

Farmers Value Insurance Package®

Preliminary Estimate



Prepared for Charles Spinks

4013 Conley Ln
Crowley, TX 76036-1515

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Proposal Date:
4/17/2021 04:25:50 PM

Prepared For:
Charles Spinks

Prepared By:
Russell Evan Hausenfluke

Farmers Value Insurance Package[®]

Preliminary Estimate

Insurance Package Summary



Coverage	Proposal 1
Residential Property Coverages	
Coverage A - Dwelling	236,000
Extended Replacement Cost	10% (\$23,600)
Coverage B - Separate Structures	11,800
Coverage C - Personal Property	94,400
Contents Replacement Coverage	Replacement Cost
Coverage D - Loss of Use	23,600
Coverage E - Personal Liability	1,000,000
Coverage F - Medical Payments to Others	1,000
▶ Annual Premium	\$1,637.00

Summary

Total Package Premium, excluding Fees	\$1,637.00
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This is merely an estimate. It is not a policy of insurance, a binder or offer to insure. This estimate reflects rates in effect as of the date of this estimate and is subject to revision, including revision based on verification of information and inspection if needed. Individual policy estimates may include discounts for purchasing multiple lines of business. Issuance of a policy and rates are subject to underwriting guidelines and consumer reports, including credit-based insurance score (where applicable), motor vehicle reports, and loss history. If estimate includes 6-month auto policy, annual premium reflects a full year of auto premium based on the 6-month estimate. Coverages are provided by entities that are a part of the Farmers Insurance Group of Companies[®].

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Residential Property Insurance Estimate

Policy Number: Policy 1
Term Length: 12 months

Property Address: 4013 Conley Ln
Crowley, TX
76036-1515

<i>Proposal 1</i>	
Underwritten By	Texas Farmers Insurance Company
Policy Type	Farmers Smart Plan Home [®]
Estimate Number	946789948_1
Proposed Effective Date	5/1/2021

Property Coverage Information

<i>Coverage</i>	<i>Limits/Ded</i>	<i>Premium</i>
Coverage A - Dwelling Replacement Cost Coverage (Estimated Cost to Rebuild)	236,000	\$1,584.00
Replacement Cost Coverage		
Extended Replacement Cost (In Addition to Coverage A Limit)	10% (\$23,600)	Included
Coverage B - Separate Structures	11,800	Included
Coverage C - Personal Property	94,400	Included
Contents Loss Settlement Coverage	Replacement Cost	Included
Coverage D - Loss of Use	23,600	Included
Additional Living Expense Term	12 Months	Included
Coverage E - Personal Liability	1,000,000	\$22.00
Coverage F - Medical Payments to Others	1,000	Included
Identity Fraud Indemnity Coverage	1,500	Included
Residence Glass - Waiver of deductible	Included	\$31.00
Roof Materials Loss Settlement	Replacement Cost Value	Included
Fence Loss Settlement	Replacement Cost	Included
Coverage for Marring to Metal Roof Materials	Included	Included

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Coverage	Proposal 1	
	Limits/Ded	Premium
Personal Property at 2nd Residence	\$9,440.00(10% of Personal Property Limit)	
Theft of Jewelry Watches Furs	1,000/2,500	
Theft of Firearms	2,000	
Business Property - On Premises / Off Premises	1,500/ 500	
Electronic Data Processing	2,000	
Data Limit - \$1,000 combined with EDP	1,000 Separate Limit	
Money	250	
Deeds, Securities, Valuable Papers	1,000	
Silverware, Goldware	2,500	
Imported Rugs	5,000	
Theft of Collectable Cards and Comic Books	200/2,500	
Watercraft and Windsurfers	1,500	
Trailers	1,200	
Auto Parts	Not Included	
Term Premium		\$1,637.00

Property Premium Summary

	Proposal 1
Term Premium	\$1,637.00
Policy/Membership Fee	\$25.00
FAIR Plan Assessment Recoupment	\$3.25
► Fees	\$28.25
► Premium and Fees	\$1,665.25

