



A Liberty Mutual Company

THE AHBE GROUP INC/TAG INS SE
PO BOX 820
BUENA VISTA CO 81211-0820

August 17, 2020

Policy Number: OY7060581

24-Hour Claims: 1-866-472-3326

Policy Service: 1-866-472-3326

Online Account Services: www.safeco.com

THIS IS NOT A BILL.

GREGORY KETTERING
29050 COUNTY ROAD 331
BUENA VISTA CO 81211-9731

Thank you for allowing us to continue serving your insurance needs. We appreciate your business and the trust that you have placed in us. We would like to remind you that it is now time to renew your Landlord Protection policy.

This renewal reflects adjustments to your dwelling limit, based on increases in labor and materials costs in your area. As part of your responsibility to maintain adequate amounts of insurance, please contact your agent to ensure that your limit reflects your dwelling's current features and characteristics, particularly if you have remodeled recently.

With this renewal the following changes were made, including those requested by you or your agent or broker:

Property at: 914 YALE AVE, BUENA VISTA CO 81211-8821.

- Your Dwelling Limits (Coverage A) changed from \$297,600 to \$305,100. Other coverage limits listed below also changed since they are factors of your dwelling limits.
- Other Structure Limits (Coverage B) changed from \$29,760 to \$30,510.
- Loss of Rent, Rental Value, and Additional Living Expense Limits (Coverage D) changed from \$29,760 to \$30,510.

We would also like to draw your attention to the following:

- Your new policy period begins September 26, 2020. The 12-month premium for this policy is \$815.00 for the September 26, 2020 to September 26, 2021 policy term.
- This is not a bill. Your bill will be sent in a separate mailing approximately 25 days before it is due. It will provide an explanation of any money owed, your payment options with applicable fees and your payment due date.

If you have any questions or wish to make any changes to your policy, you can do so by calling us at 1-866-472-3326.

PLEASE SEE REVERSE

SAFECO INSURANCE COMPANY OF AMERICA
P O BOX 515097, LOS ANGELES, CA 90051

We appreciate the opportunity to serve you. Thank you.

A handwritten signature in black ink, appearing to read 'Tyler Asher', with a long horizontal flourish extending to the right.

Tyler Asher
President, Safeco Insurance

Ask yourself: Do you have enough insurance coverage?

How much would it take to reconstruct your investment property?

Surprisingly, it has been estimated that 58% of American dwellings are underinsured by an average of 21%*. Make sure yours isn't one of them.

Each investment property is unique. You know yours the best. It's your responsibility to make sure you're "fully insured" and "insured to value." That means you need to have enough insurance coverage to rebuild your investment property in the event of total loss.

How can you determine your needs? Ask yourself the question below. If you need help, call your agent or broker and discuss your insurance needs with them.

They will assist you in determining how much insurance would be needed to fully protect your investment property.

How much would it take to reconstruct your investment property at today's prices?

Things to consider:

- Your investment property's age (older dwellings tend to be more expensive to reconstruct) and style (contemporary, colonial, ranch, etc.);
- Features — fireplaces, cabinetry, built-in features, vaulted ceilings;
- Flooring — hardwood, tile, natural stone, carpeting;
- Finishes — crown molding, window and floor trim, faux paint, wall paper, wainscoting, chair rails, staircases, etc.;
- Recent improvements you may have made (remodeled bathroom or kitchen, recessed lighting, built-in cabinets); and
- A basement you may have finished or a room you may have added.

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Let's make sure you're "fully insured."

Your agent uses replacement cost estimation tools and a series of questions to establish a starting point for your insurance coverage. We look to you to give your agent the most complete, up-to-date information in order to protect your investment property. Here are two quick things you can do today:

1. **Look critically at your coverage statement page (also known as the policy declarations page, which comes after the opening letter in this package).** Do you believe you have enough Coverage A? (This is the amount you'd get for reconstruction of an as-close-as-possible replica of your dwelling in the event of total loss.) If you're not sure, call your agent or broker for help.

