



DWELLING, LANDLORDS AND FARM FIRE GENERAL POLICY PROVISIONS AGREEMENT

We will provide the insurance described in this policy during the policy period, in return for **your** compliance with all of the **terms** and provisions of this policy. The policy consists of this Agreement, the Declarations, Supplemental Declarations (if any), the General Policy Provisions, Causes of Loss sections and any forms and endorsements made part of it, including any State mandated endorsements. Each part is subject to all of the policy **terms** relating to it including the **terms** applicable to the entire policy.

Endorsements attached to this policy which increase existing coverage or add new coverage may result in a premium increase. Electing increased deductibles, coverage limiting endorsements or exclusionary endorsements may result in a reduction of premium.

It is recommended that **you** read and understand this contract and retain it for future reference. The Table of Contents shows the policy format. The coverage(s) **you** selected are shown on the Declarations Page or other attachments comprising a part of this policy.

TABLE OF CONTENTS

Agreement.....	page 1
General Policy Provisions.....	page 1-11
Definitions.....	page 1-2
Principal Coverages	page 2-4
Incidental Coverages.....	page 4
Exclusions That Apply to Your Policy	page 4-6
How Much We Pay for Loss or Claim.....	page 6-7
Payment of Loss or Claim.....	page 7
What You Must do in Case of Loss or Claim	page 7-8
Conditions Applicable to All Coverages.....	page 8-11
Covered Causes of Loss.....	page Att.
Replacement Cost Provision (when applicable)	page Att.
Farm Coverages (when applicable)	page Att.
Endorsements (when applicable).....	page Att.

GENERAL POLICY PROVISIONS

Definitions-these definitions apply to this policy.

1. The words **you** or **your** refers to the person or entity shown as named **insured** on the Declarations Page. It includes any additional **insured** but only with respect to Principal Coverages A and B and only for the **insured premises**.
2. The words **we**, **us** or **our** refers to the Insurance Company named on the Declaration Page.
3. **Business** means a trade, profession or other occupation including farming, all whether full or part time. It does not include the rental or holding for rent of any part of the **insured premises**.
4. **Insured** means **you** or **your** legal representative. However, **your** legal representative is an **insured** only with respect to property covered by this insurance.
 - a. If **you** are an individual and the **residence** is **your** primary dwelling, **your** spouse and relatives and any persons under the age of 21 in **your** care are **insureds**; provided that all such persons are regular residents of **your** household.
 - b. Each person or entity listed on the Declaration Page is a separate **insured** under this policy, but this does not increase **our** amount of insurance under this policy.
5. **Insured premises** means the **residence** described on the Declarations Page including Related Private Structures and the grounds at the described location.
6. **Motorized vehicle** means any self-propelled land or amphibious vehicle (regardless of horsepower, number of wheels or method of surface contact) including parts and equipment. This does not include small motorized equipment for the service of the **insured premises**, such as power lawn mowers and snowblowers. The following categories of **motorized vehicles** have specific meaning as used in this policy.
 - a. **Motor vehicle** means a **motorized vehicle**, trailer or semi-trailer (including any attached machinery or apparatus):

- 1) subject to *motor vehicle* registration; or
 - 2) designed for use or travel on public roads.
- b. **Recreational motor vehicle** means a *motorized vehicle* (other than a *motor vehicle* as defined above), trailer, or attached apparatus, designed or used for recreation, vacation or leisure time activities.
7. **Pollutant** 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.
8. **Residence** means the one to four family house or a one or two family mobile home owned by the *insured* and located on the *insured premises*.
9. **Terms** means Provisions, Limitations, Exclusions and Definitions as used in this policy and any forms or endorsements attached.

PRINCIPAL COVERAGES

Coverage A-Residence (when applicable)

This policy covers the *residence* on the *insured premises* including additions, built-in components and fixtures.

1. **We** cover building materials and supplies located on the *insured premises* for use in construction of or to the *residence*.
2. **We** cover permanently installed carpeting, stoves, refrigerators and appliances furnished with those parts of the *insured premises you* rent to others.

Coverage A does not cover:

1. outdoor antennas (including satellite systems), their lead-in wiring, accessories, masts and towers except as provided under Incidental Coverages.
2. trees, shrubs, plants and lawns except as provided under Incidental Coverages.
3. land, including the land on which the property is located. This includes costs of excavating, removing, grading or filling land, or water in or on that land.
4. pools, piers, wharves, docks, underground pipes, flues, conduit and drains, and retaining walls that are not part of the building.

Coverage B-Related Private Structures on the Premises

(applicable only when Coverage A is in force)

You may apply up to 10% of the Coverage A amount of insurance to Coverage B, any payment under this option reduces the Coverage A amount of insurance for the same loss.

This policy covers related private structures on the *insured premises* which are not attached to *your residence*. (Structures connected to the *residence* by only a fence, utility line, or similar connection are considered to be related private structures). This coverage includes fences, driveways, sidewalks and other permanently installed outdoor yard fixtures.

