SECURA
INSURANCE COMPANIES

Homeowners Policy

Renters Form

IMPORTANT

Please read your policy carefully.
If you have questions, contact your agent who will be happy to help you.

Keep your policy in a safe place. If a claim arises...
Notify your agent as soon as possible, or contact SECURA at the district claims office nearest you or at our Home Office in Appleton, Wisconsin.

To contact SECURA directly, please call 800-558-3405 (800-828-7047 after hours) or follow the 'Claims' link at ***www.secura.net****.*

SECURA Insurance, A Mutual Company
PO Box 819
Appleton, WI 54912-0819
(920) 739-3161
www.secura.net

HOP 0004 0803

Your RENTERS Policy – Quick Reference

Declarations

Named Insured
Policy Period
Location of Your Property
Coverages
Amounts of Insurance
Deductible
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This policy form, together with the declarations and endorsements, if any, issued to form a part thereof, completes this policy.

Renewal plan provisions: The policy period shown in the Declarations may be extended by renewal declarations. If we offer to renew this insurance, you must pay the required renewal premium, subject to our current premiums, rules and forms, before the end of the policy period. If you do not or, if your payment is not honored by your bank, the policy will expire.

HOMEOWNERS 4 – CONTENTS BROAD FORM

AGREEMENT

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy.

The Declarations indicate the personal insurance coverage and optional coverage enhancements that have been purchased.

DEFINITIONS

A. In this policy, you and your refer to the Named Insured shown in the Declarations and the spouse if a resident of the same household. We, us and our refer to the Company providing this insurance.

B. In addition, certain words and phrases are defined. They are in italics when used.

1. ***Aircraft Liability***, ***Hovercraft Liability***, ***Motor Vehicle Liability*** and ***Watercraft Liability***, subject to the provisions in **b.** below, mean the following:

a. Liability for *bodily injury* or *property damage* arising out of the:

(1) Ownership of such vehicle or craft by an *insured*;

(2) Maintenance, occupancy, operation, use, loading or unloading of such vehicle or craft by any person;

(3) Entrustment of such vehicle or craft by an *insured* to any person;

(4) Failure to supervise or negligent supervision of any person involving such vehicle or craft by an *insured*; or

(5) Vicarious liability, whether or not imposed by law, for the actions of a child or minor involving such vehicle or craft.

b. For the purpose of this definition:

(1) Aircraft means any contrivance used or designed for flight except model or hobby aircraft not used or designed to carry people or cargo;

(2) Hovercraft means a self-propelled motorized ground effect vehicle and includes, but is not limited to, flarecraft and air cushion vehicles;

(3) Watercraft means a craft principally designed to be propelled on or in water by wind, engine power or electric motor; and

(4) Motor vehicle means a *motor vehicle* as defined in **7.** below.

2. ***Bodily injury*** means bodily harm, sickness or disease, including required care, loss of services and death that results.

3. ***Business*** means:

a. A trade, profession or occupation or any other service, labor or task engaged in on a full-time, part-time or occasional basis; or

b. Any other activity engaged in for money or other compensation, except the following:

(1) One or more activities, not described in **(2)** through **(4)** below, for which no *insured* receives more than $2,000 in total compensation for the 12 months before the beginning of the policy period;

(2) Volunteer activities for which no money is received other than payment for expenses incurred to perform the activity;

(3) Providing home day care services for which no compensation is received, other than the mutual exchange of such services; or

(4) The rendering of home day care services to a relative of an *insured*.

4. ***Employee*** means an employee of an *insured*, or an employee leased to an *insured* by a labor leasing firm under an agreement between an *insured* and the labor leasing

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firm, whose duties are other than those performed by a *residence employee*.

5. ***Insured*** means:

   a. You and residents of your household who are:

      (1) Your relatives; or

      (2) Other persons under the age of 21 and in the care of any person named above;

   b. A student who is a relative and enrolled in school full time, as defined by the school, who was a resident of your household before moving out to attend school. This definition does not include students:

      (1) Who are emancipated students;

      (2) Who receive no financial support from an *insured;* or

      (3) Who have established residence elsewhere.

   c. Under Section **II:**

      (1) With respect to animals or watercraft to which this policy applies, any person or organization legally responsible for these animals or watercraft which are owned by you or any person included in **a.** or **b.** above. *Insured* does not mean a person or organization using or having custody of these animals or watercraft in the course of any *business* or without consent of the owner; or

      (2) With respect to a *motor vehicle* to which this policy applies:

         (a) Persons while engaged in your employ or that of any person included in **a.** or **b.** above; or

         (b) Other persons using the vehicle on an *insured location* with your consent.

   Under both Sections **I** and **II,** when the word an immediately precedes the word *insured*, the words an *insured* together mean one or more *insureds*.

6. ***Insured location*** means:

   a. The *residence premises*;

   b. The part of other premises, other structures and grounds used by you as a residence; and

      (1) Which is shown in the Declarations; or

      (2) Which is acquired by you during the policy period for your use as a residence;

   c. Any premises used by you in connection with a premises described in **a.** and **b.** above;

   d. Any part of a premises:

      (1) Not owned by an *insured*; and

      (2) Where an *insured* is temporarily residing;

   e. Vacant land, other than farm land, owned by or rented to an *insured*;

   f. Land owned by or rented to an *insured* on which a one, two, three or four family dwelling is being built as a residence for an *insured*;

   g. Individual or family cemetery plots or burial vaults of an *insured*; or

   h. Any part of a premises occasionally rented to an *insured* for other than *business* use.

7. ***Motor vehicle*** means:

   a. A self-propelled land or amphibious vehicle; or

   b. Any trailer or semitrailer which is being carried on, towed by or hitched for towing by a vehicle described in **a.** above.

8. ***Occurrence*** means an accident, including continuous or repeated exposure to substantially the same general harmful conditions, which results, during the policy period, in:

   a. *Bodily injury*; or

   b. *Property damage*.

9. ***Property damage*** means physical injury to, destruction of, or loss of use of tangible property.

10. ***Residence employee*** means:

   a. An employee of an *insured*, or an employee leased to an *insured* by a labor leasing firm, under an agreement between an *insured* and the labor leasing firm, whose duties are related to the maintenance or use of the *residence premises*, including household or domestic services; or

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b. One who performs similar duties elsewhere not related to the *business* of an *insured*.

A *residence employee* does not include a temporary employee who is furnished to an *insured* to substitute for a permanent *residence employee* on leave or to meet seasonal or short-term workload conditions.

A *residence employee* does not mean any employee of a corporation or association of property owners or a property management authority whose duties include services in connection with the maintenance or use of the *residence premises*, regardless of whether or not you pay the employee directly for services performed.

11. ***Residence premises*** means:

a. The one family dwelling where you reside;

b. The two, three or four family dwelling where you reside in at least one of the family units; or

c. That part of any other building where you reside;

and which is shown as the *residence premises* in the Declarations.

Residence premises also includes other structures and grounds at that location.

DEDUCTIBLE

Unless otherwise noted in this policy, the following deductible provision applies:

Subject to the policy limits that apply, we will pay only that part of the total of all loss payable under Section **I** that exceeds the deductible amount shown in the Declarations.

SECTION I – PROPERTY COVERAGES

INFLATION PROTECTION

The limits of liability for Coverages **C** and **D** will be increased annually by the percentage amount that is shown in the Declarations. This percentage will be applied pro rata during the policy period.

Inflation protection does not apply to property subject to Special Limits of Liability or Replacement Cost Loss Settlement.

