

## Dwelling Special – New Product Comparison

Now you can offer discounts to owners of better condition rental property, seasonal homes, and even vacant homes.

Dwelling Special protects rental properties, seasonal homes, or vacant homes using a form based on DP-3 which includes a replacement cost settlement. Home values run between \$75,000 and \$1M, and we accept up to four-family structures. This is not a packaged policy. You can easily customize the coverage.

### How does Dwelling Special improve on DP-3?

- Add water damage coverage to a rental or seasonal risk from 10% up to 100% Cov. A (mold sublimit applies).
- Accept vacant homes, plus rental or seasonal, all valued up to \$1M and with no age limit.
- Add theft coverage to a seasonal risk up to 10% Cov. C.
- Offer customers new discounts.

### • New Item

|                             | Current DP-3 Product   | New Dwelling Special Product   |
|-----------------------------|--|--|
| <b>Occupancy types</b>      | <ul style="list-style-type: none"> <li>• Rental</li> <li>• Seasonal</li> </ul>   | <ul style="list-style-type: none"> <li>• Rental – R</li> <li>• Seasonal – S</li> <li>• <b>Vacant –V</b></li> </ul>   |
| <b>Property description</b> | <ul style="list-style-type: none"> <li>• Up to four-family</li> <li>• Up to three-stories</li> <li>• Up to 80 years of age in most states</li> <li>• Above average condition and better</li> </ul> | <ul style="list-style-type: none"> <li>• Up to four-family</li> <li>• Up to three-stories</li> <li>• <b>No age limit (in most states)</b></li> <li>• <b>Above average condition and better</b></li> <li>• <b>Schedule up to 10 homes on one policy</b></li> <li>• <b>Row or town home</b></li> </ul> |
| <b>Value range</b>          | <ul style="list-style-type: none"> <li>• Varies significantly by state</li> </ul>  | <ul style="list-style-type: none"> <li>• <b>\$75,000 min.</b></li> <li>• <b>\$1M max.</b></li> </ul> <p>May vary by state</p>  |
| <b>Insured for</b>          | <ul style="list-style-type: none"> <li>• Replacement cost (less land value)</li> </ul>   | <ul style="list-style-type: none"> <li>• Replacement cost (less land value)</li> </ul>   |
| <b>Protection classes</b>   | <ul style="list-style-type: none"> <li>• 1 to 10</li> </ul>  | <ul style="list-style-type: none"> <li>• 1 to 10</li> </ul>  |
| <b>Coverage</b>             | <ul style="list-style-type: none"> <li>• All risk for dwelling and other structures</li> <li>• Named peril for personal property</li> </ul>  | <ul style="list-style-type: none"> <li>• All risk/open peril for dwelling and other structures (Check the policy and program manual for any exclusions)</li> <li>• Named peril for personal property (Named perils same as those on 2014 ISO DP-3 form)</li> </ul>                                   |
| <b>Deductible</b>           | <ul style="list-style-type: none"> <li>• \$500</li> <li>• Optional \$1,000, \$2,500, \$5,000</li> </ul>  | <ul style="list-style-type: none"> <li>• \$500</li> <li>• Optional \$1,000, \$2,500, \$5,000</li> </ul> <p><i>Separate deductibles may apply in some states for coverage such as wind/hail.</i></p>  |
| <b>Loss settlement</b>      | <ul style="list-style-type: none"> <li>• Replacement cost for dwelling and other structures</li> <li>• Actual cash value for personal property</li> </ul>  | <ul style="list-style-type: none"> <li>• Replacement cost for dwelling and other structures /modified functional replacement cost is required for homes built before 1940.</li> <li>• Actual cash value for personal property /replacement cost upgrade is optional</li> </ul>                       |

|                   | Current DP-3 Product   | New Dwelling Special Product  |
|-------------------|--|---|
| Included coverage | <ul style="list-style-type: none"> <li>• Other structures – 10% Coverage A</li> <li>• Reasonable repairs</li> <li>• Debris removal</li> <li>• Additional living expenses / Fair rental value – 10% Coverage A</li> <li>• Vandalism</li> <li>• Fire department surcharge – \$500</li> </ul> | <ul style="list-style-type: none"> <li>• Other structures – 10% Coverage A (does not reduce Coverage A)</li> <li>• Reasonable repairs</li> <li>• Debris removal</li> <li>• Additional living expenses / Fair rental value – 10% Coverage A</li> <li>• Vandalism</li> <li>• Fire department surcharge – \$500</li> <li>• <b>Water damage – Limited (10% Coverage A up to 10,000 sublimit for mold and remediation)</b></li> </ul>  |
| Optional coverage | <ul style="list-style-type: none"> <li>• Premises liability</li> <li>• Personal property</li> <li>• Burglary</li> <li>• Vacancy permission</li> <li>• Short term rental</li> <li>• Occasional rental</li> <li>• Identity recovery</li> <li>• Equipment breakdown protection</li> </ul>     | <ul style="list-style-type: none"> <li>• Premises liability – \$25,000 to \$500,000 (<b>covers a property manager / can add landlord personal injury if a rental</b>)</li> <li>• Personal property</li> <li>• Burglary – up to 100% of Coverage C</li> <li>• <b>Theft – S – 10% of Coverage C</b></li> <li>• Water backup and sump overflow – R S – \$5,000 limit</li> <li>• <b>Water damage – increase from 10% to up to 100% Coverage A with a \$10,000 sublimit for mold and remediation</b></li> <li>• Short term rental – R</li> <li>• Occasional rental – S</li> <li>• Identity recovery</li> <li>• Home equipment breakdown protection</li> <li>• <b>Service line – \$10,000 limit (\$500 deductible)</b></li> <li>• <b>Ordinance or law – 10% Coverage A</b></li> </ul> |
| Discounts         | <ul style="list-style-type: none"> <li>• Some states have discounts for alarms.</li> </ul>   | <p>For R S:</p> <ul style="list-style-type: none"> <li>• <b>Central station fire/smoke alarm</b></li> <li>• <b>Central station burglar alarm</b></li> <li>• <b>Local smoke and/or burglar alarm</b></li> <li>• <b>Deadbolt, smoke alarm, fire extinguisher</b></li> </ul> <p><i>* up to 10% total</i></p> <p>For R S V:</p> <ul style="list-style-type: none"> <li>• <b>Approved association membership</b></li> <li>• <b>Auto policy with agent</b></li> <li>• <b>Multiple policies with American Modern</b></li> <li>• <b>No claim in past 3 years</b></li> <li>• <b>Paperless documents</b></li> <li>• <b>Paying in full</b></li> </ul>  |
| Payment options   | <ul style="list-style-type: none"> <li>• Full pay</li> <li>• Monthly, EFT only</li> <li>• 4-Pay, billed</li> </ul>   | <ul style="list-style-type: none"> <li>• Full pay</li> <li>• Monthly, EFT only</li> <li>• Semi-Annual, billed or EFT</li> <li>• Quarterly, billed or EFT</li> <li>• Bi-Monthly, billed or EFT</li> </ul>  |

Capital letters following a coverage or description show any restriction on the eligible occupancy types.



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Coverage is subject to policy terms, conditions, limitations, exclusions, underwriting review and approval, and may vary or not be available for all risks or in all states. Rates, discounts vary, are determined by many factors, are subject to change.

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