

### **GENERAL INFORMATION**

Homeowner's insurance is not required by law in Hawaii. Your lender, however, may require insurance on your home for the duration of your mortgage. Homeowner's insurance provides protection for your dwelling, personal property, and on-site buildings if damaged or destroyed by a covered peril. Perils are events (i.e. fire and explosion) which cause damage to property. Aside from property coverage for your home and outbuildings, each policy usually contains four additional coverages: personal property, additional living expenses, personal liability, and medical payments.

This guide provides a general overview of homeowner's insurance in Hawaii and is not intended to replace reviewing your policy. Keep in mind, insurers may have varying definitions of policy language and charge different rates for the same coverage. We encourage you to review your policy with your insurance agent to ensure your current provisions best suit your coverage needs.

### **TYPES OF HOMEOWNER'S INSURANCE POLICY FORMS**

While coverage descriptions may vary, most insurers use one or more of the following policy forms. Comprehensive Form (HO-5), not listed, provides the broadest coverage but is uncommon.

	HOMEOWNER'S POLICY FORMS	RENTER'S POLICY FORM	UNIT-OWNER'S POLICY FORM	
BASIC FORM (HO-1)	BROAD FORM (HO-2)	SPECIAL FORM (HO-3)	CONTENTS BROAD FORM (HO-4)	CONDO OWNERS FORM (HO-6)
Named peril coverage: fire, lightning, windstorm excluding hurricane, hail, explosion, vandalism or malicious mischief, damage by vehicles, aircraft and riots. Since few homeowners select this limited policy, many insurers no longer offer Form HO-1.	In addition to the Basic Form (HO-1) coverages, this form also insures a home and personal property for collapse or damage from falling trees and other objects, and (under certain conditions) from steam and water damage.	covered for the same perils as the Broad Form (HO-2).	This policy provides renters personal property protection against the same perils as the Broad Form (HO-2) and includes personal liability protection. Unlike the other policy forms, the renter's HO-4 form only incorporates coverages C through F.	This condominium and townhouse unit owners form offers coverage for personal property and interior finishes. The condo association typically purchases a separate policy that covers the building (including common walls and grounds) and associated liability.

### **POLICY COVERAGES**

Every homeowner's policy (except for HO-4) includes the following six coverages. If your policy's standard coverage is inadequate, endorsements may offer specialized coverage to meet your needs.

	_ Cove	erage A:	Covers main house damage. The coverage limit is typically set at or near the replacement cost of the home. For Condo Unit-Owners (HO-6), limit usually the declared value by insured.
	<u>Cove</u>	erage <b>B</b> :	Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
			Covers damage to or loss of personal property.
Ľ	Cove	erage <b>D</b> :	Covers additional living expenses (incurred by the insured) to continue the "normal" standard of living when the house cannot be occupied due to a covered loss.
:	Cove	erage E:	Covers personal liability exposures. Protects against a claim/lawsuit resulting from (non-auto & non-business) bodily injury or property damage to others caused by your negligence.
	ຄັ <u>Cove</u>	erage F:	Regardless of who is at fault, this coverage pays for reasonable medical expenses for persons (other than you or residing family members) accidentally injured on your property.

### **TYPES OF VALUATION**

**Replacement cost** is the amount necessary to replace, rebuild, or repair your home/property without deducting for depreciation. Depreciation is the decrease in an asset's value due to age, obsolescence, and/or "wear and tear." Many insurers require policyholders to insure their homes for at least 80% of its replacement value.

Actual cash value (ACV) is the cost to replace, rebuild, or repair your home/property after deducting for depreciation. Most homeowner policies cover personal property on an ACV basis.

## PREMIUM DEVELOPMENT CONSIDERATIONS (VARIES BY INSURER)

Your premium may be based on, but not limited to, the following factors: type of construction, loss prevention devices, public protection class, deductible level, amount of insurance, and policy form.

## **BUYING INSURANCE FOR YOUR HOME**

The key to insurance comparison shopping is identifying your desired deductible levels, coverage limits and provisions before getting premium quotes. Once your ideal policy parameters are selected, the quotes you receive should be on an "apples to apples" comparative basis. After obtaining multiple premium quotes, your personal preference dictates the importance of the following considerations: premium cost, service and financial stability. Generally, financial ratings from reputable sources (i.e. A.M. Best and Moody's) indicate an insurance company's financial "heath" and ability to pay claims. Note: if your agent only represents one insurance company, you may need to contact an independent agent to obtain competing quotes.

