Dwelling (DP-1) Insurance

Provide customers with a flexible solution that offers essential coverage in almost any circumstance.

Not every home needs, or is eligible for, the full coverage of a homeowners policy. Often referred to as a dwelling or fire insurance policy, the DP-1 program provides the flexibility to offer essential coverage for homes that are any age, any occupancy, fair or better condition, even up to four-family construction. Liability protection and many other coverages can be added as options.

Home eligibility

- All occupancy types – rental, seasonal, vacant, owner
- No restriction on the home’s age
- Fair or better condition
- Standalone, non-residential structures
- Up to four-family construction

Coverage highlights

- **Named peril protection** – The policy covers those causes of loss listed by name in the policy documents (fire, lightning, wind, hail, explosion, and others). It covers the essentials, but not everything.
- **Actual cash value settlement** – Losses are settled for the actual cash value (ACV), which takes depreciation into account. In many states we offer an upgrade to full repair cost coverage.
- **Vacant homes eligible** – We offer policy terms of three, six or twelve months for a vacant home going through a renovation, between tenants, or being held for sale.
- **Standalone structures** – Structures such as a pole barn, boat house, or gazebo can be written using the DP-1 seasonal program.
### Included Coverage

**Loss of rent** – Lost rental income is reimbursed if a covered peril causes sufficient damage that the tenant needs to move out and is no longer paying rent.

**Additional coverage** –
- Reasonable expenses for emergency repairs such as covering a roof after a storm
- Other structures on the property
- Debris removal
- Fire department service charge

### Optional Coverage

**Short-term rental permission** – Rental terms less than three months, which are common in resort areas, can be accepted.

**Occasional rental** – With this option a seasonal home can be rented to others for a short period of time when not in use.

**Short-term vacancy permission** – A property between renters or undergoing renovations will be vacant for a few weeks or months. Adding the vacancy permission coverage keeps the property protected without the hassles of rewriting the policy.

**Premises liability** – Add protection for an injury occurring to someone while on the premises. The option does not cover a tenant’s actions.

**Personal property** – Add coverage for items such as furnishings, appliances, linens and the like, owned by the landlord and kept in the rental property, or owned by the seasonal home owner.

**Vandalism** – Physical damage or defacement of the home is covered.

**Limited burglary** – If a forced entry leaves signs of visible damage (for example a broken window or jimmyed door) we will cover the theft of personal items or permanently attached items such as a heat pump or even copper piping.

**Breakdown protection** – Widen the policy’s scope to include the repair or replacement of major appliances, HVAC and electronics due to mechanical or electrical failure.

**Identity theft recovery** – Identity theft can result in real harm being done to a person’s credit report. This special option provides professional assistance and up to $15,000 in expense reimbursement.

### Payment Options

**EZPay** – Pay through automated monthly installments via credit card or bank account.

**4-Pay** – Pay a quarter up-front with an installment due every 60 days.

**Full Pay** – Pay when coverage begins or on renewal.

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