

## **OUTLINE OF YOUR SOUTHERN OAK GOLDEN LEAF HOMEOWNERS POLICY**

This Outline is being provided to help you more easily understand your Southern Oak Insurance Company Homeowners Policy. It highlights the major coverages, exclusions, limitations and deductibles of your policy and provides information on discounts, cancellation and nonrenewal. However, this is just a guide and not a legal contract. **Please read your Homeowners policy carefully for complete descriptions and details.**

The following Outline of coverage is for informational purposes only. Florida law prohibits this Outline from changing any of the provisions of the insurance contract which is the subject of this Outline. Any endorsement regarding changes in types of coverage, exclusions, limitations, deductibles, coinsurance, renewal provisions, cancellation provisions, surcharges, or credits will be sent separately.

### **SECTION I - PROPERTY COVERAGE**

#### ***Coverage A - Dwelling***

Protects against covered loss to your residence premises dwelling and structures attached to your dwelling. It also protects against covered loss to building materials located on or next to your residence premises which are being used in connection with your residence premises.

**Note:** The standard policy does not provide coverage for screen enclosures that are damaged from the peril of hurricane. This coverage is available for additional premium.

#### ***Coverage B - Other Structures***

Protects against covered loss to any structure on your residence premises not physically attached to the dwelling.

#### ***Coverage C - Personal Property***

Protects against covered loss to your personal property such as clothing and furniture. Special limits apply to some types of personal property including but not limited to: money, securities, watercraft, and theft of jewelry, firearms and silverware. Additionally, there are some items not covered under Coverage "C". Some examples are animals, motorized vehicles and property of roomers or boarders and other tenants. Please review your policy for a complete list of items that have special limits or are excluded.

#### ***Coverage D - Loss Of Use***

Protects against loss resulting from any additional living expenses you incur while you are temporarily unable to live at your home because of a covered loss. Payment would include such items as temporary lodging and increased costs for food.

#### ***Additional Coverage***

- Debris Removal
- Reasonable Repairs
- Trees, Shrubs, and Other Plants
- Fire Department Service Charge
- Property Removed
- Loss Assessment
- Collapse
- Glass or Safety Glazing Material Landlords Furnishings
- Fungi, Wet or Dry Rot, Yeast or Bacteria
- Credit & Fund Transfer Cards, Forgery & Counterfeit

#### ***PERILS INSURED AGAINST***

This policy insures under Coverages "A" and "B", if applicable to your policy, against sudden and accidental direct physical losses except as limited or excluded by your policy. This policy insures under Coverage "C" for sudden and accidental direct physical losses except as limited or excluded by your policy for loss caused by:

- Fire or Lightning
- Windstorm or Hail
- Explosion
- Riot or Civil Commotion
- Aircraft
- Vehicles
- Smoke
- Vandalism or Malicious Mischief
- Theft
- Catastrophic Ground Cover Collapse
- Falling Objects
- Freezing of Plumbing or Household Appliances
- Accidental Discharge or Overflow of Water or Steam from an Appliance

**Note:** (1) If your dwelling is located in a "Wind Only" designated area, "Windstorm or Hail" coverage **must** be excluded from your policy. Be sure to obtain this important coverage if it has been excluded from your policy. (2) If the dwelling has been vacant for 30 consecutive days prior to the date of loss, there is no coverage for vandalism, sprinkler leakage, glass breakage, water damage, theft or attempted theft.

#### ***PROPERTY EXCLUSIONS***

This policy does not provide protection under Coverages "A", "B" and "C", if applicable to your policy for losses resulting from:

- Sinkhole Activity (excluded on HO-3 only)
- Flood, including wave wash
- Back-up of Sewers and Drains
- Off Premises Power Failure
- Existing Damages
- Earth Movement, other than a catastrophic ground cover collapse
- Inherent Vice, Decay, Defect & Mechanical Breakdown

There are other exclusions. Please refer to your policy for complete details regarding exclusions.