A. Coverage C – Personal Property

1. Covered Property

We cover personal property owned or used by an *insured* while it is anywhere in the world. After a loss and at your request, we will cover personal property owned by:

a. Others while the property is on the part of the *residence premises* occupied by an *insured*; or

b. A guest or a *residence employee*, while the property is in any residence occupied by an *insured*.

2. Limit For Property At Other Residences

Our limit of liability for personal property usually located at an *insured's* residence, other than the *residence premises*, is 10% of the limit of liability for Coverage **C,** or $1,000, whichever is greater. However, this limitation does not apply to personal property:

a. Moved from the *residence premises* because it is being repaired, renovated or rebuilt and is not fit to live in or store property in; or

b. In a newly acquired primary residence for 30 days from the time you begin to move the property there.

3. Special Limits Of Liability

The special limit for each category shown below is the total limit for each loss for all property in that category. These special limits do not increase the Coverage **C** limit of liability.

a. $200 on money, bank notes, bullion, gold other than goldware, silver other than silverware, platinum other than platinumware, coins, medals, scrip, stored value cards and smart cards.

b. $1,500 on securities, accounts, deeds, evidences of debt, letters of credit, notes other than bank notes, manuscripts, personal records, passports, tickets and stamps. This dollar limit applies to these categories regardless of the medium

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(such as paper or computer software) on which the material exists.

This limit includes the cost to research, replace or restore the information from the lost or damaged material.

c. $1,500 on watercraft of all types, including their trailers, furnishings, equipment and outboard engines or motors.

d. $1,500 on camping trailers, camper bodies and trailers not used with watercraft.

e. $2,000 for loss by theft of jewelry, watches, furs, precious and semiprecious stones.

f. $2,500 for loss by theft of firearms and related equipment.

g. $2,500 for loss by theft of silverware, silver- plated ware, goldware, gold-plated ware, platinumware, platinum-plated ware and pewterware. This includes flatware, hollowware, tea sets, trays and trophies made of or including silver, gold or pewter.

h. $2,500 on property, on the *residence premises*, used at any time or in any manner for any *business* purpose, not including electronic data processing equipment or the recording or storage software used with that equipment.

i. $500 on property, away from the *residence premises*, used at any time or in any manner for any *business* purpose. However, this limit does not apply to loss to electronic apparatus and other property described in Categories **j.** and **k.** below.

j. $1,500 on electronic apparatus and accessories, while in or upon a *motor vehicle*, but only if the apparatus is equipped to be operated by power from the *motor vehicle's* electrical system while still capable of being operated by other power sources.

Accessories include antennas, tapes, wires, records, discs or other media that can be used with any apparatus described in this Category **j.**

k. $1,500 on electronic apparatus and accessories used at any time or in any manner for any *business* purpose while away from the *residence premises* and not in or upon a *motor vehicle*. The apparatus must be equipped to be operated by power from the *motor vehicle's* electrical system while still capable of being operated by other power sources.

Accessories include antennas, tapes, wires, records, discs or other media that can be used with any apparatus described in this Category **k.**

l. $2,500 on computers and related equipment and the recording or storage software used with such equipment used at any time or in any manner for any *business* purpose while located on or temporarily off the *residence premises*. Recording or storage software will be covered only up to:

(1) the retail value of the software, if pre-programmed; or

(2) the retail value of the software in blank or unexposed form, if blank or self-programmed.

4. Property Not Covered

We do not cover:

a. Articles separately described and specifically insured, regardless of the limit for which they are insured, in this or other insurance;

b. Animals, birds or fish;

c. *Motor vehicles*.

(1) This includes:

(a) Their accessories, equipment and parts; or

(b) Electronic apparatus and accessories designed to be operated solely by power from the electrical system of the *motor vehicle*. Accessories include antennas, tapes, wires, records, discs or other media that can be used with any apparatus described above.

The exclusion of property described in **(a)** and **(b)** above applies only while such property is in or upon the *motor vehicle*.

(2) We do cover *motor vehicles* not required to be registered for use on public roads or property which are:

(a) Riding lawn mowers used to service residential premises and not used in any manner or at any time for any *business* purpose;

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(b) Any other motorized land conveyance used to service the *insured location*, and not used in any manner or at any time for any *business* purpose;

(c) Designed to assist the handicapped; or

(d) Battery powered conveyances designed primarily for use by children.

d. Aircraft meaning any contrivance used or designed for flight including any parts whether or not attached to the aircraft.

We do cover model or hobby aircraft not used or designed to carry people or cargo;

e. Hovercraft and parts. Hovercraft means a self-propelled motorized ground effect vehicle and includes, but is not limited to, flarecraft and air cushion vehicles;

f. Property of roomers, boarders and other tenants, except property of roomers and boarders related to an *insured*;

g. Property in an apartment regularly rented or held for rental to others by an *insured*;

h. Property rented or held for rental to others off the *residence premises*;

i. *Business* data, including such data stored in:

(1) Books of account, drawings or other paper records; or

(2) Computers and related equipment.

We do cover the cost of blank recording or storage media, and of prerecorded computer programs available on the retail market;

j. Credit cards, electronic fund transfer cards or access devices used solely for deposit, withdrawal or transfer of funds except as provided in Additional Coverage **E.6.**; or

k. Water or steam.

B. Coverage D – Loss Of Use

The limit of liability for Coverage **D** is the total limit for the coverages in **1.** Additional Living Expense, **2.** Fair Rental Value and **3.** Civil Authority Prohibits Use below.

1. Additional Living Expense

If a loss by a Peril Insured Against under this policy to covered property or the building containing the property makes the *residence premises* not fit to live in, we cover any necessary increase in living expenses incurred by you so that your household can maintain its normal standard of living.

Payment will be for the shortest time required to repair or replace the damage or, if you permanently relocate, the shortest time required for your household to settle elsewhere.

2. Fair Rental Value

If a loss covered under Section **I** makes that part of the *residence premises* rented to others or held for rental by you not fit to live in, we cover the fair rental value of such premises less any expenses that do not continue while it is not fit to live in.

Payment will be for the shortest time required to repair or replace such premises.

3. Civil Authority Prohibits Use

If a civil authority prohibits you from use of the *residence premises* as a result of direct damage to neighboring premises by a Peril Insured Against, we cover the loss as provided in **1.** Additional Living Expense and **2.** Fair Rental Value above for no more than two weeks.

4. Loss Or Expense Not Covered

We do not cover loss or expense due to cancellation of a lease or agreement.

The periods of time under **1.** Additional Living Expense, **2.** Fair Rental Value and **3.** Civil Authority Prohibits Use above are not limited by expiration of this policy.

C. Additional Coverages

1. Debris Removal

a. We will pay your reasonable expense for the removal of:

(1) Debris of covered property if a Peril Insured Against that applies to the damaged property causes the loss; or

(2) Ash, dust or particles from a volcanic eruption that has caused direct loss to a building or property contained in a building.

This expense is included in the limit of liability that applies to the damaged

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property. If the amount to be paid for the actual damage to the property plus the debris removal expense is more than the limit of liability for the damaged property, an additional 5% of that limit is available for such expense.

b. We will also pay your reasonable expense, up to $1,000, for the removal from the *residence premises* of:

(1) Your tree(s) felled by the peril of Windstorm or Hail or Weight of Ice, Snow or Sleet; or

(2) A neighbor's tree(s) felled by a Peril Insured Against under Coverage **C;**

provided the tree(s):

(3) Damage(s) a covered structure; or

(4) Does not damage a covered structure, but:

(a) Block(s) a driveway on the *residence premises* which prevent(s) a *motor vehicle*, that is registered for use on public roads or property, from entering or leaving the *residence premises*; or

(b) Block(s) a ramp or other fixture designed to assist a handicapped person to enter or leave the dwelling building.

