

UNIVERSAL INSURANCE COMPANY OF NORTH AMERICA OUTLINE OF COVERAGE – HOMEOWNERS POLICY

This outline is provided to help you more easily understand your Universal Insurance Company of North America Homeowners Policy. It highlights the major coverages, exclusions, limitations and deductibles of your policy and provides information on discounts, surcharges, cancellation and nonrenewal. However this is just a guide and not a legal contract. **Please read your Homeowners policy carefully for complete descriptions and details.** The following Outline is for informational purposes only. Florida law prohibits the Outline from changing any of the provisions of the insurance contract, which is the subject of this Outline. Any endorsement, including changes in types of coverage, coverage limits, exclusions, deductibles, renewal or cancellation provisions, surcharges, credits or any other changes will be sent separately.

SECTION I – PROPERTY COVERAGE

Coverage A – Dwelling:

Applies to your residence premises, protects your dwelling and structures attached to your dwelling. It also protects against covered loss to building materials located on your residence premises, which are being used in connection with your residence premises. The Coverage A amount shown on your policy declarations should reflect the cost replacing your home at current construction costs.

Coverage B – Other Structures:

Protects against covered loss to structures on your residence premises other than the primary dwelling. Unattached garages, storage buildings are collectively covered up to the Coverage B limit shown on the policy declarations.

Coverage C – Personal Property

Protects against covered loss to your personal property such as clothing and furniture. Special limits apply to some types of personal property including but not limited to: money, securities, watercraft, firearms, silverware, electronic devices, business property and theft of jewelry. Under certain circumstances, the property of others may be covered.

There are also some items not covered under Coverage "C". Examples include animals, motorized vehicles, property in a rental unit and property of roomers, boarders, or other tenants.

Coverage D – Additional Living Expense

Protects against loss resulting from any additional living expenses you incur while you are temporarily unable to live at your home because of a covered loss. Payment would include such items as temporary lodging and increased costs for food. However, coverage is limited to 12 consecutive months from the date of loss and other specified limitations.

ADDITIONAL COVERAGE

The following additional coverages are extended through the Homeowners Insurance Policy. Refer to your policy to determine specific limits or limitations:

- Debris Removal
- Reasonable Repairs
- Trees, Shrubs and Other Plants
- Fire Department Service Charge
- Property Removed

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- Credit Card, Fund Transfer Card, Forgery
- Counterfeit Money
- Loss Assessment
- Collapse
- Glass or Safety Glazing Material
- Landlords Furnishings
- Fungi, Wet or Dry Rot, or Bacteria

PERILS INSURED AGAINST

This policy insures to the limits of Coverages "A", "B" and "C", against sudden and accidental direct physical losses except as limited or excluded by your policy, caused by:

- Fire or lightning
- Windstorm or hail
- Explosion
- Riot or civil commotion
- Aircraft
- Vehicles
- Smoke
- Vandalism or malicious mischief
- Theft (with limitations)
- Falling objects
- Accidental discharge or overflow of water
- Freezing of plumbing or household appliances

Note: (1) If your property is located in an area eligible for a Wind Dwelling Policy from the Citizens Property Insurance Corporation, "Windstorm or Hail" coverage must be excluded from your policy. Be sure to obtain this important coverage if it has been excluded from your policy.

Note: (2) Flood Coverage is not provided by your Homeowners Policy. Flood Coverage is available thru the National Flood Insurance Program. Your Insurance Agent can assist you in obtaining this valuable protection.