# SAMPLE ANNUAL RENTERS (TENANT) INSURANCE PREMIUMS - OAHU



# The Hawaii Insurance Division of the Department of Commerce and Consumer Affairs provides this sample premium comparison of licensed insurance companies transacting Homeowners insurance in Hawaii as part of our continuing effort to assist and educate consumers.

	OAHU - S	SAMPLE ANN	UAL REN	TERS PREM	NUMS		OAHU - SAMPLE ANNUAL RENTERS HURRICANE PREMIUMS											
HO PO	LICY (HO-4) ASSUMPTIONS			DWELLING (	CHARACTE	RISTICS				Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For information								
Coverage C	: \$40,000 (Replacement)	Year Built:	1972		2008		2000				pout homeowner's hurricane ins							
Ď	20% of Coverage C	Construction:	Wood (Si	ngle-wall)	Wood ( <b>Do</b>	uble-wall)	Masonry	(CMU)										
Section II	: \$310,000	Roof:	Hip, aspha	alt shingle	Gable, asp	halt shingle	Flat, torche	ed membrane		Н	IURRICANE POLICY		DWELLING CHARACTE	RISTICS (same as REN	TERS)			
Deductible	\$500	Elevation:	15' above	sea-level	15' above	sea-level	15' above	sea-level		Contents Co	overage: \$40,000	Construction:	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)			
		Add'l Factors:	Primary re	sidence	Primary re	sidence	Primary re	esidence		De	ductible: DED (below)	Wind R Devices:	None	Hurricane roof clips	Hurricane roof clips			
Rates effec	tive as of December 1, 2018		No claims	in 5 yrs.	No claims in 5 yrs.		No claims	in 5 yrs.		Rates effective	ve as of December 1, 2018	R = Resistive		Foundation anchors				
NAIC	Insurance Company		Public Pro	tection Class*		ection Class*		tection Class*	[	NAIC	Insurance Company	DED	Premium (\$)	Premium (\$)	Premium (\$)			
Co. Code			3	10	3	10	3	10		Co. Code								
29068	IDS Property Casualty Insurance		43	43	43	43	23	23			Hawaiian Insurance & Guraranty C		97	33	23			
12502	DB Insurance Co.,Ltd.		115	201	115	201	103	153		10861	Universal Property & Casualty Inst		52	44	23			
25143	State Farm Fire and Casualty Compan	•	120	132	120	132	120	132		25180	Stillwater Insurance Company	2%	45	45	20			
12873	Privilege Underwriters Reciprocal Exch	•	152	260	152	260	145	242		12573	Centauri Specialty Insurance Com		160	50	50			
10861	Universal Property & Casualty Insurance	ice Company	154 174	296 347	154 174	296 347	141 158	227 263		12873 25143	Privilege Underwriters Reciprocal		194 55	51 55	49 49			
41726 10805	American Pacific Insurance Company		174	347 357	174	347 357	156	263		11026	State Farm Fire and Casualty Con Zephyr Insurance Company, Inc.	10 any 2% 2%	55 168	55 56	49 56			
41742	First Insurance Company of Hawaii, Lto		175	357	175	379	172	200		25941	United Services Automobile Assoc		63	63	63			
15598	Interinsurance Exchange of the Autom		202	226	202	226	202	226		25968	USAA Casualty Insurance Co	2%	63	63	63			
41734	First Indemnity Insurance of Hawaii, In		202	404	202	404	184	306		18600	USAA General Indemnity Compan		63	63	63			
41726	First Fire and Casualty Insurance of Ha		203	404	203	404	184	306		21253	Garrison Property and Casualty In	,	63	63	63			
26298	Metropolitan Property & Casualty Ins C		205	232	205	232	205	232		12502	DB Insurance Co.,Ltd.	2%	148	65	58			
23035	Liberty Mutual Fire Ins Co		216	243	216	243	216	243		37273	AXIS Insurance Company	2%	160	75	75			
25180	Stillwater Insurance Company		218	238	218	238	218	238		20338	Palomar Specialty Insurance Com		178	89	77			
28487	Farmers Insurance Hawaii, Inc.		220	449	220	449	197	337		15598	Interinsurance Exchange of the Au		198	94	65			
10759	Universal North America Ins Co		228	415	228	415	208	321		10799	GeoVera Insurance Company	2%	174	100	100			
11689	Island Premier Insurance Company, Lt	td.	228	443	228	443	207	335		10887	Coastal Select Insurance Compan	y 2%	133	100	100			
37265	DTRIC INSURANCE COMPANY, LTD		241	462	241	462	217	352		10759	Universal North America Ins Co	2%	202	100	100			
22853	Tradewind Insurance Company, Limite	ed	254	492	254	492	229	373		11932	White Pine Insurance Company	2%	110	110	110			
19232	Allstate Insurance Company		256	287	256	287	256	287		25623	The Phoenix Insurance Co	2%	172	172	172			
12767	Hawaiian Insurance & Guraranty Comp	pany Ltd.	262	492	262	492	239	378		25658	The Travelers Indemnity Company		172	172	172			
22845	Island Insurance Company, Limited		297	580	297	580	270	439		29068	IDS Property Casualty Insurance	5%	193	193	193			
18600	USAA General Indemnity Company		302	302	302	302	302	302		13056	RLI Insurance Company	2%	558	540	452			
28401	American National P&C Ins Co		307	307	307	307	307	307										
25941	United Services Automobile Associatio	on	309	309	309	309	309	309										
21105	North River Insurance Co.		312	538	312	538	285	455										
21113	United States Fire Insurance Co.	0	351	611	351	611	318	514										
21253	Garrison Property and Casualty Insura	ance Company	358 358	358 358	358 358	358 358	358 358	358 358										
25968 13056	USAA Casualty Insurance Co RLI Insurance Company		356 401	356 804	356 401	356 804	356	518										
31348	Crum & Forster Indemnity Co		401	824	401	824	433	695										
20281	Federal Ins Co		678	1225	678	1225	678	1225										
20346	Pacific Indemnity Co		678	1225	678	1225	678	1225										
25658	The Travelers Indemnity Company		889	1720	889	1720	806	1305										
25623	The Phoenix Insurance Co		889	1720	889	1720	806	1305										
									П									
									П									
DNW = Does	Not Write																	
					QA	HU - SAMP	LE RENTE	ERS WITH HI	URF	RICANE COV	/ERAGE INCLUDED							
								-		cteristics Sam								