The $1,000 limit is the most we will pay in any one loss regardless of the number of fallen trees. No more than $500 of this limit will be paid for the removal of any one tree.

This coverage is additional insurance.

2. Reasonable Repairs

a. We will pay the reasonable cost incurred by you for the necessary measures taken solely to protect covered property that is damaged by a Peril Insured Against from further damage.

b. If the measures taken involve repair to other damaged property, we will only pay if that property is covered under this policy and the damage is caused by a Peril Insured Against. This coverage does not:

(1) Increase the limit of liability that applies to the covered property; or

(2) Relieve you of your duties, in case of a loss to covered property, described in **B.4.** under Section **I** – Conditions.

3. Trees, Shrubs And Other Plants

We cover trees, shrubs, plants or lawns, on the *residence premises*, for loss caused by the following Perils Insured Against:

a. Fire or Lightning;

b. Explosion;

c. Riot or Civil Commotion;

d. Aircraft;

e. Vehicles not owned or operated by a resident of the *residence premises*;

f. Vandalism or Malicious Mischief; or

g. Theft.

We will pay up to 10% of the limit of liability that applies to Coverage **C** for all trees, shrubs, plants or lawns. No more than $500 of this limit will be paid for any one tree, shrub or plant. We do not cover property grown for *business* purposes.

This coverage is additional insurance.

4. Fire Department Service Charge

We will pay up to $500, or the amount shown in the Declarations, for your liability assumed by contract or agreement for fire department charges incurred when the fire department is called to save or protect covered property from a Peril Insured Against. We do not cover fire department service charges if the property is located within the limits of the city, municipality or protection district furnishing the fire department response.

This coverage is additional insurance. No deductible applies to this coverage.

5. Property Removed

We insure covered property against direct loss from any cause while being removed from a premises endangered by a Peril Insured Against and for no more than 30 days while removed.

This coverage does not change the limit of liability that applies to the property being removed.

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6. Credit Card, Electronic Fund Transfer Card Or Access Device, Forgery And Counterfeit Money

a. We will pay up to $1,000 for:

(1) The legal obligation of an *insured* to pay because of the theft or unauthorized use of credit cards issued to or registered in an *insured's* name;

(2) Loss resulting from theft or unauthorized use of an electronic fund transfer card or access device used for deposit, withdrawal or transfer of funds, issued to or registered in an *insured's* name;

(3) Loss to an *insured* caused by forgery or alteration of any check or negotiable instrument; and

(4) Loss to an *insured* through acceptance in good faith of counterfeit United States or Canadian paper currency.

All loss resulting from a series of acts committed by any one person or in which any one person is concerned or implicated is considered to be one loss.

This coverage is additional insurance. No deductible applies to this coverage.

b. We do not cover:

(1) Use of a credit card, electronic fund transfer card or access device:

(a) By a resident of your household;

(b) By a person who has been entrusted with either type of card or access device; or

(c) If an *insured* has not complied with all terms and conditions under which the cards are issued or the devices accessed; or

(2) Loss arising out of *business* use or dishonesty of an *insured*.

c. If the coverage in **a.** above applies, the following defense provisions also apply:

(1) We may investigate and settle any claim or suit that we decide is appropriate.

(2) If a suit is brought against an *insured* for liability under **a.(1)** or **(2)** above, we will provide a defense at our expense by counsel of our choice.

(3) We have the option to defend at our expense an *insured* or an *insured's* bank against any suit for the enforcement of payment under **a.(3)** above.

Our duty to defend a claim or suit ends when the amount we pay for the loss equals our limit of liability under this additional coverage.

7. Loss Assessment

a. We will pay up to $1,000 for your share of loss assessment charged during the policy period against you, as owner or tenant of the *residence premises*, by a corporation or association of property owners. The assessment must be made as a result of direct loss to property, owned by all members collectively, of the type that would be covered by this policy if owned by you, caused by a Peril Insured Against under Coverage **C,** other than:

(1) Earthquake; or

(2) Land shock waves or tremors before, during or after a volcanic eruption.

The limit of $1,000 is the most we will pay with respect to any one loss, regardless of the number of assessments. We will only apply one deductible, per unit, to the total amount of any one loss to the property described above, regardless of the number of assessments.

b. We do not cover assessments charged against you or a corporation or association of property owners by any governmental body.

c. Paragraph **O.** Policy Period under Section **I** – Conditions does not apply to this coverage.

This coverage is additional insurance.

8. Collapse

a. With respect to this Additional Coverage:

(1) Collapse means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its current intended purpose.

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(2) A building or any part of a building that is in danger of falling down or caving in is not considered to be in a state of collapse.

(3) A part of a building that is standing is not considered to be in a state of collapse even if it has separated from another part of the building.

(4) A building or any part of a building that is standing is not considered to be in a state of collapse even if it shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.

b. We insure for direct physical loss to covered property involving collapse of a building or any part of a building if the collapse was caused by one or more of the following:

(1) The Perils Insured Against;

(2) Decay that is hidden from view, unless the presence of such decay is known to an *insured* prior to collapse;

(3) Insect or vermin damage that is hidden from view, unless the presence of such damage is known to an *insured* prior to collapse;

(4) Weight of contents, equipment, animals or people;

(5) Weight of rain which collects on a roof; or

(6) Use of defective material or methods in construction, remodeling or renovation if the collapse occurs during the course of the construction, remodeling or renovation.

c. Loss to an awning, fence, patio, deck, pavement, swimming pool, underground pipe, flue, drain, cesspool, septic tank, foundation, retaining wall, bulkhead, pier, wharf or dock is not included under **b.(2)** through **(6)** above, unless the loss is a direct result of the collapse of a building or any part of a building.

d. This coverage does not increase the limit of liability that applies to the damaged covered property.

9. Glass Or Safety Glazing Material

a. We cover:

(1) The breakage of glass or safety glazing material which is part of a building, storm door or storm window, and covered as Building Additions And Alterations;

(2) The breakage of glass or safety glazing material which is part of a building, storm door or storm window and covered as Building Additions And Alterations when caused directly by earth movement; and

(3) The direct physical loss to covered property caused solely by the pieces, fragments or splinters of broken glass or safety glazing material which is part of a building, storm door or storm window.

b. This coverage does not include loss:

(1) To covered property which results because the glass or safety glazing material has been broken, except as provided in **a.(3)** above; or

(2) On the *residence premises* if the dwelling has been vacant for more than 60 consecutive days immediately before the loss, except when the breakage results directly from earth movement as provided in **a.(2)** above. A dwelling being constructed is not considered vacant.

c. This coverage does not increase the limit of liability that applies to the damaged property.

10. Building Additions And Alterations

We cover under Coverage **C** the building improvements or installations, made or acquired at your expense, to that part of the *residence premises* used exclusively by you. The limit of liability for this coverage will not be more than 10% of the limit of liability that applies to Coverage **C.**

This coverage is additional insurance.