We cover building materials and supplies located on the *insured premises* for use in construction of or to related private structures.

Coverage B does not cover:

1. structures designed or used for *business*; (however, this exclusion does not apply to structures rented, held for rental or otherwise used solely for private, non-commercial garage purposes).
2. outdoor antennas (including satellite systems), their lead-in wiring, accessories, masts and towers, except as provided under Incidental Coverages.
3. trees, shrubs, plants and lawns, except as provided under Incidental Coverages.
4. land, including the land on which the property is located. This includes costs of excavating, removing, grading or filling land, or water in or on that land.
5. pools, piers, wharves, docks, underground pipes, flues, conduit and drains, and retaining walls that are not part of the building.

Coverage C-Personal Property (when applicable)

1. **While on the Insured Premises**-This policy covers Personal Property owned or used by an *insured*. At *your* option, the personal property of guests and *domestic employees* is covered while on that portion of the *insured premises* occupied exclusively by an *insured*.
2. **While Away From the Insured Premises**-**You** may apply up to 10% of the Coverage C amount of insurance, not to exceed \$2,500, to cover Personal Property owned or used by an *insured*, while away from the *insured premises*, anywhere in the world. This does not increase the Coverage C amount of insurance.
3. **Change of Location**-When *you* move to another location where *you* intend to permanently reside:

- a. the Coverage C amount of insurance applies pro-rata at each location for 30 days from the date **you** begin to move but not extending past the expiration date of the policy; and
- b. property in transit is covered against direct loss by covered causes of loss for an amount up to 10% of Coverage C amount of insurance.

When **you** move, this change of location coverage applies in place of **your** coverage for property while away from the **insured premises**.

4. Limitations on Certain Property-These special limits do not increase the Coverage C amount of insurance. The special limit for each category below is the total amount for all loss to all property in that category.

- a. \$100 on money, banknotes, bullion, gold other than goldware, silver other than silverware, platinum, coins, medals and numismatic properties;
- b. \$500 on securities, commercial paper, stamps, philatelic property, tickets, accounts, deeds, evidences of debt, passports, manuscripts, unpublished works and other valuable papers; (commercial paper means drafts, checks, certificates of deposit and notes other than banknotes, including negotiable orders of withdrawal);
- c. \$500 on jewelry, watches, precious and semi-precious stones, gems and furs;
- d. \$500 on grave markers;
- e. \$500 on guns and gun accessories;
- f. \$500 on watercraft including their trailers, equipment, accessories and outboard motors;
- g. \$1,000 on silverware, goldware, pewterware and items plated with gold or silver; or
- h. \$2,500 on **motorized vehicles** used exclusively to service the **insured premises** or those designed and used exclusively to assist the handicapped and not licensed for use on public roads.

The following property is covered only while on the **insured premises** and is limited to the amount stated:

- i. \$500 on **business** property of any **insured**; or
- j. \$500 on dismantled camper bodies and trailers not used with watercraft.

5. Personal Property not covered-Coverage C does not cover:

- a. property covered by any scheduled insurance;
- b. animals, insects, birds and fish;
- c. **motorized vehicles** including their parts and equipment, except those vehicles used exclusively to service the **Insured premises** and those designed and used exclusively to assist the handicapped, subject to Limitations on Certain Property;
- d. aircraft, including their parts and equipment;
- e. **business** property away from the **insured premises**;
- f. property of roomers, boarders and tenants who are not **insureds**;
- g. outdoor antennas (including satellite systems), their lead-in wiring, accessories, masts and towers, except as provided under Incidental Coverages;
- h. losses that result from any credit card or fund transfer card; or
- i. any device, accessories or antennas designed for reproducing, receiving, transmitting recording or playing back data, sound or picture (or any film, tape, wire, record or other media designed for use with such device) which may be operated from the electrical system of a **motorized vehicle**, farm equipment or watercraft while in or on a **motorized vehicle**, farm equipment or watercraft.

Coverage D - Additional Living Expense or Loss of Rent Coverage

You may apply up to 10% of the Coverage A or 20% of Coverage C, amount of insurance (which ever is applicable) to Coverage D. Any payment under this coverage reduces the Coverage A or Coverage C amount of insurance for the same loss. **You** may recover either Additional Living Expense or Loss of Rents, at **your** option. The period of time is not limited by the policy period.

Under Coverage D **we** pay:

1. The reasonable and necessary increase in living expense **you** incur to maintain the normal standard of living of **your** household if the portion of the **insured premises** containing **your** household is made unfit for occupancy by a covered loss. **We** pay only for the period of time reasonably required to make the **insured premises** fit for occupancy or to settle **your** household in new quarters, whichever is less.
2. The reasonable and necessary increase in **your** living expense or loss of rents for a period of up to two weeks if the **premises** immediately adjoining the **insured premises** are damaged by a covered cause of loss insured by this policy and **you** are prohibited by act of Civil Authority from using the **insured premises**. **We** will pay the fair rental value of that part of the **insured premises** that **you** rent, or hold for rental, to others if damage by a covered cause of loss makes that part unfit for its normal use. **We** pay only for the period of time reasonably required to make that part fit for occupancy. Loss of rents covers only those expenses which necessarily continue during the repairs and it does not include any loss or expense due to cancellation of any lease or rental agreement.