It's important to know: Your property's market value is totally different from what would cost to reconstruct. Today's market value reflects economic conditions, taxes, school districts, the market value of land and many other factors that have nothing to do with how much it would cost to reconstruct your home from scratch.

Reconstruction cost is based almost exclusively on the cost of materials and labor, as well as, demand for contractor services. In the event of a total loss, a properly insured Safeco policyholder can rebuild with the same quality of material and workmanship in their current dwelling (unless a functional replacement cost policy was deliberately selected).

2. **Take inventory of your coverage.**

Everyone's familiar with the most popular kinds of insurance — such as auto and homeowners insurance. But how much do you know about the coverages that you may need as a landlord? Safeco allows you to tailor your coverage needs in order to limit the risk associated with owning investment property.

- **Loss of Rents**

We've included this coverage automatically in your contract if you have a Basic, Broad or Special form policy. You may purchase additional limits, if you need more coverage. If you purchased a Condominium form, this coverage is optional and coverage may be purchased as necessary.

- **Personal Property Owned by You**

You can purchase coverage for the personal belongings that you own at this location (such as furniture in a furnished rental dwelling). You may also purchase On-Premises Theft Coverage.

- **Liability**

- **Personal Injury**

Our liability coverage automatically includes Personal Injury Coverage in the vast majority of states. In some states, Personal Injury is available via a separately purchased option. What does Personal Injury coverage include?

- wrongful entry and eviction
- slander and libel

- **Extended Dwelling Coverage**

The cost of construction supplies and labor may increase dramatically in the event of a catastrophic loss. We designed Extended Dwelling Coverage to help give you extra Coverage A limits, should you ever need them.



Consumer Privacy Statement

Safeco appreciates the trust you place in us when you purchase insurance from one of our companies. We are committed to protecting your nonpublic personal information (“personal information”) and we value you as a customer.

To learn more about how Safeco collects and uses your personal information, please read the following notice.

Safeco’s sources of information about you

We collect personal information about you from different sources, including:

- The information you provide on applications or other forms (such as your name, address and Social Security number);
- Your transactions with us, our affiliates or others (such as your payment history and claims information);
- The information we receive from a consumer reporting agency or insurance support organization (such as your credit history, driving record or claims history); and
- Your independent insurance producer (such as updated information pertaining to your account).

Safeco’s use of your personal information

We only disclose personal information about our customers and former customers as permitted by law. Generally, this includes sharing it with third parties to administer your transactions with us, service your insurance policy or claim, detect and prevent fraud, or with your authorization. These third parties may include independent insurance producers authorized to sell Safeco insurance products, independent contractors (such as automobile repair facilities and property inspectors), independent claims representatives, insurance support organizations, other insurers, auditors, attorneys, courts and government agencies. We may also disclose your personal information to other financial institutions with whom we have joint marketing agreements. When we disclose your information to these individuals or organizations, we require them to use it only for the reasons we gave it to them.

We may also share information about our transactions (such as payment history and products purchased) and experiences with you (such as claims made) within our Safeco family of companies.

Safeco does not sell your personal information to others and we do not provide your information to third parties for their own marketing purposes.

Independent Safeco Insurance Agents

The independent insurance agents authorized to sell Safeco products are not Safeco employees and not subject to Safeco’s Privacy Policy. Because they have a unique business relationship with you, they may have additional personal information about you that Safeco does not have. They may use this information differently than Safeco. Contact your Safeco distributor to learn more about their privacy practices.

Information about Safeco’s web site

If you have internet access and want more information about our web site specific privacy and security practices, click on the Privacy Policy link on www.safeco.com.

Protecting your personal information from unauthorized access

We maintain physical, electronic and procedural safeguards to protect your personal information. Our employees are authorized to access customer information only for legitimate business purposes.

State Privacy Laws

This privacy statement may be supplemented by privacy laws in your state. We will protect your information in accordance with state law.

