



Dwelling Special

Protect rental property, vacation homes and vacant property with replacement cost coverage.

Customers with rental property and seasonal vacation homes are looking for protection like they have on their full-time residence. Offer them a Dwelling Special policy. It is similar to the HO-3 policy you sell every day. Vacant property is accepted as well, which is very helpful for rentals that are between tenants, or homes that are for sale but empty.

Discounts help customers save

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

- Auto policy with agent – 5%
- Multiple policies with American Modern – 5%
- No claim in past 3 years – 10%
- Paperless documents – 1%
- Paying in full – 3%
- 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*

Options offer customers added protection

- Add water damage coverage to a rental or seasonal risk (up to 100% Coverage A, mold sublimit applies).
- Add theft coverage to a seasonal risk (up to 10% Coverage C).
- Add coverage for damage caused by service line failure to any risk.
- Short term rentals are covered with a simple endorsement.
- Easily switch between vacant occupancy and rental

Occupancy types	<ul style="list-style-type: none"> Rental – R Seasonal – S 	<ul style="list-style-type: none"> Vacant – V
Property description	<ul style="list-style-type: none"> Up to four-family Up to three-stories No age limit 	<ul style="list-style-type: none"> Above average condition and better Flat roof accepted if home 60 years of age or newer Row or town home
Value range	<ul style="list-style-type: none"> \$75,000 min. 	<ul style="list-style-type: none"> \$1.25M max.
Insured for	<ul style="list-style-type: none"> Replacement cost (less land value) 	
Protection classes	<ul style="list-style-type: none"> 1 to 10 	
Coverage	<ul style="list-style-type: none"> All risk for dwelling and other structures (Check the policy for any exclusions) 	<ul style="list-style-type: none"> Named peril for personal property (Named perils same as those on 2014 ISO DP-3 form)
Deductible	<ul style="list-style-type: none"> \$500 default 	<ul style="list-style-type: none"> Optional \$1,000, \$2,500, \$5,000
Loss settlement	<ul style="list-style-type: none"> Replacement cost for dwelling and other structures / modified functional replacement cost or extended replacement cost are optional Actual cash value for personal property / replacement cost upgrade is optional 	
Included coverage	<ul style="list-style-type: none"> Other structures – 10% Coverage A (does not reduce Coverage A) Reasonable repairs Debris removal Additional living expenses / Fair rental value – 10% Coverage A 	<ul style="list-style-type: none"> Ordinance or law – 10% Coverage A Fire department surcharge – \$500 Water damage – 10% Coverage A with a \$5,000 sublimit for mold and remediation
Optional coverage	<ul style="list-style-type: none"> Premises liability – \$25,000 to \$1M (covers a property manager / can add landlord personal injury if a rental) Personal liability – \$25,000 to \$1M Personal property Burglary – up to 100% of Coverage C Theft – S – 10% of Coverage C Earthquake Water backup and sump overflow – R S – \$5,000 limit 	<ul style="list-style-type: none"> Water damage – increase from 25% to up to 100% Coverage A with a \$10,000 sublimit for mold and remediation Short term rental – R Occasional rental – S Identity recovery – S Home equipment breakdown protection Service line – \$10,000 limit (\$500 deductible)
Discounts	<p>For R S:</p> <ul style="list-style-type: none"> Central station fire / smoke alarm – 5%* Central station burglar alarm – 5%* Local smoke and /or burglar alarm – 2%* Deadbolt, smoke alarm, fire extinguisher – 2%* <p><i>*up to 10% total</i></p>	<p>For R S V:</p> <ul style="list-style-type: none"> Auto policy with agent – 5% Multiple policies with American Modern – 5% No claim in past 3 years – 10% Paperless documents – 1% Paying in full – 3%
Payment options	<ul style="list-style-type: none"> Full pay Monthly, EFT only 2-Pay, billed or EFT 	<ul style="list-style-type: none"> 4-Pay, billed or EFT 6-Pay, billed or EFT

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

Quote today on AMsuite®

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