Coverage E-Farm Personal Property

This coverage (provided only when an amount of insurance and a premium charge is shown for the coverage on the Declarations) is described in the farm forms attached to this policy.

Coverage F-Farm Structures

This coverage (provided only when an amount of insurance and a premium charge is shown for the coverage on the Declarations) is described in the farm forms attached to this policy.

INCIDENTAL COVERAGES

This policy provides the following Incidental Coverages. These Incidental Coverages are subject to all of the *terms* of the applicable Principal Coverages A, B, or C. These Incidental Coverages do not increase the amount of insurance stated for the Principal Coverages.

1. Removal

a. Emergency Removal

- 1) **We** pay for loss to covered property while removed from the *insured premises* for preservation from damage from covered causes of loss. Such property is covered against direct loss from causes of loss, not otherwise excluded or limited by this policy, for the first five days. It is covered against loss from covered causes of loss for an additional 25 days. This coverage does not extend past the expiration date of the policy.
- 2) **We** pay up to \$250 towing charge to move a covered mobile home endangered by a covered cause of loss.

b. Debris Removal

- 1) **We** will pay the reasonable costs to remove the debris of covered property after an insured loss.
- 2) **We** will pay the reasonable costs to remove ash, dust or particulate matter from a volcanic action that caused direct loss to covered buildings or covered property within a building.

We do not pay for these costs:

- 1) To extract *pollutants* from land or water; or
- 2) To remove, restore or replace polluted land or water.

2. Trees, Plants, Shrubs and Lawns

You may apply up to 5% of the Coverage A amount of insurance to cover trees, shrubs, plants and lawns on the *insured premises*. **We** pay only for loss caused by the following covered causes of loss: Fire, Lightning, Explosion and (if insured under this policy) Riot, Civil Commotion, Aircraft, Vehicles not owned or operated by **you** or by an occupant of the *insured premises*, and Vandalism. **We** do not pay more than \$250 for any one tree, plant or shrub including the cost of removing the debris of the covered item.

We do not cover trees, shrubs, plants and portions of lawn:

- a. grown for *business* purposes; or
- b. located more than 250 feet from the *residence* on the *insured premises*.

3. Tenant's Improvements and Betterments-If **you** are a tenant, **you** may apply up to 10% of the Coverage C amount of insurance to cover direct loss by covered causes of loss to permanent fixtures, alterations, improvements and additions installed on the *insured premises* and made or acquired at **your** expense. Any payment under this option reduces the Coverage C amount of insurance for the same loss.

4. Outdoor Antenna Coverage-**We** pay up to \$500 for direct loss by covered causes of loss to outdoor antennas, including their lead-in wiring, accessories, masts and towers. Any payment under this option reduces the Coverage B amount of insurance for the same loss.

EXCLUSIONS THAT APPLY TO YOUR POLICY

We do not pay for loss or damage caused directly or indirectly by any of the following; such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. For other Exclusions, Limitations and Property Not Covered which may affect **your** policy, see Principal Coverages, Incidental Coverages, and other endorsements added to **your** policy.

1. **Business Interruption**-means loss resulting from the interruption of *business*.

2. **Delay or Loss of Market**.

3. **Dishonest or Criminal Acts**-means loss caused by or resulting from any dishonest or criminal act by **you**, any of **your** partners, employees, directors, trustees, authorized representatives or anyone, to whom **you** entrust property for any purpose:

- a. acting alone or in collusion with others; or
- b. whether or not occurring during the hours of employment, this exclusion does not apply to acts of destruction by **your** employees; but theft by an employee is not covered.