PROPERTY EXCLUSIONS

This policy does not provide protection under Coverages "A", "B" and "C", if applicable to your policy for losses resulting in any manner from:

- Ordinance or Law (*in excess of 25% of Coverage "A"*)
- Earth Movement, other than a covered sinkhole collapse
- Flood or surface water
- Water below ground surface

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- Water which backs up through sewers, drains or overflows from sump pumps
- Off Premises Power Failure
- Neglect
- War or Nuclear Hazard
- Intentional or Criminal Acts

SECTION II – LIABILITY COVERAGE

Coverage E – Personal Liability

Generally provides coverage for bodily injury or property damage you or a person insured under your policy are legally obligated to pay. The bodily injury or property damage must arise from an occurrence covered under Section II of your policy. Coverage is excluded for intentional acts, business activities, professional services, abuse and acts arising from use of a controlled substance and specific coverage sub limits may be applied in specific circumstances. Coverage for Animal Liability, Trampoline Liability and Home Day Care Operations are excluded from coverage by specific endorsement. Under certain circumstances you might be able to purchase limited animal liability coverage.

Coverage F – Medical Payments To Others

Provides coverage for reasonable and necessary medical expenses if a guest is injured on your premises or off the insured premises under certain circumstances. The bodily injury must arise from an occurrence covered under Section II of your policy with limited exceptions.

Note: Coverage "E" Personal Liability and Coverage "F" Medical Payments To Others do not apply to "Bodily Injury" or "Property Damage" arising out of the ingestion or inhalation of lead in any form or substance. Injury resulting from exposure to radon and pollutants are also excluded.

NONRENEWAL AND CANCELLATION PROVISIONS

All cancellations are granted a pro-rata return of premium. Pro-rata means no penalty for early cancellation.

Your Right To Cancel

You may cancel the policy at any time, for any reason, by giving advance written notice of the future cancellation effective date.

Our Right To Cancel

If your policy has been in effect for 90 days or less and the insurance is cancelled for other than nonpayment of premium, we may cancel for any valid reason by giving you at least 20 days notice before the cancellation effective date. Except where there has been a material misstatement, misrepresentation, or failure to comply with underwriting requirements established in the first 90 days, then we may cancel immediately.

If your policy has been in effect over 90 days, or if your policy is a renewal with us, we may cancel your policy for only a limited number of reasons by giving you at least 90 days advance written notice before the cancellation becomes effective. If the

cancellation is due to nonpayment of premium, we will give you at least 10 days advance written notice.

Nonrenewal

If we do not intend to renew your policy we will mail notice to you at least 90 days before the expiration date of the policy. The renewal premium payment must be received no later than the renewal date or the policy will terminate.

PREMIUM CREDITS

The following are premium credits available on your Homeowners Policy. Your policy Declarations page will show which of these credits, if any apply to your policy:

Protective Devices

If your home has a qualified central station burglar alarm, central station fire alarm or automatic fire sprinkler system, you are eligible for a premium credit.

Deductible Options

A hurricane deductible of 2% and an all-other perils deductible of \$1,000 are standard. The deductible is the value of the loss you must incur before this policy pays. Deductible options greater than the standard deductibles may be available at a premium credit. Deductibles less than the standard deductibles may be available which will result in premium increases. The hurricane deductible is applied on a calendar year basis and can only be exhausted once during each calendar year. It applies to loss to covered property caused by one or more hurricanes during each calendar year. For the second, and each subsequent, hurricane occurrence during the same calendar year, we will pay only that part of the total of all loss payable under Section I – Property Coverages that exceeds the greater of: (1) the remaining dollar amount of the calendar year hurricane deductible; or (2) the deductible that applies to fire that is in effect at the time of the loss.

Building Code Compliance and Wind Mitigation

This credit is available on homes built in compliance with the 2001 Florida Building Code designed to lessen the effect of losses resulting from windstorms and hurricanes.

Superior Construction

Certain homes of fire resistive and wind resistive construction are eligible for a premium credit.

AVAILABLE POLICY OPTIONS

- Personal Property Replacement Cost
- Deductible Options (see above)
- Increased Liability and Medical Payments Limits
- Increased Limits and Special Coverage Condominiums
- Increased Limits Personal Property
- Increased Special sub limits for Fungi,
- Wet or Dry Rot, or Bacteria
- Permitted Incidental Occupancies
- Loss Assessment Coverage – Increased Limits
- Other Structures – Increased Limits
- Golf Cart Liability and Physical Damage