



## Dwelling Basic

Offer flexible coverage and up to 10 discounts to customers who just need the basics.

Some homes may not be eligible for full coverage, and sometimes a customer may request just the basics. This American Modern® insurance product helps you cover most occupancies – a full-time home, rental property, seasonal home, vacant property, and even non-residential structures. The flexible format lets makes it easy to insure the building and protect a customer from loss.

### Options offer customers added protection

- Add water damage coverage to a home (\$10,000 limit with \$5,000 mold limit).
- Add burglary and vandalism coverage.
- Premises liability coverage protects both the landlord and the property manager. For rental property covered by premises liability, you can add landlord personal injury coverage for circumstances such as a wrongful eviction complaint.

### Discounts help customers save

Property coverage has up to ten available discounts, making it pretty easy for you to save a customer 20% or more:

- Approved association membership – 5%
- Auto policy with agent – 5%
- Multiple policies with American Modern – 5%
- No claim in past 3 years – varies
- Paperless documents – 1%
- Paying in full – 5%
- Central station fire / smoke alarm – 5%\*
- Central station burglar alarm – 5%\*
- Local smoke and / or burglar alarm – 2%\*
- Deadbolt, smoke alarm, fire extinguisher – 2%\*

*\* up to 10% total / not available for vacant property*

Occupancy types	Owner – O Seasonal – S Standalone, non-residence structures – N	Rental – R Vacant – V
Property description	<ul style="list-style-type: none"> <li>Up to four-family</li> <li>Up to three-stories</li> <li>No age restriction</li> </ul>	<ul style="list-style-type: none"> <li>Fair condition and better</li> <li>Row or town homes</li> <li>Schedule up to 30 homes on one policy</li> </ul>
Value range	<ul style="list-style-type: none"> <li>\$5,000 min. – S V N</li> <li>\$20,000 min. – O R</li> </ul> <p><i>There will be some state variation but this is the standard.</i></p>	<ul style="list-style-type: none"> <li>\$300,000 max. – O R S N</li> <li>\$1M max. – V</li> </ul>
Insured for	<ul style="list-style-type: none"> <li>Market value (less land value)</li> </ul>	
Protection classes	<ul style="list-style-type: none"> <li>1 to 10</li> </ul>	
Coverage	<ul style="list-style-type: none"> <li>Named peril for dwelling, other structures and personal property (Named perils same as those on 2014 ISO DP-1 form)</li> </ul>	
Deductible	<ul style="list-style-type: none"> <li>\$500 default</li> </ul> <p><i>Separate deductibles may apply in some states for coverage such as wind/hail.</i></p>	<ul style="list-style-type: none"> <li>Optional \$1,000, \$2,500, \$5,000</li> </ul>
Loss settlement	<ul style="list-style-type: none"> <li>Actual cash value for dwelling and other structures / full repair cost is an upgrade</li> <li>Actual cash value for personal property</li> </ul>	
Included coverage	<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> </ul>	<ul style="list-style-type: none"> <li>Fair rental value – O R S – 10% Coverage A (reduces Coverage A)</li> <li>Fire department surcharge – \$500</li> </ul>
Optional coverage	<ul style="list-style-type: none"> <li>Personal liability – O – \$25,000 to \$500,000</li> <li>Premises liability – R S V – \$25,000 to \$500,000 (covers a property manager / can add landlord personal injury if a rental)</li> <li>Personal property – O R S V</li> <li>Vandalism</li> <li>Burglary</li> <li>Theft with resulting vandalism – O – \$10,000 limit</li> </ul>	<ul style="list-style-type: none"> <li>Water damage – O R S – \$10,000 sublimit, \$5,000 limit for mold and remediation</li> <li>Short term rental – R</li> <li>Occasional rental – O S</li> <li>Identity recovery – O S</li> <li>Builder's risk – V</li> <li>Home equipment breakdown protection</li> <li>Service line – \$10,000 limit (\$500 deductible)</li> <li>Additional living expenses / Fair rental value – O R S – 10% to 40% Coverage A</li> </ul>
Discounts	<p>For all occupancies:</p> <ul style="list-style-type: none"> <li>Approved association membership – 5%</li> <li>Auto policy with agent – 5%</li> <li>Multiple policies with American Modern – 5%</li> <li>No claim in past 3 years – varies</li> <li>Paperless documents – 1%</li> <li>Paying in full – 5%</li> </ul>	<p>Just for O R S:</p> <ul style="list-style-type: none"> <li>Central station fire / smoke alarm – 5%*</li> <li>Central station burglar alarm – 5%*</li> <li>Local smoke and /or burglar alarm – 2%*</li> <li>Deadbolt, smoke alarm, fire extinguisher – 2%*</li> </ul> <p><i>*up to 10% total</i></p>
Payment options	<ul style="list-style-type: none"> <li>Full pay</li> <li>Monthly, EFT only</li> <li>Semi-Annual, billed or EFT</li> </ul>	<ul style="list-style-type: none"> <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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