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TRAINING ELEVATED



Homeowners FLEX®

September 2021

Available coverages, discounts, rates and policy terms may vary by state

Always refer to the program manual



Agenda

- Target Market
- Program Features
- Coverage
- Eligibility



Homeowners FLEX

As of 9/15/2021

**CO, IL, IN, KY, KS, MS, MO, NC, NE, NM,
NV, OH, OR, PA, TX, WI, WV, & WY**

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Please refer to the applicable Homeowners FLEX Program Manual for complete details. Different sub-limits may apply that vary from a standard HO-3 policy. All risk pertains specifically to dwellings and structures.

Roof cosmetic damage exclusion and swimming pool slide, and diving board liability exclusion apply.

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- Owner and Seasonal Homes
 - Home Sharing or Occasional Rental
- 1-2 Family Homes
- Values starting \$50,000 (\$75,000 min. for replacement cost) up to \$1,000,000
- Above average to better condition
 - Structurally sound
 - Heating, wiring in working order
 - Roof should be in good condition
 - Well-maintained properties
- No age limit
- Maximum of three losses in the past three years



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Settlement Options & Roofs

- Loss Settlement
 - Replacement cost for dwelling and other structures
 - Modified functional replacement cost for homes built in 1960 and older
 - Actual cash value for roofs (varies by roof age and state)
 - Optional actual cash value, full repairs, and extended replacement cost
- This will be listed on the policy declarations page



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Perils Insured Against

- Dwelling and Other Structures – “All risk” except those excluded
- Personal Property – Named Peril
- \$1,000 All Other Peril Deductible
 - \$500, \$2,500, \$5,000 are available
- Protection classes 1-10



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Included Coverages:

- Other Structures - 10% of Coverage A
- Personal Property - 50% of Coverage A
- Loss of Use – 20% of Coverage A
- Personal Liability - \$100,000
- Medical Payments - \$500 Medical Payments each person, \$25,000 each occurrence
- Loss Assessment - \$1,000
- Theft – Up to the policy limits



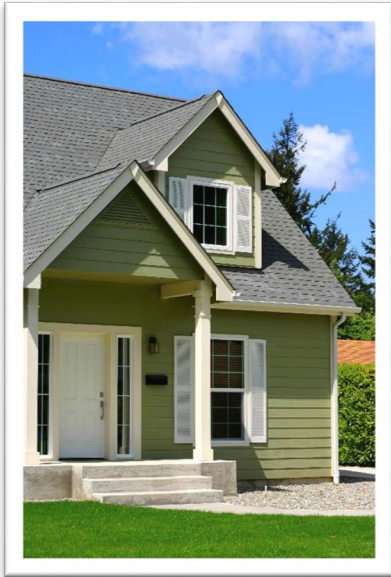
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Included Coverages:

- Water Coverage
Full Coverage up to the policy limits included.
Optional limits available.
- Debris Removal - Reasonable Expense
- Reasonable Repairs – Reasonable Cost
- Trees, Shrubs, and other Plants - 5%, but not more than \$500 for any one tree, shrub, or plant
- Fire Department Service Charge - \$500
- Credit Card, Fund Transfer Card, Forgery And Counterfeit Money - \$500



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Optional Coverages:

- Earthquake
- Hobby Farming
- Home Equipment Breakdown
- Home-Sharing or Occasional Rental
- Identity Recovery
- Loss of Use
- All other Perils Deductibles
- Ordinance or Law
- Other Structures
- Scheduled Personal Property
- Water Backup and Sump Overflow
- Service Line Coverage
- Personal Property – optional buy up

Homeowners Flex Inspections

- All homes will be inspected
- Interior and exterior inspections are required for
 - homes 1950 and prior
- Inspection Fee \$40 (Internal & External)
- Inspection Fee \$26 (External only)
- Inspections and photos are ordered by American Modern

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There are some mandatory property exclusions or limitations listed below.

- A mandatory roof cosmetic damage exclusion (such as from windstorm or hail) will apply
- Mandatory log building, condemnation, criminal acts, ordinance or law, and personal property special limits endorsements



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There are some mandatory liability exclusions and limitations:

Mandatory liability exclusions:

- \$10,000 Animal Liability Sub-Limit,
- Fungi, Wet or Dry Rot, or Bacteria Exclusion
- Total Pollution
- Punitive Or Exemplary Damages
- Farming Enterprise
- Sale of Home Exclusion
- Assault and Battery
- Swimming Pool Slide and Diving Board
- Lead Liability



Dwelling & Homeowners Discounts

AMsuite® Discounts

- ❖ Auto policy with agent
- ❖ Association
- ❖ Multiple policies with American Modern
- ❖ No claims in past 3 years
- ❖ Paperless
- ❖ Paying in full

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Payment Plans

Credit Card & EFT are accepted as a method of payment

AMsuite New Business – Down Payment Information

Payment Plan Name	New Business Down Payment	Remaining Installments
Full Pay Plan	100%	0
Semi – Annual Pay Plan	50%	1
Quarterly Pay Plan	25%	3
Bi-Monthly Pay Plan	20%	5
Monthly Electronic Pay Plan	20%	8-10, Varies

A service fee will be assessed for each remaining installment.
Late fees, reinstatement fees and insufficient fund fees may apply.

THANK YOU!



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. Policies are written by one of the licensed insurers of American Modern Insurance Group, Inc., including but not limited to American Modern Property and Casualty Insurance Company (CA Lic. No. 6129-1).

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