4. **Earth Movement of Any Kind**-includes any earth movement (other than sinkhole collapse), such as earthquake, landslide, mudflow, or earth sinking, rising or shifting. But, if loss or damage by fire or explosion results, *we* will pay for the resulting loss or damage.
5. **Faulty, Inadequate or Defective:**
 - a. Planning, zoning, development, surveying, siting;
 - b. Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;
 - c. Materials used in repair, construction, renovation or remodeling; or
 - d. Maintenance of part or all of any property on or off the *insured premises*.
6. **Governmental Action**-This means the destruction, confiscation or seizure of property described in Coverage A, B, C, E or F 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 have been covered under this policy.
7. **Intentional Loss**-This means any loss arising out of any act an *insured* commits or conspires to commit with the intention 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.
However, this exclusion will not apply to decline payment to an *insured* who did not cooperate in or contribute to causing the loss if the loss:
 - a. would otherwise be covered property under Coverages A, B, or C; and
 - b. results from abuse to that *insured* who is otherwise innocent by another *insured*.
 Regarding this provision, abuse means:
 - 1) to attempt to cause or intentionally, knowingly or recklessly cause damage to covered property in order to make another person fearful or to dominate the behavior of another person; or
 - 2) abuse as it is defined in the Pennsylvania Protection From Abuse Act.
 When a payment under this provision is made to an *insured* who did not cooperate in or contribute to causing the loss, payment of the loss to the *insured* is limited to that *insured's* insurable interest in the property and in no event will *we* pay more than the available amount of insurance.
8. **Neglect**-means neglect by an *insured* to use all reasonable means to save and preserve covered property when endangered by a covered cause of loss.
9. **Nuclear Clause**-*We* do not cover loss or damage caused by nuclear reaction, nuclear radiation or radioactive contamination, all whether directly or indirectly resulting from a covered loss under this policy. But, if loss or damage by fire results, *we* will pay for the resulting loss or damage.
10. **Ordinance or Law**-means loss or increased cost resulting from enforcement of any code, ordinance or law regulating the use, construction, repair or demolition of a building or other structure, including the cost of removing its debris. When breakage of glass is covered by this policy, *we* pay to replace the damaged glass with safety glazing where required by code, ordinance or law.
11. **Power Interruption**-means loss caused by the interruption of power or other utility services resulting from any cause, whether insured under this policy or not, if the interruption takes place away from the *insured premises*. *We* pay for loss to covered property by power interruption as the direct result of damage to covered property on *premises* caused by a covered cause of loss.
12. **War**-means undeclared war, civil war, insurrection, rebellion, warlike act by a military force or military personnel, or destruction, seizure or use of property for a military purpose. It includes any consequence of any of these. Discharge of a nuclear weapon shall be deemed a warlike act even if accidental.
13. **Water Damage**-means loss caused by:
 - a. flood, surface water, waves, tides, tidal water, tidal waves or overflow of a body of water or spray from any these, all whether wind driven or not;
 - b. water which backs up through sewers or drains;
 - c. water below the surface of the ground pressing on, flowing or seeping through:
 - 1) foundations, walls, floors or paved surfaces;
 - 2) basements, whether paved or not; or
 - 3) swimming pools or other structures.
 But if loss or damage by fire or explosion results, *we* will pay for that resulting loss or damage.
14. **Wear and Tear**-This includes damage caused by marring, deterioration, inherent vice, latent defects, mechanical breakdown, rust, wet or dry rot, corrosion, mold, contamination or smog unless loss or damage arises from a cause of loss covered by this policy.
15. **Weather Conditions**-this exclusion only applies if weather conditions contribute in any way with an exclusion of a cause of loss listed above that is applicable to the loss.

HOW MUCH WE PAY FOR LOSS OR CLAIM

Settlement of property losses covered by this policy shall be made in accordance with the following provisions:

1. **Property losses will be settled on the basis of the lesser of the following amounts:**
 - a. The applicable limit of insurance;
 - b. The amount of *your* interest in the property;
 - c. The actual cash value of the property at the time of the loss including an appropriate deduction for depreciation, however caused;
 - d. The cost of repairing or replacing the property with materials of equivalent kind and quality to the extent practicable;
 - e. The amount computed after applying the deductible or other limitation applicable to the loss;
 - f. (Applies to mobile homes only at *your* option) the amount equal to the difference between the actual cash value of the property immediately before the loss and its actual cash value immediately after the loss; or
 - g. When applicable, *we* will settle property losses under the *terms* and conditions of the Replacement Cost Provision.
2. **Additional Provisions**-Notwithstanding any other provisions of this policy, the provisions of the appraisal clause set out in the Standard Fire Policy and the provisions set forth in the Pennsylvania Insurance Law, including determinations rendered thereunder as to the amount of loss or damage, shall be binding on all parties to the contract of insurance evidenced by this policy.
3. **Deductible**-The deductible applies to the following:
 - a. Coverage A—*Residence*
 - b. Coverage B—Related Private Structures
 - c. Coverage C—Personal Property
 - d. Incidental Coverages
 - e. All additional property coverages added by endorsement. The deductible applies to all covered causes of loss unless otherwise stated in the Declarations or any endorsement.
 - 1) *We* pay only that part of the loss over the deductible stated in the Declarations or endorsement. Not more than one deductible applies per loss, but:
 - a) If this policy covers more than one building, the deductible applies separately to each building.
 - b) If this policy covers only *business* or personal property, the deductible applies separately to such property in each building.
 - 2) If coverage is otherwise restricted by Special Amounts of Insurance, *our* liability must be separately computed under both the deductible and the Special Amount of Insurance, *we* pay the lesser of the two amounts.
 - 3) If a different deductible amount applies separately to *your* building and to the property within the building, the higher of the deductibles shall apply to a loss.
4. **Insurance Under More Than One Coverage**-if more than one coverage of this policy insures the same loss, *we* pay no more than the actual claim, loss or damage sustained.
5. **Insurance Under More Than One Policy.**
 - a. *You* may have other insurance subject to the same plan, *terms*, conditions and provisions as the insurance under this policy. If *you* do, *we* will pay *our* share of the covered loss or damage. *Our* share is the proportion that the applicable Amount of Insurance under this policy bears to the amount of all insurance covering on the same basis.
 - b. If there is other insurance covering the same loss or damage, other than that described in (a) above, *we* will pay only the amount of covered loss or damage in excess of the amount due from that other insurance, whether *you* can collect on it or not. But, *we* will not pay more than the applicable Amount of Insurance.
6. **Loss to a Pair or Set**-If there is a covered loss to an article which is part of a pair or set, *we* will elect to:
 - a. Pay the cost to repair or replace any part to restore the pair or set to its pre-loss value; or
 - b. Pay the difference in the actual cash value of the pair or set just before the loss and the actual cash value just after the loss.
7. **Restoration of Amount of Insurance**-any loss *we* pay under this policy does not reduce the Amount of Insurance applying to a later loss.
8. **Tenant's Improvements and Betterments**-If there is a covered loss, *we* will pay either a, b or c:
 - a. The actual cash value of loss if the property is repaired or replaced, within a reasonable time, at *your* expense.
 - b. A portion of *your* original cost if *you* do not make repairs. The payment will be at that same proportion as the unexpired days bears to the original number of days granted by *your* lease. If *your* lease contains a renewal option, the expiration of the renewal option period will replace the expiration of the lease in this procedure.
 - c. Nothing, if others pay for repairs or replacement.