11. Ordinance Or Law

a. You may use up to 10% of the limit of liability that applies to Building Additions And Alterations for the increased costs you incur due to the enforcement of any ordinance or law which requires or regulates:

(1) The construction, demolition, remodeling, renovation or repair of that part of a covered building or other structure damaged by a Peril Insured Against;

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(2) The demolition and reconstruction of the undamaged part of a covered building or other structure, when that building or other structure must be totally demolished because of damage by a Peril Insured Against to another part of that covered building or other structure; or

(3) The remodeling, removal or replacement of the portion of the undamaged part of a covered building or other structure necessary to complete the remodeling, repair or replacement of that part of the covered building or other structure damaged by a Peril Insured Against.

b. You may use all or part of this ordinance or law coverage to pay for the increased costs you incur to remove debris resulting from the construction, demolition, remodeling, renovation, repair or replacement of property as stated in **a.** above.

c. We do not cover:

(1) The loss in value to any covered building or other structure due to the requirements of any ordinance or law; or

(2) The costs to comply with any ordinance or law which requires any *insured* or others, to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, pollutants in or on any covered building or other structure.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

This coverage is additional insurance.

12. Grave Markers

We will pay up to $5,000 for grave markers, including mausoleums, on or away from the *residence premises* for loss caused by a Peril Insured Against.

This coverage does not increase the limits of liability that apply to the damaged covered property.

SECTION I – PERILS INSURED AGAINST

We insure for direct physical loss to the property described in Coverage **C** caused by any of the following perils unless the loss is excluded in Section **I** – Exclusions.

1. Fire Or Lightning

2. Windstorm Or Hail

This peril includes loss to watercraft of all types and their trailers, furnishings, equipment, and outboard engines or motors, only while inside a fully enclosed building.

This peril does not include loss to the property contained in a building caused by rain, snow, sleet, sand or dust unless the direct force of wind or hail damages the building causing an opening in a roof or wall and the rain, snow, sleet, sand or dust enters through this opening.

3. Explosion

4. Riot Or Civil Commotion

5. Aircraft

This peril includes self-propelled missiles and spacecraft.

6. Vehicles

7. Smoke

This peril means sudden and accidental damage from smoke, including the emission or puffback of smoke, soot, fumes or vapors from a boiler, furnace or related equipment.

This peril does not include loss caused by smoke from agricultural smudging or industrial operations.

8. Vandalism Or Malicious Mischief

This peril does not include loss to property on the *residence premises*, and any ensuing loss caused by any intentional and wrongful act committed in the course of the vandalism or malicious mischief, if the dwelling has been vacant for more than 60 consecutive days immediately before the loss. A dwelling being constructed is not considered vacant.

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9. Theft

a. This peril includes attempted theft and loss of property from a known place when it is likely that the property has been stolen.

b. This peril does not include loss caused by theft:

(1) Committed by an *insured*;

(2) In or to a dwelling under construction, or of materials and supplies for use in the construction until the dwelling is finished and occupied;

(3) From that part of a *residence premises* rented by an *insured* to someone other than another *insured*; or

(4) That occurs off the *residence premises* of:

(a) Trailers, semitrailers and campers;

(b) Watercraft of all types, and their furnishings, equipment and outboard engines or motors; or

(c) Property while at any other residence owned by, rented to, or occupied by an *insured*, except while an *insured* is temporarily living there. Property of an *insured* who is a student is covered while at the residence the student occupies to attend school as long as the student has been there at any time during the 45 days immediately before the loss.

10. Falling Objects

This peril does not include loss to the property contained in the building unless the roof or an outside wall of the building is first damaged by a falling object. Damage to the falling object itself is not included.

11. Weight Of Ice, Snow Or Sleet

This peril means weight of ice, snow or sleet which causes damage to the property contained in the building.

12. Accidental Discharge Or Overflow Of Water Or Steam

a. This peril means accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or from within a household appliance.

b. This peril does not include loss:

(1) To the system or appliance from which the water or steam escaped;

(2) Caused by or resulting from freezing except as provided in Peril Insured Against **14.** Freezing;

(3) On the *residence premises* caused by accidental discharge or overflow which occurs away from the building where the *residence premises* is located; or

(4) Caused by mold, fungus or wet rot unless hidden within the walls or ceilings or beneath the floors or above the ceilings of a structure.

c. In this peril, a plumbing system or household appliance does not include a sump, sump pump or related equipment or a roof drain, gutter, downspout or similar fixtures or equipment.

d. Section **I** – Exclusion **3.** Water Damage, Paragraphs **a.** and **c.** that apply to surface water and water below the surface of the ground do not apply to loss by water covered under this peril.

13. Sudden And Accidental Tearing Apart, Cracking, Burning Or Bulging

This peril means sudden and accidental tearing apart, cracking, burning or bulging of a steam or hot water heating system, an air conditioning or automatic fire protective sprinkler system, or an appliance for heating water.

This peril does not include loss caused by or resulting from freezing except as provided in Peril Insured Against **14.** Freezing below.

14. Freezing

a. This peril means freezing of a plumbing, heating, air conditioning or automatic fire protective sprinkler system or of a household appliance but only if you have used reasonable care to:

(1) Maintain heat in the building; or

(2) Shut off the water supply and drain all systems and appliances of water.

However, if the building is protected by an automatic fire protective sprinkler system, you must use reasonable care to continue the water supply and maintain heat in the building for coverage to apply.

b. In this peril, a plumbing system or household appliance does not include a sump, sump pump or related equipment or a roof drain, gutter, downspout or similar fixtures or equipment.

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15. Sudden And Accidental Damage From Artificially Generated Electrical Current

This peril does not include loss to tubes, transistors, electronic components or circuitry that are a part of appliances, fixtures, computers, home entertainment units or other types of electronic apparatus.

16. Volcanic Eruption

This peril does not include loss caused by earthquake, land shock waves or tremors.

SECTION I – EXCLUSIONS

We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of (a) the cause of the excluded event; or (b) other causes of the loss; or (c) whether other causes acted concurrently or in any sequence with the excluded event to produce the loss; or whether the event occurs suddenly or gradually, involves isolated or widespread damage, arises from natural or external forces, or occurs as a result of any combination of these.

1. Ordinance Or Law

Ordinance Or Law means any ordinance or law:

a. Requiring or regulating the construction, demolition, remodeling, renovation or repair of property, including removal of any resulting debris. This Exclusion **1.a.** does not apply to the amount of coverage that may be provided for in **C.11.** Ordinance Or Law under Section **I** – Property Coverages;

b. The requirements of which result in a loss in value to property; or

c. Requiring any *insured* or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, pollutants.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

This Exclusion **1.** applies whether or not the property has been physically damaged.

2. Earth Movement

Earth Movement means:

a. Earthquake, including land shock waves or tremors before, during or after a volcanic eruption;

b. Landslide, mudslide or mudflow;

c. Subsidence or sinkhole; or

d. Any other earth movement including earth sinking, rising or shifting;

caused by or resulting from human or animal forces or any act of nature unless direct loss by fire or explosion ensues and then we will pay only for the ensuing loss.

This Exclusion **2.** does not apply to loss by theft.

3. Water Damage

Water Damage means:

a. Flood, surface water, waves, tidal water, overflow of a body of water, or spray from any of these, whether or not driven by wind;

b. Water or water-borne material which backs up through sewers or drains or which overflows or is discharged from a sump, sump pump or related equipment; or

c. Water or water-borne material below the surface of the ground, including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool or other structure;

caused by or resulting from human or animal forces or any act of nature.

Direct loss by fire, explosion or theft resulting from water damage is covered.

4. Power Failure

Power Failure means the failure of power or other utility service if the failure takes place off the *residence premises*. But if the failure results in a loss, from a Peril Insured Against on the *residence premises*, we will pay for the loss caused by that peril.