This Privacy Statement applies to the following members of the Safeco family of companies:

**American Economy Insurance Company
American States Insurance Company
American States Insurance Company of Texas
American States Lloyds Insurance Company
American States Preferred Insurance Company
First National Insurance Company of America
General Insurance Company of America
Insurance Company of Illinois
Liberty County Mutual Insurance Company
Safeco Insurance Company of America
Safeco Insurance Company of Illinois
Safeco Insurance Company of Indiana
Safeco Insurance Company of Oregon
Safeco Lloyds Insurance Company
Safeco National Insurance Company
Safeco Surplus Lines Insurance Company**

Information about your Policy

Policy Number: OY7060581

GREGORY KETTERING
29050 COUNTY ROAD 331
BUENA VISTA CO 81211-9731

Like many insurance companies, Safeco Insurance considers many factors, including information based on your credit history, to determine your premium. You have the option to request that we re-evaluate your insurance policy using current credit information. If you request that we update your credit information, it may result in a quoted premium either higher or lower than your current premium. To submit a request, return this form to Safeco Insurance, Attn: Policy Support, P.O. Box 515097, Los Angeles, CA 90051-5097 or fax it to (877) 344-5107. You may submit a request once every 12 months or as otherwise permitted by law. Any changes will be applied at your next renewal.

By returning this form, you request Safeco Insurance to re-evaluate your policy based on your current credit information.

CN-7402/EP 8/15 _____
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POLICY NUMBER: 0Y7060581

SAFECO INSURANCE COMPANY OF AMERICA
 Home Office: 62 Maple Ave, Keene, NH 03431 (A stock insurance company.)
LANDLORD PROTECTION POLICY DECLARATIONS - SPECIAL FORM

INSURED:

GREGORY KETTERING
 29050 COUNTY ROAD 331
 BUENA VISTA CO 81211-9731

AGENT:

THE AHBE GROUP INC/TAG INS SE
 PO BOX 820
 BUENA VISTA CO 81211-0820
 TELEPHONE: 1-866-472-3326

DESCRIBED LOCATION:

914 YALE AVE
 BUENA VISTA CO 81211-8821

POLICY PERIOD FROM: SEPT 26 2020
TO: SEPT 26 2021

MORTGAGE SERVICING AGENCY:

NONE

1ST MORTGAGEE:

NONE

OCCUPANCY: TENANT

LOAN NO.: NONE

| COVERAGES FOR THIS LOCATION | | LIMITS | DEDUCTIBLE | PREMIUM |
|---|---------|------------|------------|---------------|
| A DWELLING | FIRE | \$ 305,100 | | \$ 217.00 |
| | SPECIAL | | | 546.00 |
| B OTHER STRUCTURES | FIRE | \$ 30,510 | | INCL |
| | SPECIAL | | | |
| C PERSONAL PROPERTY | | DECLINED | | |
| D LOSS OF RENT, RENTAL VALUE, & ADDL LIVING EXP. | | \$ 30,510 | | INCL |
| INCLUDED: | | | | |
| ORDINANCE OR LAW COVERAGE | | \$ 30,510 | | INCL |
| OPTIONS: | | | | |
| EXTENDED DWELLING COVERAGE-25% OF COV A LIMIT | | | | \$ 23.00 |
| H-PREMISES LIABILITY (EACH OCCURRENCE) | | \$ 300,000 | | \$ 29.00 |
| PERS. INJURY, WRONGFUL EVICTION, PRIVACY INVASION | | | | INCL |
| MEDICAL PAYMENTS (EACH PERSON) | | \$ 1,000 | | INCL |
| DEDUCTIBLES: | | | | |
| PROPERTY COVERAGES, EXCEPT AS OTHERWISE NOTED | | | \$ 1,000 | |
| DWELLING ANNUAL PREMIUM | | | \$ | 815.00 |

You may pay your premium in full or in installments. There is no installment fee for the following billing plans: Full Pay. Installment fees for all other billing plans are listed below. If more than one policy is billed on the installment bill, only the highest fee is charged. The fee is:

- \$2.00 per installment for recurring automatic deduction (EFT)
- \$5.00 per installment for recurring credit card or debit card
- \$5.00 per installment for all other payment methods

Summary of Coverage Dwelling Fire Policy

THIS DOCUMENT IS A SUMMARY OF YOUR DWELLING FIRE COVERAGE. THE INFORMATION IN THIS DOCUMENT DOES NOT REPLACE ANY POLICY PROVISION. COVERAGE IS SUBJECT TO THE TERMS, CONDITIONS, SPECIAL LIMITS AND EXCLUSIONS OF POLICY AND APPLICABLE ENDORSEMENTS. PLEASE READ YOUR POLICY FOR DETAILS! IN THE EVENT OF A CONFLICT BETWEEN THE POLICY AND THIS DISCLOSURE FORM, YOUR POLICY PROVISIONS SHALL PREVAIL.