					Assu	nptions and	Dwelling Cl	racteristics Same as Above	
NAIC Co. Code	Insurance Company	Public Prot	ection Class*	Public Prot	ection Class*	Public Prote	ection Class*		
30104	Hartford Underwriters Insurance Company Bankers Standard Ins Co	741 951	1333 1853	741 951	1333 1853	667 860	1118 1627	These sample premiums INCLUDE Hurricane coverage	

### SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE RENTERS PREMIUM

Your Renters insurance premium may be affected by, but not limited to, the following considerations: coverage limits, deductible levels, loss preventative devices (i.e. security system) and previous claims. Each insurer may have unique rating factors associated with these risk classifications so your current or quoted premium could vary from these sample indications. Please contact your agent to obtain quotes that account for your home's specific attributes and desired coverage provisions.

### **\*WHAT IS A PUBLIC PROTECTION CLASSIFICATION?**

Public Protection Classification (PPC) is a rating criterion that measures a community's fire protection capabilities. PPC community grading is based on Fire Department characteristics, available water supply, and communication system. The majority of Oahu properties are classified as a **PPC 3**. If you live in Tantalus or Waialua, please contact your agent to verify your property's classification. Generally, dwellings located more than 5 road miles from a recognized fire station and 1000 feet from a 4" hydrant are a PPC 10.

# SAMPLE ANNUAL RENTERS (TENANT) INSURANCE PREMIUMS - NEIGHBOR ISLAND



The Hawaii Insurance Division of the Department of Commerce and Consumer Affairs provides this sample premium comparison of licensed insurance companies transacting Homeowners insurance in Hawaii as part of our continuing effort to assist and educate consumers.

