HOMEOWNERS OF AMERICA

WEBSITE: www.hoaic.com PHONE: 866-407-9896

SOUTH CAROLINA HOMEOWNERS

HOMEOWNERS 3 – SPECIAL FORM (HO-3)	
SPECIAL PROVISIONS / COVERAGES / RATING	
WATER DAMAGE	
Continuous or repeated leakage / sudden & accidental discharge or overflow of water or steam from a plumbing, heating, or AC system	**Continuous or Reported Leakage = not covered** **Sudden / Accidental Discharge = Yes, available by endorsement (homes > 20 years)**
Water Back-Up and Sump Discharge or Overflow Coverage	**Available on endorsement up to $50,000.** **(greater of $1,000 or other perils deductible applies)**
Water Damage Coverage (Endorsement)	**Limited to $10,000 for homes > 20 years old.** **May be endorsed to policy limits for new business or at renewal.** **(Endorsement to policy limits is automatically added to renewal at 21 years old with the option to remove)**
LIMITS & RATING	
Dwelling Coverage	**$150,000 minimum, up to $2,000,000** **(Risks valued over $1,500,000 will require underwriting approval prior to binding)**
Other Structures	**10% included, may be decreased to 2% min or up to 20% max**
Personal Property	**40% included, may be decreased to 25% min or up to 75% max**
Additional Living Expense	**Included – limited to 20% of the dwelling limit of liability**
Personal Liability	**$25,000 included, may be increased to $50,000, $100,000, $300,000 or $500,000**
Medical Payments to Others	**$500 included, may be increased to $1,000, $2,500 or $5,000**
Age of Home	**Up to 100 years old.** **(Risks older than 50 years are ineligible without proof of updates)**
Public Protection Class (PPC)	**PPC 1-7 Available; PPC 8-10 and 8B are not available**
Coastal Restrictions	**Homes that are located within 0.5 miles of the coast, intracoastal waterways, rivers, creeks, sound or inlet along the coast are ineligible for coverage.** **Homes in Special Flood Hazard Areas (Zone A or V) must be covered by a Federal flood insurance policy with matching building limit.**

Discounts Available	**Accredited Builder, Advanced Shopper, Claim Free, Companion Product, Monitored Alarm or Gated Community, Mortgage Free, New Purchase, New Roof, Preferred Carrier, Smart Home, VA Loan, Welcome Home, Wind Mitigation (Building Code Compliance, Roof Shape, Opening Protection)**
Special Liability Limits	**No Liability Coverage for Trampolines or Prohibited Animals.** **$25,000 liability limit for Acceptable Animals.** **Full Animal Liability available.** **(Increases the liability limit on acceptable animals from $25,000 to the amount of liability shown on the Declarations page and cannot exceed $500,000)**
ALL DEDUCTIBLES	
Windstorm, Hurricane, Hail or Wind Driven Rain	**Options 1%, 2%, 3%, 5% (location dependent)** **(Wind/Hail deductible must be equal or greater than AOP deductible)**
All Other Perils (AOP)	**Options $1000, $2500, $5000, 1%, 2%, 3%, or 5% (location dependent)**
Named Storm	**Options 1%, 2%, 3%, 5%, (location dependent)** **(Hurricane deductible must be greater or equal to Wind/Hail deductible which must be greater or equal to the AOP deductible)**
MANDATORY ENDORSEMENTS	
Animal Exclusion Endorsement	**Added when potentially dangerous animal resides on residence premises**
Full Liability Limits for Covered Animals	**Increases liability limit on animals from $25,000 to amount shown on Declarations page and cannot exceed $500,000**
Home-Sharing Host Activities Amendatory Endorsement	**Amends certain property and liability coverage provisions with respect to home-sharing exposures.**
Modified Functional Replacement Cost Loss Settlement	**Applies to policies insuring dwellings older than 1960**
Specified Building Exclusion	**Coverage may be excluded for other structures located on the residence premises with a signed exclusion form**
OPTIONAL ENDORSEMENTS	
Coverage Extension	**Includes additional coverages and increases some coverage limits.** • **Personal Injury Liability without wrongful eviction.** • **Lock Replacement Coverage if keys are stolen, up to $500. No deductible.** • **Unauthorized use of Bank Transfer Cards limit increased to $2,500.** • **Refrigerated Products broadened to include any loss of power not under control of insured. No deductible.** • **Reward Reimbursement up to $1,000**
Equipment Breakdown Coverage	**Provides limited coverage of up to $100,000 for equipment breakdown losses: deductible applies.**