5. Neglect

Neglect means neglect of an *insured* to use all reasonable means to save and preserve property at and after the time of a loss.

6. War

War includes the following and any consequence of any of the following:

a. Undeclared war, civil war, insurrection, rebellion or revolution;

b. Warlike act by a military force or military personnel; or

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c. Destruction, seizure or use for a military purpose.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental.

7. Nuclear Hazard

This Exclusion **7.** pertains to Nuclear Hazard to the extent set forth in **L.** Nuclear Hazard Clause under Section **I** – Conditions.

8. Intentional Loss

Intentional Loss means any loss arising out of any act an *insured* commits or conspires to commit with the intent to cause a loss.

In the event of such loss, no *insured* is entitled to coverage, even *insureds* who did not commit or conspire to commit the act causing the loss.

9. Governmental Action

Governmental Action means the destruction, confiscation or seizure of property described in Coverage **C** by order of any governmental or public authority.

This exclusion does not apply to such acts ordered by any governmental or public authority that are taken at the time of a fire to prevent its spread, if the loss caused by fire would be covered under this policy.

SECTION I – CONDITIONS

A. Insurable Interest And Limit Of Liability

Even if more than one person has an insurable interest in the property covered, we will not be liable in any one loss:

1. To an *insured* for more than the amount of such *insured's* interest at the time of loss; or

2. For more than the applicable limit of liability.

B. Duties After Loss

In case of a loss to covered property, we have no duty to provide coverage under this policy if the failure to comply with the following duties is prejudicial to us. These duties must be performed either by you, an *insured* seeking coverage, or a representative of either:

1. Give prompt notice to us or our agent;

2. Notify the police in case of loss by theft;

3. Notify the credit card or electronic fund transfer card or access device company in case of loss as provided for in Additional Coverage **C.6.**;

4. Protect the property from further damage. If repairs to the property are required, you must:

a. Make reasonable and necessary repairs to protect the property; and

b. Keep an accurate record of repair expenses;

5. Cooperate with us in the investigation of a claim;

6. Prepare an inventory of damaged personal property showing the quantity, description, actual cash value and amount of loss. Attach all bills, receipts and related documents that justify the figures in the inventory;

7. As often as we reasonably require:

a. Show the damaged property;

b. Provide us with records and documents we request and permit us to make copies; and

c. Submit to examination under oath, while not in the presence of another *insured*, and sign the same;

8. Send to us, within 60 days after our request, your signed, sworn proof of loss which sets forth, to the best of your knowledge and belief:

a. The time and cause of loss;

b. The interests of all *insureds* and all others in the property involved and all liens on the property;

c. Other insurance which may cover the loss;

d. Changes in title or occupancy of the property during the term of the policy;

e. Specifications of damaged buildings and detailed repair estimates;

f. The inventory of damaged personal property described in **6.** above;

g. Receipts for additional living expenses incurred and records that support the fair rental value loss; and

h. Evidence or affidavit that supports a claim under **C.6.** Credit Card, Electronic Fund Transfer Card Or Access Device, Forgery And Counterfeit Money under

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Section **I** – Property Coverages, stating the amount and cause of loss.

C. Loss Settlement

Covered property losses are settled at actual cash value at the time of loss but not more than the amount required to repair or replace.

D. Loss To A Pair Or Set

In case of loss to a pair or set we may elect to:

1. Repair or replace any part to restore the pair or set to its value before the loss; or

2. Pay the difference between actual cash value of the property before and after the loss.

E. Appraisal

If you and we fail to agree on the amount of loss, either may demand an appraisal of the loss. In this event, each party will choose a competent and impartial appraiser within 20 days after receiving a written request from the other. The two appraisers will choose an umpire. If they cannot agree upon an umpire within 15 days, you or we may request that the choice be made by a judge of a court of record in the state where the *residence premises* is located. The appraisers will separately set the amount of loss. If the appraisers submit a written report of an agreement to us, the amount agreed upon will be the amount of loss. If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will set the amount of loss.

Each party will:

1. Pay its own appraiser; and

2. Bear the other expenses of the appraisal and umpire equally.

Our request for an appraisal or examination will not waive any of our rights.

F. Other Insurance And Service Agreement

If a loss covered by this policy is also covered by:

1. Other insurance, we will pay only the proportion of the loss that the limit of liability that applies under this policy bears to the total amount of insurance covering the loss; or

2. A service agreement, this insurance is excess over any amounts payable under any such agreement. Service agreement means a service plan, property restoration plan, home warranty or other similar service warranty agreement, even if it is characterized as insurance.

G. Suit Against Us

No action can be brought against us unless there has been full compliance with all of the terms under Section **I** of this policy and the action is started within two years after the date of loss.

H. Our Option

If we give you written notice within 30 days after we receive your signed, sworn proof of loss, we may repair or replace any part of the damaged property with material or property of like kind and quality.

I. Loss Payment

We will adjust all losses with you. We will pay you unless some other person is named in the policy or is legally entitled to receive payment. Loss will be payable 60 days after we receive your proof of loss and:

1. Reach an agreement with you;

2. There is an entry of a final judgment; or

3. There is a filing of an appraisal award with us.

J. Abandonment Of Property

We need not accept any property abandoned by an *insured*.

K. No Benefit To Bailee

We will not recognize any assignment or grant any coverage that benefits a person or organization holding, storing or moving property for a fee regardless of any other provision of this policy.

L. Nuclear Hazard Clause

1. "Nuclear Hazard" means any nuclear reaction, radiation, or radioactive contamination, all whether controlled or uncontrolled or however caused, or any consequence of any of these.

2. Loss caused by the nuclear hazard will not be considered loss caused by fire, explosion, or smoke, whether these perils are specifically named in or otherwise included within the Perils Insured Against.

3. This policy does not apply under Section **I** to loss caused directly or indirectly by nuclear hazard, except that direct loss by fire resulting from the nuclear hazard is covered.

M. Recovered Property

If you or we recover any property for which we have made payment under this policy, you or we will notify the other of the recovery. At your option, the property will be returned to or retained

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by you or it will become our property. If the recovered property is returned to or retained by you, the loss payment will be adjusted based on the amount you received for the recovered property.

N. Volcanic Eruption Period

One or more volcanic eruptions that occur within a 72 hour period will be considered as one volcanic eruption.

O. Policy Period

This policy applies only to loss which occurs during the policy period.

P. Concealment Or Fraud

We provide no coverage to any *insureds* under this policy if, whether before or after a loss, an *insured* has:

1. Intentionally concealed or misrepresented any material fact or circumstance;

2. Engaged in fraudulent conduct; or

3. Made false statements;

relating to this insurance.

Q. Loss Payable Clause

If the Declarations show a loss payee for certain listed insured personal property, the definition of *insured* is changed to include that loss payee with respect to that property. We will adjust all losses only with you.

If we decide to cancel or not renew this policy, that loss payee will be notified in writing.

R. Maintenance of Premises Alarm or Fire Protection System

We acknowledge the installation of an alarm system and/or automatic sprinkler system approved by us on the *residence premises*. You agree to maintain this system or systems, for which we have granted a credit, in working order and to let us know promptly of any change, including removal, made to the system(s).