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## SECTION II – LIABILITY COVERAGE

### **Coverage E - Personal Liability**

Generally provides coverage for bodily injury or property damage you or a person insured under your policy are legally obligated to pay. The bodily injury or property damage must arise from an occurrence covered under Section II of your policy. Coverage for Animal Liability and Home Day Care Operations are not covered.

### **Coverage F - Medical Payments To Others**

Provides coverage for reasonable and necessary medical expenses if a guest is injured on your premises or off the insured premises under certain circumstances. The bodily injury must arise from an occurrence covered under Section II of your policy with limited exceptions.

### **OPTIONAL COVERAGES AVAILABLE**

- Sinkhole Loss Coverage (HO-3 only)
- Personal Property Replacement Cost Coverage
- Back-up of Sewers and Drains
- Personal Liability and Medical Payments – Increased Limits
- Animal Liability Coverage
- Increased Limits & Special Coverage - Condominiums
- Permitted Incidental Occupancies
- Loss Assessment Coverage - Increased Limits
- Other Structures - Increased Limit & Rented to Others
- Fungi, Wet or Dry Rot, Yeast or Bacteria – Increased Limits – Section I
- Jewelry and Fur – Increased Limits
- Silverware – Increased Limits
- Golf Cart – Physical Damage Coverage
- Ordinance & Law – Increased Limits
- Screened Enclosures – Hurricane Coverage
- Scheduled Personal Property
- Identity Theft or Identity Fraud Expense Coverage

### **PREMIUM CREDITS**

The following are brief descriptions of the premium credits available on your homeowner policy. Your policy Declarations page will show which of these credits, if any, apply to your policy.

**Protective Devices** - If your home has a qualified central station burglar alarm, central station fire alarm or an automatic fire sprinkler system, you are eligible for premium credits.

**Deductible Credits** - A hurricane deductible of 2% on a calendar year basis and an all other peril deductible of \$1,000 apply to your policy. This is the amount of the loss you must incur before this policy pays. Deductible options higher than the standard deductibles may be available at a premium credit. Deductible options less than the standard deductibles may be available which will result in a premium increase.

**Building Code Compliance** – This credit is available on homes built in compliance with accepted national building codes designed to lessen the effect of losses resulting from windstorms and hurricanes.

**Windstorm Loss Mitigation Devices** – If your home is equipped or built in accordance with the current Florida Building Code, you are eligible for premium credits. Specific roof coverings, roof shapes, roof deck attachments, opening protection and secondary water resistance protection are examples of available credits.

## **NONRENEWAL AND CANCELLATION PROVISIONS**

All cancellations are calculated on a pro-rata return of premium. Pro-rata means there is no penalty for early cancellation.

### ***Your Right To Cancel***

You may cancel the policy at any time, for any reason; by giving us advance written notice of the future cancellation effective date.

### ***Our Right To Cancel***

If your policy has been in effect for 90 days or less and the insurance is cancelled for other than nonpayment of premium we may cancel for any valid reason by giving you at least 20 days notice before the cancellation effective date, except where there has been a material misstatement, misrepresentation, or failure to comply with underwriting requirements established in the first 90 days, then we may cancel immediately.

If your policy has been in effect over 90 days, or if your policy is a renewal with us, we may cancel your policy for only a limited number of reasons by giving you at least 100 days advance written notice before the cancellation becomes effective. These reasons include but are not limited to material misstatement or a substantial change of risk.

For any cancellations that would be effective between June 1 and November 30 inclusive, we will mail written notice at least 100 days or by June 1, whichever is earlier, before the cancellation becomes effective.

### ***Nonrenewal***

If we do not intend to renew your policy we will mail notice of our intent to you at least 100 days before the expiration date of the policy. The renewal premium payment must be received no later than the renewal date or the policy will terminate.

For any nonrenewal that would be effective between June 1 and November 30 inclusive, we will mail written notice at least 100 days or by June 1, whichever is earlier, before the nonrenewal becomes effective.

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