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| <p>General information:</p> | <p>The coverage amount listed on your attached declaration page is only an estimate of the replacement cost value of your insured property. It may not be sufficient to replace your property in the event of a total loss. If you have concerns about the estimated replacement cost amount used to derive your coverage, you should take an opportunity to discuss this with us to ensure your property has enough coverage in the event of a total loss.</p> <p>It is important that you review and discuss your coverage with your agent or company representative on an annual basis. Any changes to your insured property, i.e. remodeling or building code updates, may require an increased coverage amount for your insured property.</p> |
| <p>Your declarations page lists the specific limits of your policy for each of these coverages:</p> | <p>DWELLING: The dwelling is the main residential home. We offer different types of policies; please see the attached chart. You may want to consider a replacement cost policy or an actual cash value policy. If you insure your dwelling on a replacement cost basis, we will encourage you to choose a coverage limit equal to the estimated cost to rebuild it.</p> <ul style="list-style-type: none"> • Replacement Cost is the amount it takes to replace your damaged or destroyed property, subject to the limits shown in your declaration page and policy. Please refer to your policy for additional information. • Actual Cash Value is the cost of repairing or replacing damaged or destroyed property with property of same kind and quality less depreciation, subject to the limits shown in your declaration page and policy. <p>OTHER STRUCTURES: Buildings and other structures not attached to the dwelling such as fences, sheds and detached garages. These are subject to the “other structures” limit identified in your declaration page. If additional coverage is needed, discuss it with us.</p> <p>PERSONAL PROPERTY: Personal items used, such as appliances, in the occupancy of the dwelling and, owned by you, are covered under this policy. Renters or tenants should consider purchasing a separate policy.</p> <p>LOSS OF USE/FAIR RENTAL VALUE: Covers fair rental value during the time required to repair or replace the damage to your dwelling if a covered loss renders it uninhabitable. This coverage may be subject to time and expense limitations. Please review your policy.</p> <p>PERSONAL LIABILITY: This coverage is not included on this policy. Please contact us to discuss available options to protect your liability.</p> <p>MEDICAL PAYMENTS TO OTHERS: This coverage is not included on your policy. Please contact us to discuss available options.</p> |

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| <p>Items that may affect your premium:</p> | <ul style="list-style-type: none"> • Deductible: That part of the covered loss for which you are responsible for paying. Please review your policy declaration page. Deductibles may be a fixed amount, a percentage of the dwelling limit, or a combination of both; • Multiple policy discounts; • Claim history (discount or surcharge); • Age of home (discount or surcharge); • Roof age or type (discount or surcharge); • Smoke/fire/burglar alarms. |
| <p>Additional coverages you might want to consider, for an additional premium:</p> | <ul style="list-style-type: none"> • Ordinance or Law Coverage: Covers increased costs of demolition, construction, renovation or repair associated with the enforcement of building ordinances and law. • Water and Sewer Back-up: Pays up to the limit specified in the coverage form for damage caused by overflow or sump pump discharge. • Personal Umbrella Policy: Provides additional liability coverage to supplement the protection provided by property and automobile insurance policies. |
| <p>General Exclusions:</p> | <p>Your policy does not provide coverage for all possible losses. The following are examples of some of the reasons a loss might not be covered. Please refer to your policy for specific exclusions:</p> <p>Property Exclusions:</p> <ul style="list-style-type: none"> • Loss or damage that you intentionally cause; • Flooding*, earth movement, settling, cracking, bulging, shrinkage or expansion of the structure, other structures, or of pavements, driveways, or sidewalks; • Pollution and contamination; • Land; • Birds, vermin, or house pets; • Mold or fungi; • Wear and tear. <p>*Flood insurance may be purchased through the National Flood Insurance Program (www.floodsmart.gov)</p> |