SECTION II – LIABILITY COVERAGES

A. Coverage E – Personal Liability

If a claim is made or a suit is brought against an *insured* for damages because of *bodily injury* or *property damage* caused by an *occurrence* to which this coverage applies, we will:

1. Pay up to our limit of liability for the damages for which an *insured* is legally liable. Damages include prejudgment interest awarded against an *insured*; and

2. Provide a defense at our expense by counsel of our choice, even if the suit is groundless, false or fraudulent. We may investigate and settle any claim or suit that we decide is appropriate. **We are not obligated to defend after we have paid, or offered to pay, an amount equal to the limit of our liability.**

B. Coverage F – Medical Payments To Others

We will pay the necessary medical expenses that are incurred or medically ascertained within three years from the date of an accident causing *bodily injury*. Medical expenses means reasonable charges for medical, surgical, x-ray, dental, ambulance, hospital, professional nursing, prosthetic devices and funeral services. This coverage does not apply to you or regular residents of your household except *residence employees*. As to others, this coverage applies only:

1. To a person on the *insured location* with the permission of an *insured*; or

2. To a person off the *insured location*, if the *bodily injury*:

a. Arises out of a condition on the *insured location* or the ways immediately adjoining;

b. Is caused by the activities of an *insured*;

c. Is caused by a *residence employee* in the course of the *residence employee's* employment by an *insured*; or

d. Is caused by an animal owned by or in the care of an *insured*.

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SECTION II – EXCLUSIONS

A. ***Motor Vehicle Liability***

1. Coverages **E** and **F** do not apply to any *motor vehicle liability* if, at the time and place of an *occurrence*, the involved *motor vehicle*:

a. Is registered for use on public roads or property;

b. Is not registered for use on public roads or property, but such registration is required by a law, or regulation issued by a government agency, for it to be used at the place of the *occurrence*; or

c. Is being:

(1) Operated in, or practicing for, any prearranged or organized race, speed contest or other competition;

(2) Rented to others;

(3) Used to carry persons or cargo for a charge; or

(4) Used for any *business* purpose except for a motorized golf cart while on a golfing facility.

2. If Exclusion **A.1.** does not apply, there is still no coverage for *motor vehicle liability* unless the *motor vehicle* is:

a. In dead storage on an *insured location*;

b. A riding lawn mower used to service residential premises and not used in any manner or at any time for any *business* purpose;

c. any other motorized land conveyance while being used to service the *insured location*, and not used in any manner or at any time for any *business* purpose;

d. Designed to assist the handicapped and, at the time of an *occurrence*, it is:

(1) Being used to assist a handicapped person; or

(2) Parked on an *insured location*;

e. Designed for recreational use off public roads and:

(1) Not owned by an *insured*; or

(2) Owned by an *insured* provided the *occurrence* takes place on an *insured location* as defined in Definitions **B. 6.a., b., d., e.** or **h.**;

f. A motorized golf cart that is owned by an *insured*, designed to carry up to 4 persons, not built or modified after manufacture to exceed a speed of 25 miles per hour on level ground and, at the time of an *occurrence*, is within the legal boundaries of:

(1) A golfing facility and is parked or stored there, or being used by an *insured* to:

(a) Play the game of golf or for other recreational or leisure activity allowed by the facility;

(b) Travel to or from an area where *motor vehicles* or golf carts are parked or stored; or

(c) Cross public roads at designated points to access other parts of the golfing facility; or

(2) A private residential community, including its public roads upon which a motorized golf cart can legally travel, which is subject to the authority of a property owners association and contains an *insured's* residence; or

g. A battery powered conveyance designed primarily for use by children.

B. ***Watercraft Liability***

1. Coverages **E** and **F** do not apply to any *watercraft liability* if, at the time of an *occurrence*, the involved watercraft is being:

a. Operated in, or practicing for, any prearranged or organized race, speed contest or other competition. This exclusion does not apply to a sailing vessel or a predicted log cruise;

b. Rented to others;

c. Used to carry persons or cargo for a charge; or

d. Used for any *business* purpose.

2. If Exclusion **B.1.** does not apply, there is still no coverage for *watercraft liability* unless, at the time of the *occurrence*, the watercraft:

a. Is stored;

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b. Is a sailing vessel, with or without auxiliary power, that is:

(1) Less than 26 feet in overall length; or

(2) 26 feet or more in overall length and not owned by or rented to an *insured*; or

c. Is not a sailing vessel and is powered by:

(1) An inboard or inboard-outdrive engine or motor, including those that power a water jet pump,, of:

(a) 50 horsepower or less and not owned by an *insured*; or

(b) More than 50 horsepower and not owned by or rented to an *insured*; or

(2) One or more outboard engines or motors.

Horsepower means the maximum power rating assigned to the engine or motor by the manufacturer.

C. *Aircraft Liability*

This policy does not cover *aircraft liability*.

D. *Hovercraft Liability*

This policy does not cover *hovercraft liability*.

E. Coverage E – Personal Liability And Coverage F – Medical Payments To Others

Coverages **E** and **F** do not apply to the following:

1. Expected Or Intended Injury

Bodily injury or *property damage* which is expected or intended by any *insured*, or may reasonably be expected to result from the intentional acts of any *insured*, even if the resulting *bodily injury* or *property damage*:

a. Is of a different kind, quality or degree than initially expected or intended;

b. Is sustained by a different person, entity, real or personal property, than initially expected or intended; or

c. Resulting from the criminal acts of any *insured.*

However, this Exclusion **E.1.** does not apply to *bodily injury* resulting from the use of reasonable force by an *insured* to protect persons or property;

2. Business

a. *Bodily injury* or *property damage* arising out of or in connection with a *business* conducted from an *insured location* or engaged in by an *insured*, whether or not the *business* is owned or operated by an *insured* or employs an *insured*.

This Exclusion **E.2.** applies but is not limited to an act or omission, regardless of its nature or circumstance, involving a service or duty rendered, promised, owed, or implied to be provided because of the nature of the *business*.

b. This Exclusion **E.2.** does not apply to:

(1) The rental or holding for rental of an *insured location*;

(a) On an occasional basis if used only as a residence;

(b) In part for use only as a residence, unless a single family unit is intended for use by the occupying family to lodge more than two roomers or boarders; or

(c) In part, as an office, school, studio or private garage; and

(2) An *insured* under the age of 21 years involved in a part-time or occasional, self-employed *business* with no employees;

3. Professional Services

Bodily injury or *property damage* arising out of the rendering of or failure to render professional services;

4. *Insured's* Premises Not An *Insured Location*

Bodily injury or *property damage* arising out of a premises:

a. Owned by an *insured*;

b. Rented to an *insured*; or

c. Rented to others by an *insured*;

that is not an *insured location*;

5. War

Bodily injury or *property damage* caused directly or indirectly by war, including the following and any consequence of any of the following:

a. Undeclared war, civil war, insurrection, rebellion or revolution;

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b. Warlike act by a military force or military personnel; or

c. Destruction, seizure or use for a military purpose.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental;

6. Communicable Disease

Bodily injury or *property damage* which arises out of the transmission of a communicable disease by an *insured*;

7. Sexual Molestation, Corporal Punishment Or Physical Or Mental Abuse

Bodily injury or *property damage* arising out of sexual molestation, corporal punishment or physical or mental abuse; or

8. Controlled Substance

Bodily injury or *property damage* arising out of the use, sale, manufacture, delivery, transfer or possession by any person of a Controlled Substance as defined by the Federal Food and Drug Law at 21 U.S.C.A. Sections 811 and 812. Controlled Substances include but are not limited to cocaine, LSD, marijuana and all narcotic drugs. However, this exclusion does not apply to the legitimate use of prescription drugs by a person following the orders of a licensed physician.