Property Deductible

Type of Loss	Proposal 1
Applicable to each covered property loss except Windstorm or Hailstorm/Tropical Cyclone (1% of Cov. A Limit)	\$2,360
Windstorm or Hailstorm (1% of Cov. A Limit)	\$2,360

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Type of Loss	Proposal 1
Tropical Cyclone (2% of Cov. A Limit)	\$4,720

▶ **Your home policy includes a Declining Deductibles® benefit that reduces your effective deductible at each renewal.**

Property Discounts

Discount Type	Proposal 1
Central Burglar Alarm	Applied
Auto/Home	Applied
ePolicy	Applied
Central Fire Alarm	Applied
Preferred Payment Plan	Applied
New Home	Applied
Claim Free	Applied
Good Payer	Applied

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Estimated Billing Options for Proposal 1

Policy / Account Number	Pay Plan	Next Payment Due	Term Premium	Installment Amount ²	Initial Installment ³	Policy Fees	Amount Due Today
Home Policy 1	1 Pay		\$1,637.00		\$1,637.00	\$28.25	\$1,665.25
	2 Pay	10/1/2021	\$1,637.00	\$818.50	\$818.50	\$28.25	\$846.75
	Monthly	6/1/2021	\$1,925.00	\$153.12 ³	\$240.68	\$28.82	\$269.50
	Monthly Credit/Debit Card	6/1/2021	\$1,925.00	\$160.42 ³	\$160.38	\$28.82	\$189.20
	Monthly EFT	6/1/2021	\$1,889.00	\$157.42 ³	\$157.38	\$28.75	\$186.13

²Includes Service Charges
³Excludes Service Charges

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Coverage Choices

Below are some general descriptions of insurance coverage. You should consult your policy for terms, conditions and limits of your own insurance coverage or the coverage being offered.

Automobile Insurance

BIPD (Liability): One of the most important coverages in your auto policy is bodily injury and property damage liability coverage. This coverage compensates individuals who claim that they were injured or suffered property damage because of the ownership, maintenance, or use of your insured auto, up to a limit that you select.

Uninsured/Underinsured Motorist: This coverage compensates you, members of your household, and your passengers, up to a limit that you select, for bodily injury from an accident with a motorist who has no insurance or is underinsured. Uninsured Motorist protection can also compensate you if you're injured by a hit and run driver or if you're injured as a pedestrian.

Medical: This coverage pays reasonable and necessary medical bills and funeral expenses, up to a limit you select, for you or a passenger injured while riding in your vehicle. Coverage also extends to you or a family member when riding as a passenger in someone else's vehicle or when struck by a vehicle as a pedestrian.

Comprehensive & Collision (material damage): Comprehensive coverage compensates you for damage to your vehicle from fire, theft, falling objects, riots, storms, earthquakes, floods, collision with a bird or animal and other natural occurrences. Collision coverage compensates you for damage to your vehicle that results from a collision with another vehicle or object.

Towing and Roadside Service: When you or your loved ones are stranded because your car will not operate and you need help, our dispatch service will send the nearest professional to you - 24 hours a day, 365 days a year. And with the sign-and-drive feature in many of our coverages, you may not need a credit card or check to get the help you need.

Home Insurance

Dwelling: Farmers® Homeowners insurance gives you options so you can choose the coverage you want. Your house is covered

for many types and causes of loss, subject to common exclusions including, but not limited to, wear and tear, earth movement, earthquake, mold, flood and nuclear hazard.

Personal Property: Homeowners insurance covers many household contents and personal belongings. You may think your furniture, clothing, TV, DVD and PC aren't worth a lot but the value of those items adds up fast.

Separate Structures: Separate structures on your property (such as detached garage or tool shed) other than those used for business purposes are covered up to 10% of the coverage limit on your house. Higher limits are available for additional premium.

Loss of Use: If you can't live in your house after a covered loss, we reimburse you for many of the increased costs of living in hotels, meals, etc., up to the applicable limit of insurance and for up to the time period specified.