	NEIGHBOR ISLAND - SAMPLE ANNUAL RENTERS PREMIUMS														NEIGHBOR ISLAND - SAMPLE ANNUAL HURRICANE PREMIUM												
P	ENTERS POLICY (HO-4) ASSUMPTIONS							DWELLI		DACTE	DISTIC	ASSIIM		•						ł	Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For information about homeowner's hurricane insurance, please visit www.hawaii.qov/dcca/ins/hurricane-insurance.html						
								-						-						_				8			
Coverage C: \$40,000 (Replacement)						evel	Year Built	-	-	-	ove sea-le	evel		<u>ilt</u> : 2000		<u>on</u> : 15' ab	ove sea-	level			CANE POLICY ASSUMPTIONS			STICS (same as HOMEC			
	: 20% of Coverage C	Construction: Wood (Single-wall)											Contruction: Masonry (CMU)							Coverage \$40,000	Construction:	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)			
Deductible		Roof: Hi												Roof: Flat, torched membrane									Wind R Devices:	None	Hurricane roof clips	Hurricane roof clips	
Rates effect	tive as of December 1, 2018	<u>Add'l</u> : Pr						Add'l: Primary residence, no claims in 5 yrs.						Add": Primary residence, no claims in 5 yrs.								ctive as of: 12/1/2018	R = Resistive		Foundation anchors		
NAIC	Insurance Company			lic Prote	ection Cl					ic Proteo					-	olic Prote	ection C	-			NAIC	Insurance Company	, 8	Premium (\$)	Premium (\$)	Premium (\$)	
Co. Code	inculance company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10	C	Co. Code	insurance company	Ü	r rennann (¢)	i reinium (\$)	Trennam (¢)	
29068	IDS Property Casualty Insurance	19	19	43	19	19	19	19	19	43	19	19	19	10	10	23	10	10	10		12767	Hawaiian Insurance & Guraranty	Company Ltd. 2%	102	36	25	
12502	DB Insurance Co.,Ltd.	115	116	118	138	164	201	115	116	118	138	164	201	105	107	108	108	133	153		10861	Universal Property & Casualty Insura	ance Company 2%	52	44	23	
25143	State Farm Fire and Casualty Company	120	124	124	128	132	132	120	124	124	128	132	132	120	124	124	128	132	132		25180	Stillwater Insurance Company	2%	45	45	20	
41726	First Security Insurance	177	180	180	211	280	347	150	180	180	211	280	347	159	161	164	165	229	263		12573	Centauri Specialty Insurance Com		160	50	50	
12873	Privilege Underwriters Reciprocal Exchange	152	152	152	174	188	260	152	152	152	174	188	260	145	145	145	165	177	242		12873	Privilege Underwriters Reciprocal		194	51	49	
10861	Universal Property & Casualty Insurance Company	156	157	159	185	241	296	156	157	159	185	241	296	142	143	145	146	199	227		25143	State Farm Fire and Casualty Cor	mpany 2%	55	55	49	
10805	American Pacific Insurance Company	176	178	181	214	285	357	176	178	181	214	285	357	160	162	162	163	232	268		11026	Zephyr Insurance Company, Inc.	2%	168	56	56	
41742	First Insurance Company of Hawaii, Ltd.	193	196	197	231	305	379	193	196	197	231	305	379	173	176	179	180	250	287		25941	United Services Automobile Assoc	ciation 2%	63	63	63	
26298	Metropolitan Property & Casualty Ins Co	205	214	214	224	232	232	205	214	214	224	232	232	205	214	214	224	232	232		25968	USAA Casualty Insurance Co	2%	63	63	63	
41734	First Indemnity Insurance of Hawaii, Inc.	206	209	210	246	326	404	206	209	210	246	326	404	185	188	191	192	267	306		18600	USAA General Indemnity Compar	ער 2%	63	63	63	
41726	First Fire and Casualty Insurance of Hawaii, Inc.	206	209	210	246	326	404	206	209	210	246	326	404	185	188	191	192	267	306		21253	Garrison Property and Casualty Ir		63	63	63	
15598	Interinsurance Exchange of the Automobile Club	207	213	214	214	226	226	207	213	214	214	226	226	207	213	214	214	226	226		12502	DB Insurance CoLtd.	2%	148	65	58	
23035	Liberty Mutual Fire Ins Co	216	224	224	232	243	243	216	224	224	232	243	243	216	224	224	232	243	243		37273	AXIS Insurance Company	2%	160	75	75	
25180	Stillwater Insurance Company	218	218	218	218	238	238	218	218	218	218	238	238	218	218	218	218	238	238		20338	Palomar Specialty Insurance Com		178	89	77	
28487	Farmers Insurance Hawaii, Inc.	222	224	226	269	359	449	222	224	226	269	359	449	199	202	204	206	291	337		15598	Interinsurance Exchange of the Automo		198	94	65	
10759	Universal North America Ins Co	228	228	228	264	340	415	228	228	228	264	340	415	208	208	208	208	283	321		10799	GeoVera Insurance Company	2%	174	100	100	
11689	Island Premier Insurance Company, Ltd.	228	228	228	270	356	443	228	228	228	270	356	443	207	207	200	207	293	335		10887	Coastal Select Insurance Company		133	100	100	
37265	DTRIC INSURANCE COMPANY, LTD	241	241	241	241	374	462	241	241	241	241	374	462	217	217	217	217	306	352		10759	Universal North America Ins Co	2%	202	100	100	
22853	Tradewind Insurance Company, Limited	254	254	254	301	396	492	254	254	254	301	396	492	229	229	229	229	324	373		11932	White Pine Insurance Company	2%	110	110	110	
12767	Hawaiian Insurance & Guraranty Company Ltd.	262	262	262	307	400	492	262	262	262	307	400	492	239	239	239	239	331	378		25623	The Phoenix Insurance Co	2%	172	172	172	
19232	Allstate Insurance Company	263	271	272	273	287	285	263	271	272	273	287	285	263	271	233	273	287	285		25658	The Travelers Indemnity Company		172	172	172	
22845	Island Insurance Company, Limited	203	297	297	353	465	580	203	297	297	353	465	580	203	270	272	270	382	439		29068	IDS Property Casualty Insurance	y 2 %	190	190	190	
18600	USAA General Indemnity Company	297	297	297	298	298	298	297	297	297	298	298	298	298	298	270	298	298	298		13056	RLI Insurance Company	2%	563	545	456	
	United Services Automobile Association			296 306		298 306		298 306	298 306	296 306	298 306	296 306	298 306	298 306	298 306		298 306	296 306	298		13030	RLI Insurance Company	2%	503	545	400	
25941		306	306		306		306									306											
28401	American National P&C Ins Co	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307								
21105	North River Insurance Co.	312	312	312	312	440	538	312	312	312	312	440	538	285	285	285	285	397	455								
21113	United States Fire Insurance Co.	351	351	351	351	498	611	351	351	351	351	498	611	318	318	318	318	449	514								
21253	Garrison Property and Casualty Insurance Company	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355								
25968	USAA Casualty Insurance Co	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355								
13056	RLI Insurance Company	406	409	413	490	647	804	406	409	413	490	647	804	314	316	321	324	450	518								
31348	Crum & Forster Indemnity Co	476	476	476	476	671	824	476	476	476	476	671	824	433	433	433	433	606	695								
20281	Federal Ins Co	874	874	979	979	1225	1225	874	874	979	979	1225	1225	874	874	979	979	1225									
20346	Pacific Indemnity Co	874	874	979	979	1225	1225	874	874	979	979	1225	1225	874	874	979	979	1225	1225								
25623	The Phoenix Insurance Co	889	889	889	1057	1387	1720	889	889	889	1057	1387	1720	806	806	806	806	1139									
25658	The Travelers Indemnity Company	889	889	889	1057	1387	1720	889	889	889	1057	1387	1720	806	806	806	806	1139	1305								