9. Lead and/or Asbestos

Bodily injury or *property damage* resulting directly or indirectly from lead and/or asbestos or any product containing lead and/or asbestos. This exclusion applies to any *insured* or anyone for whom the *insured* may be held legally liable.

Additionally, we will not pay for the cost or expense of clean-up, removal, testing, monitoring, containment, treatment or any other costs associated with the presence of lead and/or asbestos.

Exclusions **A.** *Motor Vehicle Liability*, **B.** *Watercraft Liability*, **C.** *Aircraft Liability*, **D.** *Hovercraft Liability* and **E.4.** *Insured's* Premises Not An *Insured Location* do not apply to *bodily injury* to a *residence employee* arising out of and in the course of the *residence employee's* employment by an *insured*.

F. Coverage E – Personal Liability

Coverage **E** does not apply to:

1. Liability:

a. For any loss assessment charged against you as a member of an association, corporation or community of property owners, except as provided in **D.** Loss Assessment under Section **II** – Additional Coverages;

b. Under any contract or agreement entered into by an *insured*. However, this exclusion does not apply to written contracts:

(1) That directly relate to the ownership, maintenance or use of an *insured location*; or

(2) Where the liability of others is assumed by you prior to an *occurrence*;

unless excluded in **a.** above or elsewhere in this policy;

2. *Property damage* to property owned by an *insured*. This includes costs or expenses incurred by an *insured* or others to repair, replace, enhance, restore or maintain such property to prevent injury to a person or damage to property of others, whether on or away from an *insured location*;

3. *Property damage* to property rented to, occupied or used by or in the care of an *insured*. This exclusion does not apply to *property damage* caused by fire, smoke or explosion;

4. *Bodily injury* to any person eligible to receive any benefits voluntarily provided or required to be provided by an *insured* under any:

a. Workers' compensation law;

b. Non-occupational disability law; or

c. Occupational disease law;

5. *Bodily injury* or *property damage* for which an *insured* under this policy:

a. Is also an insured under a nuclear energy liability policy issued by the:

(1) Nuclear Energy Liability Insurance Association;

(2) Mutual Atomic Energy Liability Underwriters;

(3) Nuclear Insurance Association of Canada;

or any of their successors; or

b. Would be an insured under such a policy but for the exhaustion of its limit of liability; or

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6. *Bodily injury* to you or an *insured* as defined under Definitions **5.a.** or **b.**

This exclusion also applies to any claim made or suit brought against you or an *insured*:

a. To repay; or

b. Share damages with;

another person who may be obligated to pay damages because of *bodily injury* to an *insured*.

7. Liability for punitive or exemplary damages awarded against an *insured.*

G. Coverage F – Medical Payments To Others

Coverage **F** does not apply to *bodily injury*:

1. To a *residence employee* if the *bodily injury*:

a. Occurs off the *insured location*; and

b. Does not arise out of or in the course of the *residence employee's* employment by an *insured*;

2. To any person eligible to receive benefits voluntarily provided or required to be provided under any:

a. Workers' compensation law;

b. Non-occupational disability law; or

c. Occupational disease law;

3. From any:

a. Nuclear reaction;

b. Nuclear radiation; or

c. Radioactive contamination;

all whether controlled or uncontrolled or however caused; or

d. Any consequence of any of these; or

4. To any person, other than a *residence employee* of an *insured*, regularly residing on any part of the *insured location*.

SECTION II – ADDITIONAL COVERAGES

We cover the following in addition to the limits of liability:

A. Claim Expenses

We pay:

1. Expenses we incur and costs taxed against an *insured* in any suit we defend;

2. Premiums on bonds required in a suit we defend, but not for bond amounts more than the Coverage **E** limit of liability. We need not apply for or furnish any bond;

3. Reasonable expenses incurred by an *insured* at our request, including actual loss of earnings (but not loss of other income) up to $250 per day, for assisting us in the investigation or defense of a claim or suit; and

4. Interest accruing after a judgment is entered in any suit we defend. The interest will be paid only on damages covered by this policy and which do not exceed the limit of our liability. Our duty to pay interest ends when we offer to pay that part of the judgment which does not exceed our limit of liability for this coverage.

B. First Aid Expenses

We will pay expenses for first aid to others incurred by an *insured* for *bodily injury* covered under this policy. We will not pay for first aid to an *insured*.

C. Damage To Property Of Others

1. We will pay, at replacement cost, up to $1,000 per *occurrence* for *property damage* to property of others caused by an *insured*.

2. We will not pay for *property damage*:

a. To the extent of any amount recoverable under Section **I;**

b. Caused intentionally by an *insured* who is 13 years of age or older;

c. To property owned by an *insured*;

d. To property owned by or rented to a tenant of an *insured* or a resident in your household; or

e. Arising out of:

(1) A *business* engaged in by an *insured*;

(2) Any act or omission in connection with a premises owned, rented or controlled by an *insured*, other than the *insured location*; or

(3) The ownership, maintenance, occupancy, operation, use, loading or

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unloading of aircraft, hovercraft, watercraft or *motor vehicles*.

This exclusion **e.(3)** does not apply to a *motor vehicle* that:

(a) Is designed for recreational use off public roads;

(b) Is not owned by an *insured*; and

(c) At the time of the *occurrence*, is not required by law, or regulation issued by a government agency, to have been registered for it to be used on public roads or property.

D. Loss Assessment

1. We will pay up to $1,000 for your share of loss assessment charged against you, as owner or tenant of the *residence premises*, during the policy period by a corporation or association of property owners, when the assessment is made as a result of:

a. *Bodily injury* or *property damage* not excluded from coverage under Section **II** – Exclusions; or

b. Liability for an act of a director, officer or trustee in the capacity as a director, officer or trustee, provided such person:

(1) Is elected by the members of a corporation or association of property owners; and

(2) Serves without deriving any income from the exercise of duties which are solely on behalf of a corporation or association of property owners.

2. Paragraph **I.** Policy Period under Section **II** – Conditions does not apply to this Loss Assessment Coverage.

3. Regardless of the number of assessments, the limit of $1,000 is the most we will pay for loss arising out of:

a. One accident, including continuous or repeated exposure to substantially the same general harmful condition; or

b. A covered act of a director, officer or trustee. An act involving more than one director, officer or trustee is considered to be a single act.

4. We do not cover assessments charged against you or a corporation or association of property owners by any governmental body.

SECTION II – CONDITIONS

A. Limit Of Liability

Our total liability under Coverage **E** for all damages resulting from any one *occurrence* will not be more than the Coverage **E** limit of liability shown in the Declarations. This limit is the same regardless of the number of *insureds*, claims made or persons injured. All *bodily injury* and *property damage* resulting from any one accident or from continuous or repeated exposure to substantially the same general harmful conditions shall be considered to be the result of one *occurrence*.

Our total liability under Coverage **F** for all medical expense payable for *bodily injury* to one person as the result of one accident will not be more than the Coverage **F** limit of liability shown in the Declarations.

B. Severability Of Insurance

This insurance applies separately to each *insured*. This condition will not increase our limit of liability for any one *occurrence*.