Personal Liability: Pays when you're legally liable for someone else's bodily injury or property damage resulting from an accident or negligent acts by you or household members - on or off premises. This also includes the acts of your pets.

Guest Medical: Pays medical costs, up to the limit selected by you, for guests who are injured at your residence, regardless of your legal liability.

Umbrella Insurance

This coverage provides you with higher limits, selected by you, for the types of liability coverages you already have. The Umbrella policy also provides coverage under certain circumstances for liability not covered by underlying insurance.

Life Insurance

Life insurance can help you plan for needs such as replacement of lost income, a mortgage, education funding, or more. Life insurance may be one of the greatest gifts you can give to those you love. Consider your specific situation to help decide the coverage you want. Your Farmers agent can help provide you with options so you can select the coverage that best fits your situation.



Policy Notices

Reconstruction Cost and Your Coverage A (Dwelling) Amount for Proposal 1

Policy Number: 76445-44-23

This document contains important information about your insurance coverage. Please review this information carefully.

Do You Think You Have Enough Coverage?

At renewal your policy will provide \$121 per square foot to rebuild your home. (This does not include any additional amount added by extension or endorsement to your policy.)

When you first obtained your policy, Farmers® used an estimating program to calculate a reconstruction cost estimate for your home. This was an estimate, not a guarantee of reconstruction costs.

For this renewal offer we have applied a reconstruction cost factor as part of the annual renewal process. Since we do not unilaterally reduce the Coverage A amount at renewal, there will be no change in the Coverage A amount if application of the factor would result in a decrease in the Coverage A amount. The chart below shows the amount for which we have offered to insure your home at renewal as well as the reconstruction cost estimate with the factor applied (see below). We will calculate a new estimate, rather than apply the reconstruction cost factor, upon request or when you notify us of changes to the features of your home.

Coverage A (Dwelling) Amount offered to insure your home:	\$236,000
Reconstruction Cost Estimate:	\$236,000

Please review the next page to make sure the details about your home are correct, and let me know of any necessary changes. Changes to these details could result in a change to the reconstruction cost estimate. Feel free to contact me at any time if you want a new estimate calculated or if you want to make a change to the amount for which your home is insured.

It's important to understand that reconstruction cost is NOT the same as the market value of your home.

Reconstruction Cost

Reconstruction cost is the amount it would cost to rebuild your home if it were destroyed. It includes costs like materials and labor and city/county fees. It is not what a buyer would pay for your home or the amount of your mortgage. It does not include the value or cost of the land.

vs.

Market Value

Market value is the price a buyer would pay to purchase the home, including the land and property, in its current condition. It takes into account the location, the desirability of the property, changes in the housing market, and the economy. It does not take into account the cost to build a new home.

Do You Need Help?

As your Farmers Agent I am happy to help you with any questions you have. I can provide guidance as to the coverage options available, but I cannot choose your coverage amounts for you. Ultimately it is your responsibility to make sure you have purchased sufficient insurance coverage to rebuild your home and replace your personal property.



Policy Notices (continued)

If you have questions about your coverage or the Coverage A amount offered for your home with this renewal offer please contact my office at **(817) 281-0845**. As your Farmers Agent, I am committed to providing you with excellent service.

Sincerely,

Farmers Insurance Group

Questions to Consider When You are Determining Your Coverage:

- Is the square footage accurate?
- Have you remodeled your kitchen, bathrooms or any other part of your home?
- What is the overall quality of your home? (See the Quality Grade definitions later in this document.)

Information We Have About Your Home.

Please review the information below about your home for accuracy. Additionally, keep in mind that the amount for which we have offered to insure your home is not a guarantee of reconstruction costs. Again, feel free to contact me if you want to make a change to your Coverage A amount.