	OAHU - SAMPLE RENTERS WITH HURRICANE COVERAGE INCLUDED															NE CO					
	Assumptions and Dwelling Characteristics Same as Above																				
NAIC	Insurance Company		Public Protection Class*						Public Protection Class*						Pub	lic Prot	ection C	lass*			
Co. Code	Insurance Company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10		These sample premiums INCLUDE Hurricane coverage
10111	American Bankers Ins Co of Florida	261	261	261	26	1 26	1 261	261	261	261	261	261	261	261	261	261	261	261	261	<<<<<	
30104	Hartford Underwriters Insurance Company	741	741	741	74	1 108	1 1333	741	741	741	741	1081	1333	667	667	667	667	963	1118	<<<<<	
18279	Bankers Standard Ins Co	951	951	951	113	149	2 1853	951	951	951	1131	1492	1853	860	860	860	1041	1357	1627	<<<<<	

#### SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE HOMEOWNERS PREMIUM

The premium cost of your Renters insurance policy may be affected by, but not limited to, the following considerations: coverage limits, deductible levels, loss preventative devices (i.e. security system) and previous claims. Each insurance company may have unique rating factors associated with these risk classifications so your current or quoted premium could vary from these sample indications. Please contact your insurance agent to obtain quotes that account for your home's specific attributes and desired coverage provisions.

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Public Protection Classification (PPC) is a rating criterion that measures a community's fire protection capabilities. PPC community grading is based on Fire Department characteristics, available water supply, and communication system. Generally, dwellings located more than 5 road miles from a recognized fire station and 1000 feet from a 4" hydrant are a PPC 10. For the neighbor islands, PPC grades vary by island and community. Please contact your insurance agent to obtain the PPC associated with your property location.