C. Duties After *Occurrence*

In case of an *occurrence*, you or another *insured* will perform the following duties that apply. We have no duty to provide coverage under this policy if your failure to comply with the following duties is prejudicial to us. You will help us by seeing that these duties are performed:

1. Give written notice to us or our agent as soon as is practical, which sets forth:

a. The identity of the policy and the Named Insured shown in the Declarations;

b. Reasonably available information on the time, place and circumstances of the *occurrence*; and

c. Names and addresses of any claimants and witnesses;

2. Cooperate with us in the investigation, settlement or defense of any claim or suit;

3. Promptly forward to us every notice, demand, summons or other process relating to the *occurrence*;

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4. At our request, help us:

a. To make settlement;

b. To enforce any right of contribution or indemnity against any person or organization who may be liable to an *insured*;

c. With the conduct of suits and attend hearings and trials; and

d. To secure and give evidence and obtain the attendance of witnesses;

5. With respect to **C.** Damage To Property Of Others under Section **II** – Additional Coverages, submit to us within 60 days after the loss, a sworn statement of loss and show the damaged property, if in an *insured's* control;

6. No *insured* shall, except at such *insured's* own cost, voluntarily make payment, assume obligation or incur expense other than for first aid to others at the time of the *bodily injury*.

D. Duties Of An Injured Person – Coverage F – Medical Payments To Others

1. The injured person or someone acting for the injured person will:

a. Give us written proof of claim, under oath if required, as soon as is practical; and

b. Authorize us to obtain copies of medical reports and records.

2. The injured person will submit to a physical exam by a doctor of our choice when and as often as we reasonably require.

E. Payment Of Claim – Coverage F – Medical Payments To Others

Payment under this coverage is not an admission of liability by an *insured* or us.

F. Suit Against Us

1. No action can be brought against us unless there has been full compliance with all of the terms under this Section **II.**

2. No one will have the right to join us as a party to any action against an *insured*.

3. Also, no action with respect to Coverage **E** can be brought against us until the obligation of such *insured* has been determined by final judgment or agreement signed by us.

G. Bankruptcy Of An *Insured*

Bankruptcy or insolvency of an *insured* will not relieve us of our obligations under this policy.

H. Other Insurance

This insurance is excess over other valid and collectible insurance except insurance written specifically to cover as excess over the limits of liability that apply in this policy.

I. Policy Period

This policy applies only to *bodily injury* or *property damage* which occurs during the policy period.

J. Concealment Or Fraud

We do not provide coverage to an *insured* who, whether before or after a loss, has:

1. Intentionally concealed or misrepresented any material fact or circumstance;

2. Engaged in fraudulent conduct; or

3. Made false statements;

relating to this insurance.

SECTIONS I AND II – CONDITIONS

A. Liberalization Clause

If we make a change which broadens coverage under this edition of our policy without additional premium charge, that change will automatically apply to your insurance as of the date we implement the change in your state, provided that this implementation date falls within 60 days prior to or during the policy period stated in the Declarations.

This Liberalization Clause does not apply to changes implemented with a general program revision that includes both broadenings and restrictions in coverage, whether that general program revision is implemented through introduction of:

1. A subsequent edition of this policy; or

2. An amendatory endorsement.

B. Waiver Or Change Of Policy Provisions

A waiver or change of a provision of this policy must be in writing by us to be valid. Our request

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for an appraisal or examination will not waive any of our rights.

C. Cancellation

1. You may cancel this policy at any time by returning it to us or by letting us know in writing of the date cancellation is to take effect**.**

2. We may cancel this policy only for the reasons stated below by letting you know in writing of the date cancellation takes effect. This cancellation notice may be delivered to you, or mailed to you at your mailing address shown in the Declarations. Proof of mailing will be sufficient proof of notice.

a. When you have not paid the premium, we may cancel at any time by letting you know at least 10 days before the date cancellation takes effect. If you pay by check or electronic funds transfer and the bank does not honor your check or the withdrawal, such denied payment will not constitute payment of the premium.

b. When this policy has been in effect for less than 60 days and is not a renewal with us, we may cancel for any reason by letting you know at least 10 days before the date cancellation takes effect.

c. When this policy has been in effect for 60 days or more, or at any time if it is a renewal with us, we may cancel for the following reasons or for any other reason as allowed by law:

(1) If there has been a material misrepresentation of fact which if known to us would have caused us not to issue the policy; or

(2) If the risk has changed substantially since the policy was issued.

This can be done by letting you know at least 30 days before the date cancellation takes effect.

d. When this policy is written for a period of more than one year, we may cancel for any reason at anniversary by letting you know at least 30 days before the date cancellation takes effect.

3. When this policy is canceled, the premium for the period from the date of cancellation to the expiration date will be refunded pro rata.

4. If the return premium is not refunded with the notice of cancellation or when this policy is returned to us, we will refund it within a reasonable time after the date cancellation takes effect.

D. Nonrenewal

We may elect not to renew this policy. We may do so by delivering to you, or mailing to you at your mailing address shown in the Declarations, written notice at least 30 days before the expiration date of this policy. Proof of mailing will be sufficient proof of notice.

E. Assignment

Assignment of this policy will not be valid unless we give our written consent.

F. Subrogation

An *insured* may waive in writing before a loss all rights of recovery against any person. If not waived, we may require an assignment of rights of recovery for a loss to the extent that payment is made by us.

If an assignment is sought, an *insured* must sign and deliver all related papers and cooperate with us.

Subrogation does not apply to Coverage **F** or Paragraph **C.** Damage To Property Of Others under Section **II** – Additional Coverages.

If we made a payment under this policy and the person to or for whom payment is made recovers damages from another, that person will hold in trust for us the proceeds of the recovery and reimburse us to the extent of our payment.

We have no duty to provide coverage under this policy if your failure to comply with this condition is prejudicial to us.

G. Death

If any person named in the Declarations or the spouse, if a resident of the same household, dies, the following apply:

1. We insure the legal representative of the deceased but only with respect to the premises and property of the deceased covered under the policy at the time of death; and

2. *Insured* includes:

a. An *insured* who is a member of your household at the time of your death, but only while a resident of the *residence premises*; and

b. With respect to your property, the person having proper temporary custody of the property until appointment and qualification of a legal representative.

H. Additional Insured(s)

If the Declarations name an additional insured(s), definition **5.** which defines *insured* is

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extended to include the person or organization named in the Declarations, but only with respect to:

1. Coverage **A** – Dwelling and Coverage **B** – Other Structures; and
2. Coverage **E** – Personal Liability and Coverage **F** – Medical Payments to Others but only with respect to *bodily injury* or *property damage* arising out of the ownership, maintenance or use of the *residence premises*.

This coverage does not apply to *bodily injury* to an *employee*, *residence employee* or a temporary employee furnished to the *insured* to substitute for a permanent *residence employee* arising out of or in the course of the employee's employment by the person or organization.

If we decide to cancel or not to renew this policy, the person or organization named in the Declarations will be notified in writing.

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MUTUALS MEMBERSHIP AND VOTING NOTICE

You are a member of SECURA INSURANCE, a Mutual Company of Appleton, Wisconsin, and are entitled to vote, in person or by proxy, at our meetings. The Annual Meeting is held in our Home Office at 2401 South Memorial Drive, in the City of Appleton, Wisconsin, the last Monday of April, in each year, at 1:30 P.M.

MUTUALS PARTICIPATING CLAUSE WITHOUT CONTINGENT LIABILITY

No Contingent Liability. This policy is nonassessable. You are a member of the company and shall participate, as determined by the Board of Directors and subject to law, in the distribution of any dividends.

In Witness Whereof, We have caused this policy to be executed and attested. If required by statute, it is countersigned by our authorized representative.

Secretary

President & CEO



SECURA
INSURANCE COMPANIES

SECURA Insurance, A Mutual Company
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