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| <p>Reasons for cancellation, non-renewal or increase in premium:</p> | <p>Cancellation and Nonrenewal:</p> <p>You may cancel your policy at any time by writing to us or your agent and indicating the date the cancellation is to take effect.</p> <p>We may choose to cancel or non-renew your policy. If your policy is canceled or non-renewed, we will send you advance notice. Some examples of reasons for cancellation and non-renewal include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Failure to pay your premium when it is due; 2. Knowingly making a false statement or a material misrepresentation on your application for your policy; 3. Knowingly making a false statement or material misrepresentation regarding a claim; 4. Frequency or type of claims; 5. A substantial change in the use or occupancy of the premises. <p>Increase in Premium:</p> <p>Conditions that may increase your premium include, but are not limited to:</p> <ol style="list-style-type: none"> 1. A loss resulting in a paid claim; 2. A general rate increase. This results from the loss experience of a large group of policyholders rather than from a loss suffered by an individual policyholder. A general rate increase applies to many persons in the group, not just those who had losses. 3. Adjustment for inflation. We include inflation coverage in your policy. This coverage may automatically increase the amount of your insurance coverage as inflation pushes up the cost of replacing your home. The increases may be based on a construction cost index and may be reflected in the premium on each renewal date. 4. Change in credit-based insurance score. |
|---|--|

IMPORTANT: *In Colorado, there is potential for large and even total losses due to fires, tornadoes, other natural disasters, or other causes of loss. It is extremely important to conduct an annual review of your property coverage to ensure you are adequately insured. If you have questions or concerns regarding your insurance coverage, be sure to discuss them with your insurance agent or company representative. Please maintain a copy of this document and your entire policy in a safe and secure location away from your property.*

Comparison of Dwelling Fire Policy Forms

| Perils Covered | | | |
|---|--------------------------------|---------------------------------------|--|
| Coverage | DP-1 | DP-2 | DP-3 |
| Dwelling and Other Structures | Modified Basic ¹ | Broad ² (Without Theft) | Open Peril ³ (Without Theft) |
| Personal Property | Modified Basic ¹ | Broad ² (Without Theft) | Open Peril ³ (Without Theft) |
| Fair Rental Value | Modified Basic ¹ | Broad ² (Without Theft) | Open Peril ³ (Without Theft) |
| Loss Settlement | | | |
| Dwelling | Actual Cash Value ⁴ | Replacement Cost ⁵ | Replacement Cost ⁵ |
| Other Structures and Personal Property | Actual Cash Value ⁴ | Actual Cash Value ⁴ | Actual Cash Value ⁴ |

1. **“Modified Basic”** means fire or lightning, windstorm or hail, explosion, riot or civil commotion, aircraft, vehicles, and smoke.
2. **“Broad”** means fire or lightning, windstorm or hail, explosion, riot or civil commotion, aircraft, vehicles, smoke, vandalism or malicious mischief, breakage of glass or safety glazing material, damage by burglars, falling objects, weight of ice, snow, or sleet, accidental discharge or overflow of water or steam, sudden and accidental tearing apart, cracking, burning, or bulging, freezing, sudden and accidental damage from artificially generated electrical current, freezing and thawing.
3. **“Open Peril”** means coverage for property for all risks of direct physical loss that are not specifically excluded by the policy.
4. **“Actual Cash Value”** means the cost of repairing or replacing damaged or destroyed property with property of like kind and quality less depreciation, subject to the limits shown in your declaration page and policy.
5. **“Replacement Cost”** means the amount it takes to replace your damaged or destroyed property, subject to the limits shown in your declaration page and policy. Please refer to your policy for additional information.

IMPORTANT: This document is a summary of coverage available under your dwelling fire policy. The dwelling fire policy is a contract between you and us. Each of us has duties, rights and responsibilities under this contract. Please review your policy carefully. If you have any questions or concerns you may also contact the Colorado Division of Insurance.