PAYMENT OF LOSS OR CLAIM

1. **Our Options**
 - a. **We** have the option to:
 - 1) pay the loss in money; or
 - 2) rebuild, repair or replace with property of equivalent kind and quality, to the extent practicable, within a reasonable time. **We** must give **you** notice of **our** intentions within 15 working days after **we** receive an acceptable proof of loss.
 - b. **We** may take all or any part of the damaged property at the agreed or appraised value. Any property paid for or replaced shall become **our** property.
2. **Your Property-We** will adjust all losses with **you**. A covered loss will be payable after a conforming Sworn Statement in Proof of Loss is received, and the amount of loss has been established by written agreement with **you** or by the filing of an appraisal award with **us**. Payment will be to **you** unless another loss payee is named in the policy.
3. **Property of Others**-Losses to property of others may be adjusted with **you**. **We** reserve the right to adjust with and pay to the owners. Payment to the owners satisfies **our** obligation to **you** for loss of this property. **We** may also choose to defend **you** against any suits arising from claims by the owners of the property.
4. **Liens for Unpaid Taxes-We** will adjust fire loss claims in accordance with the provisions of the Pennsylvania statutes Title 40 Section 638 in a municipality that has adopted ordinances establishing procedures for the payment of such claims or losses.

WHAT YOU MUST DO IN CASE OF LOSS OR CLAIM

1. **Notice**
 - a. In case of a loss or if **you** become aware of anything that indicates that there might be a claim under this policy, **you** must:
 - 1) Promptly give **us** or **our** agent notice (in writing if requested);
 - 2) Promptly notify the police when the act causing the loss is also a violation of the Law.
 - b. The notice to **us** must state:
 - 1) **your** name, the kind of policy, policy number, and the time, place and circumstances of the loss; and
 - 2) Names and addresses of all known or potential claimants and witnesses.
2. **Protect Property-You** must take all reasonable steps to protect covered property at and after a covered loss to avoid further damage. **We** pay for repairs which are reasonable and necessary to protect the property from further damage, provided **you** keep an accurate record of such expenses. These payments do not increase the amount of insurance otherwise applicable to the loss.
3. **Exhibit Property-You** must exhibit the damaged property and permit inspections as often as **we** reasonably request.
4. **Cooperation-You** must cooperate with **us** in performing all of the acts required by this policy.
5. **Proof of Loss-You** must submit to **us** a Sworn Statement in Proof of Loss signed and sworn to by **you**, within 60 days of **our** request. The Sworn Statement in Proof of Loss will set forth, to the best of **your** knowledge and belief, the following information:
 - a. The time, origin and cause of loss;
 - b. **Your** interest, and that of all others, in the property involved and all mortgages or liens on the covered property;
 - c. All other contracts of insurance covering any of the property involved;
 - d. Any change in title, use or occupancy of the property during the policy period;
 - e. All available plans and specifications of the damaged property, including fixtures and machinery a part thereof;
 - f. Detailed estimates of repair of the damage establishing the actual cash value of each item and the amount of loss claimed; and
 - g. If requested, an inventory of damaged personal property showing in detail the quantity, description, cost, actual cash value and amount of loss. **You** must attach to the inventory copies of all bills, receipts and related documents that substantiate the inventory.
6. **Volunteer Payments-You** must not, except at **your** own cost, voluntarily make any payments, assume any obligations, pay or offer any rewards, or incur any other expenses.
7. **Additional Duties-Each insured**, at **our** request, will separately:
 - a. Submit to examination under oath, at such times as may be reasonably required, about any matter relating to this insurance or **your** claim, including **your** books and records. In such event, **your** answers must be signed;
 - b. Produce records, including tax returns and bank microfilms of all canceled checks, relating to value, loss and expenses and permit copies and extracts to be made of them as often as **we** reasonably request; and
 - c. Assist in enforcing any right of recovery which **you** may have against any party causing the loss.

