



Dwelling Special

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

Dwelling Special protects rental properties, seasonal homes, or vacant homes using a form based on DP-3 which includes a replacement cost settlement. Home values run between \$75,000 and \$1M, and we accept up to four-family structures. This program is well-suited for a vacation home that needs less extensive coverage than a full-time residence.

Coverage is more byline than packaged, giving you more ability to customize:

- Increase water damage coverage on a rental, seasonal, or vacant risk from the included 10% up to 100%
- Coverage A (mold sublimit applies).
- Choose a liability limit up to \$500K, or exclude that coverage entirely.
- Add theft coverage to a seasonal risk (up to 10% Coverage C).
- Add short-term rental coverage.
- Easily change the occupancy to “vacant” to maintain protection on a rental between tenants, or a home that is 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:

- Approved association membership
- Auto policy with agent
- Multiple policies with American Modern
- No claim in past 3 years
- Paperless documents
- Paying in full
- Central station fire / smoke alarm*
- Central station burglar alarm*
- Local smoke and / or burglar alarm*
- Deadbolt, smoke alarm, fire extinguisher *

** up to 10% total / not available for vacant property*

Options offer customers added protection

- Add theft coverage to a seasonal risk (up to 10% Coverage C).
- Add coverage for damage caused by service line failure to any risk.

Occupancy types	• Rental – R	• Seasonal – S	• Vacant – V
Property description	<ul style="list-style-type: none"> Up to four-family Up to three-stories No age limit (in most states) 		<ul style="list-style-type: none"> Above average condition and better Row or town home Schedule up to 10 homes on one policy
Value range	<ul style="list-style-type: none"> \$75,000 min. Varies by state		<ul style="list-style-type: none"> \$1M 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"> Open peril (all risk) for dwelling and other structures (Check the policy and program manual 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 <i>Separate deductibles may apply in some states for coverage such as wind/hail.</i>		<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 is required for home built prior to 1940. Actual cash value for personal property/replacement cost upgrade (varies by roof age and state) is optional 		
Included coverage	<ul style="list-style-type: none"> Other structures – 10% Coverage A (does not reduce Coverage A) Reasonable repairs Debris removal 		<ul style="list-style-type: none"> Additional living expenses / Fair rental value – 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 \$500,000 (covers a property manager / can add landlord personal injury if a rental) Personal property Burglary – up to 100% of Coverage C Theft – S – 10% of Coverage C Water backup and sump overflow – R S – \$5,000 limit Water damage – increase from 10% to up to 100% Coverage A with a \$10,000 sublimit for mold and remediation 		<ul style="list-style-type: none"> Short term rental – R Occasional rental – S Identity recovery Home equipment breakdown protection Service line – \$10,000 limit (\$500 deductible) Ordinance or law – 10% Coverage A
Discounts	For R S: <ul style="list-style-type: none"> Central station fire / smoke alarm* Central station burglar alarm* Local smoke and /or burglar alarm* Deadbolt, smoke alarm, fire extinguisher* <i>*up to 10% total</i>		For R S V: <ul style="list-style-type: none"> Approved association membership Auto policy with agent Multiple policies with American Modern No claim in past 3 years Paperless documents Paying in full
Payment options	<ul style="list-style-type: none"> Full pay Monthly, EFT only Semi-Annual, billed or EFT 		<ul style="list-style-type: none"> Quarterly, billed or EFT Bi-Monthly, 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 vary or not be available for all risks or in all states. Rates, discounts vary, are determined by many factors, are subject to change.

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