



# Dwelling Program

The following topics pertain to the Wisconsin Insurance Plan Dwelling Property Program. This is a property coverage only program. The Plan uses the Insurance Services Office Basic Form - DP 00 01 with the Modified Loss Settlement Endorsement - DP 00 08. All policy forms and endorsements can be downloaded directly from our website.

## **ELIGIBLE**

- A one to four family residence either owner or non-owner occupied. (Occupied means the residence has people eating and sleeping in at least 50% of the living units daily)
- Consider using this program if the Plan should decline a Homeowner program risk due to liability hazards
- Vacant or unoccupied residences undergoing active rehabilitation
- Seasonal dwellings or secondary homes
- Market value of \$350,000 or less (Dwelling only - not including lot or other structures)
- Renter's personal property
- Condominium unit-owners including personal property
- Mobile Homes on a permanent foundation

## **INELGIBLE**

- Active farms are not eligible for coverage

## **LIMITS**

- We offer coverage on an Actual Cash Value basis - not Replacement Cost
- We suggest the Dwelling limit requested be the Market Value of the dwelling (not including land) plus an additional sum for Debris Removal / Site Restoration in the event of a total loss
- We suggest the limit requested for Personal Property be based on the actual cash value of the property
- For properties under rehabilitation, we suggest a limit which includes the cost of the rehab to the property
- Maximum limit on Dwelling: \$350,000
- Maximum limit on Personal Property: \$175,000
- Other Structures limit is 10% of the dwelling limit. This may be increased for additional premium
- 10% of the Dwelling limit for Fair Rental Value, not as an additional amount of insurance. Limit cannot be increased



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## **COVERAGES AND LOSS SETTLEMENT PROVISION**

- Fire, lightning, and explosion
- Extended coverage (perils: wind, hail, explosion, riot, aircraft, vehicles, smoke). This must be requested and additional premium will be charged
- Vandalism and/or malicious mischief. This must be requested and additional premium will be charged
- On-Premises Personal Property Theft. This must be requested and additional premium will be charged. You must purchase Personal Property coverage at a limit equal to or greater than the limit requested for this endorsement (see below)
- Personal property losses are settled on an actual cash value basis
- Partial building losses are settled on the cost of repairs using common construction methods
- We do not offer replacement cost settlements for Personal Property or Dwelling coverages
- The policy provides no Liability or Medical Payments to Others coverages. (We do not offer these coverages in the Dwelling Property program)

## **ON-PREMISES PERSONAL PROPERTY THEFT COVERAGE ENDORSEMENT**

This is an endorsement for Personal Property coverage. Therefore, Personal Property coverage must be purchased to receive this endorsement. You must purchase Personal Property coverage at a limit equal to or greater than the limit requested for this endorsement. We may decline the request for this endorsement if the customer has an active theft loss history.

- For an Owner-Occupied Residence, limits of \$1000, \$2000, \$3000, \$4000, and \$5000 are available
- For a Non-Owner-Occupied Residence, only limits of \$3000, \$4000, and \$5000 are available

## **DEDUCTIBLES**

- A \$250 deductible is only available where the Dwelling limit requested is less than \$75,000
- We require a minimum \$500 deductible for Dwelling limit of \$75,000- \$149,000
- We require a \$1000 deductible for Dwelling limit between \$150,000 - \$249,000
- We require a \$2500 deductible when the Dwelling Limit reached \$250,000
- We may require a higher deductible if the customer has an active claim history or if there are condition problems with the Dwelling

*The statements above provide only a general, brief description of the coverages provided. Please review the policy for exact information on coverage, conditions, exclusions, and other policy provisions.*