CONDITIONS APPLICABLE TO ALL COVERAGES

In addition to the policy *terms*, which are contained in other sections of this policy, the following conditions also apply.

1. **Abandonment of Property**-*We* may take the property, or any part of it, at the agreed or appraised value, but an *insured* may not abandon the covered property to *us* unless *we* specifically agree.
2. **After-death Continuation of Basic Property Insurance**-Insurance under this policy shall be continued in the circumstances set forth below and shall end at whichever is later:
 - a. For 180 days after *your* death without regard to the policy period shown in the Declarations, unless *your* premises and *your* property covered by the policy on the date of *your* death are sold prior to that date; or
 - b. Until the policy period shown in the Declarations ends, unless *your* premises and *your* property covered by the policy on the date of *your* death are sold prior to the date when the policy period ends.

Continuation of coverage after *your* date of death is subject to all of the policy provisions which include payment of the premium due for the policy period set forth on the Declarations page and for any applicable extension of that period. Continuation of coverage after *your* death is subject to the definition set forth above in the definitions section of this policy of who is an *insured* if *you* die while covered under this policy.

3. **Appraisal**-If *you* and *we* do not agree on the cost to repair or replace, actual cash value of or amount of loss to covered property when loss occurs, either party may demand that these amounts be determined by appraisal. If either makes a written demand for appraisal, each shall notify the other of the appraiser's identity within 20 days of the written demand. The two appraisers will then select a competent, impartial umpire. If the two appraisers are unable to agree upon an umpire within 15 days, *you* or *we* can ask a judge of a court of record in the state where the property is located to select an umpire. The appraisers will then determine the amount of the damage stating separately and in detail: The cost to repair or replace, actual cash value of, and the amount of loss to each building item and item of personal property. If the appraisers submit a written report of any agreement to *us*, the amount agreed upon will be the amount of damage or value. If the appraisers fail to agree within a reasonable time, they will submit only their differences to the umpire. Written agreement so itemized and signed by any two of these three, sets the cost to repair or replace, actual cash value of and amount of loss to each item. Each appraiser will be paid by the party selecting that appraiser. Other expenses of the appraisal and the compensation of the umpire will be paid equally by *you* and *us*.

4. **Assignment**-This policy may not be assigned without the written consent of the company.

5. **Bankruptcy of an Insured**-Bankruptcy or insolvency of an *insured* does not relieve the company of *our* obligations under this policy.

6. **Cancellation and Nonrenewal**

- a. **Cancellation**

- 1) **When You May Cancel**-*You* may cancel this policy at any time by returning the policy to *us* or by notice in writing stating the date cancellation is to become effective.
- 2) **When We May Cancel**-*We* may cancel this policy for the reasons set forth below by notice in writing to *you* at the address shown on the declarations stating the date when cancellation takes effect. The cancellation notice may be delivered or mailed to *you* at the stated mailing address on the policy or at a forwarding address. Delivery of the cancellation notice by *us* to *you* at the stated mailing address on the policy or at a forwarding address shall be equivalent to mailing. Proof of mailing is acceptable proof of notice.

We may cancel the policy under the following conditions:

- a) **New Policy** -If this is a new policy which has been in effect less than 60 days and is not a renewal, *we* may cancel for any reason by giving the required notice to *you* at least 30 days before cancellation is effective. A renewal of a policy issued by *us* is not a new policy.
- b) **After 60 Days**-If this policy has been in effect 60 days or more or is a renewal of a policy issued by *us*, *we* may cancel only for one or more of the reasons set forth below by giving the required notice to *you* at least 30 days before cancellation is effective. The reasons are:
 - (1) The policy was obtained through fraudulent statements, misrepresentation, omissions or concealment of fact material to the acceptance of the risk or to the hazard assumed by the company;
 - (2) There has been a substantial change or increase in hazard in the risk assumed by the company subsequent to the date the policy was issued;
 - (3) There is a substantial increase in hazards insured against by reason of willful or negligent acts or omissions by the *insured*;
 - (4) The *insured* has failed to pay any premium when due whether such premium is payable directly to the company or its agent or indirectly under any premium finance plan or extension of credit; or
 - (5) For any other reasons approved by the Commissioner pursuant to rules and regulations promulgated by the Commissioner.

Note that this provision does not apply when *you* have demonstrated to the company or to *our* agent that *you* want the policy to be cancelled.

We refund premium for the unexpired term of the cancelled policy on a pro-rata basis. Where applicable, any return premium due to *you*, will be refunded at the time of cancellation or as soon as practical in a reasonable time. Any unearned premium amounts under \$5.00 will be refunded only on *your* request. Payment or tender of the unearned premium is not a condition of cancellation.

