Value	Use up to 10% of Dwelling Limit (reduces dwelling limit), or **Optional**- you may buy up to 20% of Dwelling Limit in additional Fair Rental Value coverage	✓
Ordinance or Law	**Optional** - you may buy up to 10% of Dwelling Limit in Ordinance or Law Coverage	10% of Dwelling Limit (does not reduce Dwelling Limit, and you may buy additional Ordinance or Law coverage)
Debris Removal	Included in Limit of Liability applying to damaged property (reduces applicable limit), or **Optional**- you may buy up to 5% of Dwelling, Other Structures and Personal Property Combined Limits in additional Debris Removal coverage	Included in Limit of Liability applying to damaged property, but adds 5% to that limit, if necessary, for debris removal