ZIP Code:	76036-1515	Roof Material:	Composition - 3 Tab Shingle
Year Built:	2020	Garage Type:	Attached / Built-In
Square Footage:	1,951	Interior Wall Construction Material:	Drywall
Style or Number of Stories:	1 Story	Basement:	No
Dwelling Quality Grade:	Standard	Number of Units:	1
Foundation Type:	Concrete Slab		
Foundation Shape:	6-7 Corners - L Shape		

Please note that the above information is not an all inclusive list of the individual home features that would be used to recalculate your estimate, but would be major contributors to the development of that estimate. If you desire a complete list of all home features or any other information, please contact me so I can provide that information. Please see the next page for definitions of selected reconstruction cost terms.

There are other coverages and/or options that may be right for you, including those that follow. Some may not be available based on your policy form and/or some may have additional underwriting requirements.

Extended Replacement Cost Coverage: This coverage increases your Coverage A (Dwelling) limit up to an additional 25% or 50% of the Coverage A amount to repair or replace covered damage to your home. This coverage is subject to the policy terms and conditions and may not be available in all states. This coverage may provide an additional layer of protection as your policy **does not** provide Guaranteed Replacement Cost coverage. If your policy does not already include this coverage as indicated on your Declarations page, contact your agent to explore your coverage options.

Building Ordinance or Law Coverage: This coverage pays for increased costs incurred from rebuilding your home in compliance with updated building codes. Contact your agent to learn more about this coverage and the limits available to you.

Options to Choose a Reduced Coverage A (Dwelling) Amount: Depending upon your state, there may be several options to insure your home for lower limits and/or less coverage.

Policy Notices (continued)

Personal Property: You may also be able to purchase increased coverage for certain items of personal property. These items may include but are not limited to jewelry, watches, electronic data processing equipment, fine arts, firearms, silverware, and other collectibles.

Please contact me to discuss any of the coverages or options listed above.

Selected Definitions

<i>Term</i>	<i>Definitions</i>
Square Footage	The total square footage figure includes all floors of your home. IMPORTANT: The total square footage does NOT include any of the following: attached garage or built-in garage, carport, basement (even if fully finished), attached greenhouse, porches or decks, or any detached structures.
Reconstruction Cost Factor	This Factor is applied as part of the annual renewal process. The Factor may be based on the approximate difference between a current and former reconstruction cost estimate program and/or may reflect the changes in the cost of materials and labor required to rebuild a home in your area.
Dwelling Quality Grade	<p>The following “definitions” are general guidelines to help with your review. Your home can have elements of more than one specific Dwelling Quality Grade. Therefore, you should determine the Quality Grade by choosing the one that comes closest to describing your home.</p> <p>Premium: Unique style and/or shape which vary from the other homes in the area. They are typically very large homes, generally at least 5,000 square feet. Vaulted ceilings (9’ - 12’) typically throughout. Highest grade materials used throughout (countertops, cabinets, flooring, wall coverings etc.). Contains unique features such as wall safes, built-in movie theaters, and other luxury constructions.</p> <p>Custom: These homes can be recognized by the unique style and/or shape which vary from the other homes in the area. They are typically quite large homes. Custom homes are distinguished by style and shape as well as by the finishes, though they may contain both Above Average and/or Premium quality finishes. Includes features such as highly upgraded kitchen and bath countertops, floor and wall coverings, built-in bookshelves, and wet bars.</p> <p>Above Average: Tract style home construction with upgraded features. Home design is produced throughout the area. Many rooms, including the kitchen, bathrooms, and bedrooms have been upgraded from the standard construction design and have features that are made of higher quality materials. Typical designs include raised ceilings. Many upgraded features include the wall and floor coverings, lighting fixtures and kitchen and master bath countertops.</p> <p>Standard: Typical of common tract style home construction. Home design is produced throughout the area. Features come as part of the packaged construction design and are made of solid and quality conventional materials. Typical designs may include slightly higher ceilings with occasional vaulted ceilings. Some upgraded features but not prevalent.</p> <p>Economy: Basic home features and design. Simple construction layout and floor plan. Inexpensive fixtures and features. Lower grade, but functional, construction materials (for example: roofing, flooring, cabinets, and countertops).</p>