- b. **Nonrenewal** – *We* may not nonrenew this policy except for the reasons set forth above in the cancellation provision. *We* may not renew *your* policy for one or more of the reasons set forth above by mailing notice in writing to *you* at the address shown on the declarations or to a forwarding address at least 30 days before the expiration date of the policy.

Note that this provision does not apply when the company has indicated a willingness to renew the policy and *you* have failed to pay the premium by the due date; or

You have demonstrated to the company or to *our* agent that *you* do not want the policy to be renewed.

Delivery of the cancellation notice by *us* to *you* at the stated mailing address on the policy or at a forwarding address shall be equivalent to mailing.

- c. **Automatic Termination**-This policy automatically terminates on its expiration or on any anniversary date:

- 1) if *you* surrender or return the policy to *us*;
- 2) if *you* notify *us* or *our* agent, in writing, of *your* intent not to renew; or
- 3) if *you* have not paid the renewal or installment premium when due.

7. **Change, Modification or Waiver of Policy Terms**-A waiver or change of any *terms* of this policy must be issued by *us* in writing to be valid. *Our* request for an appraisal or examination under oath does not waive any of *our* rights.
8. **Conditional Reinstatement**-If *we* issue a cancellation notice because *you* didn't pay the required premium when due and *you* then tender a check, draft or other remittance which is not honored on presentation, *your* policy will terminate on the date and time shown on the cancellation notice and any notice *we* issue which waives the cancellation or reinstates the policy is void. This means that *we* will not be liable under this policy for claims or damages after the date and time indicated on the cancellation notice. *We* will give *you* notice of the dishonor of *your* remittance as soon as practicable but this shall not interrupt the cancellation of this policy.
9. **Conformity with Statute-Terms** of this policy, in conflict with the statutes of the state where the premises described in the Declarations are located, are amended to conform to such statutes.
10. **Inspections**-*We* have the right, but not the obligation, to inspect *your* property and/or operations. This inspection may be made by *us* or may be made on *our* behalf. An inspection or its resulting advice or report does not warrant that *your* property or operations are safe, healthful, or in compliance with laws, rules, or regulations. Inspections or reports are for the company's benefit only.
11. **Liberalization Clause**- If *we* adopt any revision of forms or endorsements during a policy period which would broaden coverage under this policy without additional premium, the broadened coverage will automatically apply to this policy as of the date of adoption, provided that this change occurs 60 days prior to or during the period that this policy is in force. This does not apply to forms revisions of a subsequent date that shall include changes that broaden and restrict coverage whether such revisions are a general program revision or a revision by amendatory endorsement.
12. **Misrepresentation, Concealment or Fraud**-Under this policy, there is no coverage provided for all *insureds* if whether before or after a loss:
- a. Any *insured* willfully concealed or misrepresented any material fact or circumstance concerning this insurance;
 - b. Any *insured* engages in conduct that is fraudulent concerning this insurance; or
 - c. Any *insured* makes false statements concerning this insurance.
13. **Mortgagee, Secured Party, and Lender's Loss Payable Clause**-If a mortgagee is named on the declarations, a loss payable under Coverage A or B will be paid in the names of the mortgagee and *you*, as *your* interests may appear. If more than one mortgagee is named, the order of payment will be the same as the order of precedence of the mortgages. The word mortgagee also includes a trustee. This clause applies only to the mortgagee or trustee and does not affect *your* rights or duties under this policy).
- a. *We* will pay for loss or damage to buildings to each mortgagee shown on the Declarations and to *you* as interest may appear. If more than one mortgagee is named in the Declarations, they shall be paid in that order of priority.
 - b. The mortgagee is entitled to receive loss payment even if the mortgagee has started foreclosure or other similar proceedings on the building or structure.
 - c. The insurance for the mortgagee continues in effect even when *your* insurance may be void because of *your* acts, neglect or failure to comply with policy *terms*, provided that the mortgagee:
 - 1) Pays any premium due under this policy at *our* request insofar as *you* have failed to do so;
 - 2) Submits a signed, Sworn Statement in Proof of Loss within 60 days after receiving notice from *us* of *your* failure to do so; and
 - 3) Notifies *us* of any change in ownership, occupancy or substantial changes in risk known to the mortgagee. If all of these conditions are met, then the *terms* of this policy will apply directly to the mortgagee.

- d. If *we* pay the mortgagee for a loss where *your* insurance may be void as a result of *your* acts, neglect or failure to comply with policy *terms* then:
- 1) The mortgagee's rights under the mortgage will be transferred to *us* to the extent of the amount *we* pay; and
 - 2) The mortgagee's right to recover the remainder of the mortgage debt from *you* will not be impaired. At *our* option, *we* may pay the mortgagee the remaining principal and accrued interest in return for a full assignment of the mortgagee's interest and any instruments given as security for the mortgage debt.
- e. If *we* cancel this policy, *we* will give written notice to the mortgagee at least:
- 1) 10 days before the effective date of cancellation if *we* cancel for nonpayment of premium or other statutory reasons; or
 - 2) 30 days before the effective date of cancellation if *we* cancel for any other reason.
- f. If *we* do not renew this policy, *we* will give written notice to the mortgagee at least 10 days before the expiration of this policy.