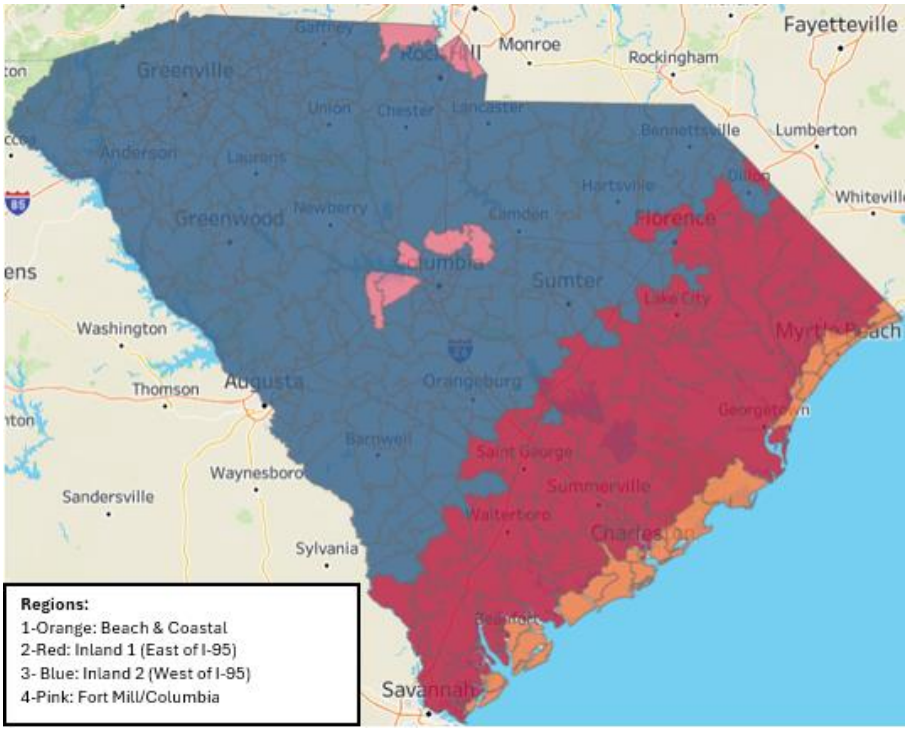
Identity Fraud Coverage	**Cash reimbursement of up to $15,000. Deductible of $100 applies**
Increased Limits on Jewelry, Watches or Furs	**Available (unscheduled) on endorsement in increments of $1,000 up to $5,000 limit**
Increased Replacement Cost Coverage A	**25% additional dwelling coverage limit available on endorsement**
Inland Flood Coverage	**Coverage options available are $10,000, $15,000, $25,000 and $50,000. (deductible applies)**
Limited Fungi, Wet or Dry Rot or Bacteria Coverage	**Coverage only applies when loss is caused by peril insured against. $5,000 or $10,000 limits are available**
Limited Screened Enclosure, Pool Cage, and Carport Coverage	**Coverage options are available in $5,000 increments from $10,000 to $50,000**
Mortgage Extra Expense Coverage	**Reimbursement is limited to $250 a month up to a total reimbursement of $10,000**
Owned Motorized Golf Cart Physical Loss	**Comprehensive and/or collision coverage. Coverage limits are available from $2,500 to $10,000 with an increment of $500. (deductible applies)**
Pet Coverage	**$500 coverage limit available on endorsement**
Personal Property Replacement Cost	**Available**
Refrigerated Property	**$500 coverage limit available on endorsement. ($100 deductible applies)**
Residential Glass Coverage	**Unscheduled glass only up to $100**
Scheduled Personal Property	**Maximum schedule is $50,000; Intentional acts are excluded**
Service Line Coverage	**$10,000 coverage limit available on endorsement. ($500 deductible applies)**
Supplemental Loss Assessment Coverage	**Coverage options available are $5,000 or $10,000**
Water Back-Up and Sump Discharge or Overflow Coverage	**Available on endorsement up to $50,000. (greater of $1,000 or other perils deductible applies)**
Windstorm, Hurricane, Named Storm and Hail Exclusion	**May be attached only to policies that are eligible for coverage from the South Carolina Wind and Hail Underwriting Association**
MINIMUM DEDUCTIBLES	

South Carolina New

Region	AOP	W/H	Named Storm
Beach & Coastal	$2,500	3%	3%
Inland 1	$2,500	2%	2%
Inland 2 (West of I-95)			
AOH <=5	$1,000	1%	1%
AOH >5	$2,500	1%	1%
Fort Mill/Columbia[1]	$1,000	1%	1%

Notes:

1. Fort Mill and Columbia Areas (29707, 29708, 29710, 29715, 29016, 29045, 29054, 29063, 29072)
2. Colors in the table highlight the changes



Final availability remains subject to **minimum deductible rules, Coverage A requirements, coastal territory guidelines, Wind/Hail Deductible ≥ AOP Deductible, and whether the risk is east or west of I-95**.

Please note I-95 should be used only as a general reference point and not as a strict boundary. To view the exact ZIP code list for South Carolina, **click here.**

This is only an overview of some of the product features and certain exclusions may apply to any of the items above. Always refer to the actual policy language to determine the full extent of coverage under a policy.