



Homeowners

One program lets you emulate HO-3 coverage or offer less when less is needed.

The Homeowners program is very flexible. The base package is a good fit for a simpler home or a second home that does not require a full package of protection (such as personal liability). But, by adding a few endorsements, it can be built-up to emulate an HO-3 policy's open perils and replacement cost settlement. This helps us serve the wide range of homes in the diverse California market.

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*

How to build up coverage to emulate an HO-3 policy

- Meet the minimum age, value and valuation type requirements
- Upgrade coverage to Comprehensive (All Peril)
- Select either replacement cost or extended replacement cost settlement (requirements apply)
- Water damage is automatically added at 100% Coverage A (mold sublimit applies)
- Theft coverage is automatically added at 100% Coverage C
- We recommend adding Ordinance or Law coverage at 10% Coverage A

Occupancy types	<ul style="list-style-type: none"> • Owner 	<ul style="list-style-type: none"> • Seasonal
Property description	<ul style="list-style-type: none"> • Single or two-family • No age restriction unless a row or town home 	<ul style="list-style-type: none"> • Average condition and better
Value range	<ul style="list-style-type: none"> • \$50,000 min. • \$75,000 min. for replacement or extended replacement cost 	<ul style="list-style-type: none"> • \$1M max.
Insured for	<ul style="list-style-type: none"> • Market value (less land value) • Optional replacement cost or extended replacement cost (less land value) 	
Protection classes	<ul style="list-style-type: none"> • 1 to 10 	
Coverage	<ul style="list-style-type: none"> • Enhanced coverage (adds collapse, weight of snow/ice, power surge, falling objects, glass breakage to the 2014 ISO DP-1 form named peril list) • Comprehensive (open peril) 	
Deductible	<ul style="list-style-type: none"> • \$500 default <p><i>A peril deductible may apply.</i></p>	<ul style="list-style-type: none"> • Optional \$1,000, \$2,500, \$5,000
Loss settlement	<ul style="list-style-type: none"> • Actual cash value for dwelling and other structures • Optional replacement cost (no age limit on home, roof 20 years or newer, \$75,000 min. value) • Optional extended replacement cost (home up to 60 years old, roof 20 years or newer, \$75,000 min. value) • Actual cash value for personal property / replacement cost is an upgrade 	
Included coverage	<ul style="list-style-type: none"> • Liability – \$25,000 to \$1M • Personal property – 40% Coverage A • Other structures – 10% Coverage A • Reasonable repairs 	<ul style="list-style-type: none"> • Debris removal • Loss of use – 10% Coverage A • Fire department surcharge – \$500
Optional coverage	<ul style="list-style-type: none"> • Comprehensive coverage (requires replacement cost or extended replacement cost, plus 100% water, 100% theft) • Named peril for dwelling and other structures • Earthquake • Hobby farming • Home equipment breakdown protection • Identity recovery 	<ul style="list-style-type: none"> • Ordinance or law – 10% Coverage A • Scheduled personal property • Service line – \$10,000 limit (\$500 deductible) • Theft – limits of 10, 25, 50, 75 or 100% Coverage C • Water backup/sump overflow – \$5,000 limit • Water damage – limits of 10, 25, 50, 75 or 100% Coverage A with a \$5,000 or \$10,000 sublimit for mold and remediation
Discounts	<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% 	<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>
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

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