All *terms* of this policy apply to the mortgagee unless modified by this clause.

- g. If a secured party is named on the declarations, a loss payable on property subject to the security interest will be paid in the names of the secured party and *you*, as interests may appear. If there is more than one security interest in the same property, the order of payment will be the same as the order of priority of the security interests.

However, no secured party's interest is covered for *your* conversion, embezzlement, or hiding of encumbered property in *your* possession, unless specifically insured against and a premium is paid for such.

- h. If a lender is named on the declarations, a loss payable on property on which the lender has an insurable interest will be paid to the lender and *you*, as *your* interests may appear.
- i. If *we* deny *your* claim, that denial does not apply to a valid claim of the secured party, or lender if that party has:
- 1) notified *us* of change in ownership, occupancy, or material change in risk of which the secured party, or lender has become aware;
 - 2) paid the premium due under this policy on demand if *you* neglected to pay the premium; and
 - 3) submitted a signed, sworn proof of loss within 60 days after receiving notice from *us* if *you* failed to do so.
- j. If *we* cancel or do not renew this policy, *we* will notify the secured party or lender at least 10 days before the date cancellation or nonrenewal is effective.

All *terms* of this policy apply to the secured party or lender unless modified by this clause.

14. **No Benefit To Bailee**-Insurance under this policy shall not directly or indirectly benefit any hired carrier or anyone else who is paid for assuming custody of covered property.
15. **Payment to Mortgagee**-If *we* pay the mortgagee for a loss and deny payment to *you*, *we* are subrogated, up to the amount *we* paid for the loss, to all the rights of the mortgagee granted under the applicable mortgage on the property. Subrogation shall not impair the right of the mortgagee to recover the full amount of the mortgagee's claim. *We* may, at *our* option, pay to the mortgagee the whole principal on the mortgage plus the accrued interest. Should this event occur, *we* shall receive a full assignment and transfer of the mortgage and all securities held as collateral to the mortgage debt.
16. **Payment to a Secured Party**-If *we* pay a secured party for a loss and deny payment to *you*, *we* are subrogated, up to the amount *we* paid for the loss, to all the rights of a secured party granted under the security agreement. Subrogation will not impair the right of the secured party to recover the full amount of the security agreement. *We* may, at *our* option, pay the secured party the remaining amount due on the security agreement, plus the accrued interest. In this event, *we* shall receive full assignment of the security agreement and securities held as collateral for the agreement.
17. **Payment to Lender**-If *we* pay a lender for a loss and deny payment to *you*, *we* are subrogated, up to the amount *we* paid for the loss, to the rights of a lender to collect on the debt from *you*. Subrogation will not impair the right of a lender to collect the rest of the debt from *you*. At *our* option, *we* may pay the lender the remaining amount due plus the accrued interest. In this event, *we* shall receive a full assignment of a lender's interest and any instruments given as security for the debt.
18. **Policy Period**-This policy provides coverage for losses that occur only during the policy period.
19. **Policy Premium**-If this policy is issued without a specified expiration date, it may be continued by payment of the required premium for the next annual period. The premium must be paid to *us* as specified on *our* premium notice.
20. **Recoveries**-If *we* pay an *insured* for loss under this policy and lost or damaged property is recovered or payment is made by those responsible for the loss, the following provisions apply:
- a. The *insured* must notify *us* or *we* will notify the *insured* promptly if either recovers the property or receives payment.
 - b. Any proper expenses incurred by either party in making the recovery are reimbursed first.
 - c. The *insured* may keep recovered property by refunding *us* the amount of the claim paid or any lesser amount to which *we* agree.

- d. If the claim paid is less than the agreed loss due to a deductible, special limit of insurance or other limiting *terms* of the policy, any recovery will be pro-rated between the *insured* and *us* based on *our* respective interests in the loss.
21. **Subrogation-** If *we* pay for a loss, *we* may require that *you* assign to *us* the right of recovery up to the amount *we* have paid. *We* are not liable for a loss if, after the loss, *you* impair *our* right to recover against other third parties. *You* may waive *your* right to recover, in writing, before a loss occurs, without affecting coverage. If *we* pay a loss to *you* or on *your* behalf, and *you* recover from another party for the same loss, *you* must make payment to *us* as stated under Recoveries as set forth above.
22. **Suit Against Us-** No suit to recover any property loss may be brought against *us* unless *you* have fully complied with the *terms* of this policy and the suit is commenced within two years after the loss. If any law of the state where the premises described in the Declarations is located makes this limitation invalid, then suit must begin within the shortest period permitted by the law.
23. **Volcanic Action-**All volcanic action that occurs within a seven day period of time constitutes a single occurrence.