

FARMERS MUTUAL INSURANCE ASSOCIATION

PLEASE READ THIS ENDORSEMENT CAREFULLY, AS IT MODIFIES THE POLICY.

HOMEOWNERS PLUS ENDORSEMENT

With respect only to the coverage provided by this endorsement, **your** policy is amended to provide the coverages described below. These coverages apply only to the **residence** shown in the Declarations and occupied by the named **insured**.

PRINCIPAL PROPERTY COVERAGES

Coverage A – Residence is amended to include the following:

Expanded Replacement Cost Coverage

1. **We** agree to settle covered loss or damage to the covered **residence** at replacement cost up to a maximum of 125% of the **Coverage A – Residence limit** of liability shown in the Declarations Page of this policy. This additional amount of coverage does not increase or affect any other coverage **limit** or **limit** of liability in this policy.
2. **You** agree to:
 - a. Allow **us** to adjust the **Coverage A – Residence limit** of liability and premium in accordance with the property evaluations **we** make and any increase in inflation. Any increase to the **Coverage A – Residence limit** of liability made by **us** can result from, but is not limited to:
 - 1) Physical inspection of **your residence** by **us** to determine the current replacement cost of the **residence**; or
 - 2) Any alterations or additions to **your residence** that would increase the replacement cost of **your residence**.
 - b. Notify **us** within 60 days of the start of any alterations or addition that would increase the replacement cost of **your residence**.
3. If **you** comply with the provisions of the Expanded Replacement Cost coverage described above, and there is a loss to a covered **residence**, the loss settlement provisions for the **residence** are amended as follows:
 - a. **Residences** will be settled at replacement or repair cost without deduction for depreciation. **We** will pay no more than the smallest of the following amounts for equivalent construction and use on the same **insured premises**:
 - 1) The replacement cost of the **residence** or any parts of it;
 - 2) The amount actually and necessarily spent to repair or replace the **residence** or any parts of it; or
 - 3) 125% of the amount of coverage shown on the Declarations for Residence Coverage.
 - b. **We** will pay no more than the actual cash value of the loss or damage until actual repair or replacement is completed.
 - c. **You** may disregard the replacement cost loss settlement provisions and make a claim for the actual cash value of the loss to the **residence** before repairs are made. A claim for any additional amount payable under this coverage must be made within 180 days after the date of loss.

Coverage C – Personal Property is amended to include the following:

Increased Limit of Liability

We will pay an additional 5% of the **Coverage A – Residence limit** shown in the Declarations for property covered under **Coverage C – Personal Property**.

Paragraphs 1. and 2. are replaced with the following:

1. **Limit For Property At Other Locations**

Our limit of liability for personal property that is usually located at an **insured's residence**, other than the **residence**, is 30% of the **limit** of liability for **Coverage C – Personal Property**, or \$1,000, whichever is greater.

However, this limitation does not apply to personal property:

- a. Moved from the **residence** because it is being repaired, renovated, or rebuilt and is not fit to live in or store property in; or
- b. In a newly acquired principal **residence** for 60 days from the time **you** begin to move the property there.

2. Self-Storage Facilities

Our limit of liability for personal property owned or used by an **insured** and located in a self-storage facility is 30% of the **limit** of liability for **Coverage C – Personal Property**, or \$1,000, whichever is greater. However, this limitation does not apply to personal property:

- a. Moved from the **residence** because it is:
 - 1) Being repaired, renovated, or rebuilt; and
 - 2) Not fit to live in or store property in; or
- b. Usually located in an “insured’s” residence other than the **residence**.

Paragraph 4. is replaced with the following:

4. Limitations on Certain Property – The special **limits** shown below do not increase the Coverage C **limit**. The **limit** for each class is the total **limit** for each insured loss of all items in that class.
 - a. \$1,000 on money, bank notes, bullion, gold other than goldware, silver other than silverware, platinum other than platinumware, coins, medals, scrip, stored value cards, and smart cards.
 - b. \$5,000 on securities, accounts, deeds, evidences of debt, letters of credit, notes other than bank notes, manuscripts, personal records, passports, tickets, and stamps. This dollar **limit** applies to these categories regardless of the medium (such as paper or computer software) on which the material exists. This limit includes the cost to research, replace, or restore the information from the lost or damaged material.
 - c. \$2,500 on watercraft of all types, including their trailers, furnishings, equipment, and outboard engines or motors.
 - d. \$3,000 on trailers, not used with watercraft.
 - e. \$5,000 for loss by theft of jewelry, watches, furs, precious and semiprecious stones.
 - f. \$5,000 for loss by theft of firearms and related equipment.
 - g. \$10,000 for loss by theft of silverware, silver-plated ware, goldware, gold-plated ware, platinumware, platinum-plated ware, and pewterware. This includes flatware, hollowware, tea sets, trays, and trophies made of or including silver, gold, or pewter.
 - h. \$5,000 on property, on the **residence**, used primarily for **business** purposes.
 - i. \$1,000 on property, away from the **residence**, used primarily for **business** purposes.
 - j. \$3,000 – Collectibles and Fine Arts.
 - k. \$1,500 – Golf Carts.
 - l. \$2,000 on portable electronic equipment that:
 - 1) Reproduces, receives or transmits audio, visual or data signals;
 - 2) Is designed to be operated by more than one power source, one of which is a **motor vehicle’s** electrical system; and
 - 3) Is in or upon a **motor vehicle**.
 - m. \$500 on antennas, tapes, wires, records, discs, or other media that are:
 - 1) Used with electronic equipment that reproduces, receives or transmits audio, visual or data signals; and
 - 2) In or upon a **motor vehicle**.
 - n. \$12,000 on lawn, garden, agricultural, or utility tractors; and lawn mowers, including their trailers, accessories, parts, and tires.
 - o. \$2,000 on electronic data processing equipment and the recording or storage media used with the equipment. Recording or storage media will be covered only up to:
 - 1) The retail value of the media, if preprogrammed; or

- 2) The retail value of the media in blank or unexposed form, if blank or self-programmed.
- p. \$1,500 on **motor vehicle** parts and accessories used, or intended to be used on a **motor vehicle**, while not attached to the vehicle.
- q. \$1,500 on **recreational motor vehicle** parts and accessories used, or intended to be used on a **recreational motor vehicle**, while not attached to the vehicle. This does not apply to golf carts.

Additional Property Coverages

Paragraph 4. **Credit or Debit Card, Forgery and Counterfeit Money** is amended as indicated:

The **limit** shown in paragraph 4. is increased to \$10,000.

Paragraph 5. **Debris Removal** is replaced with the following:

5. Debris Removal

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

- 1) Debris of covered property if a Peril Insured Against that applies to the damaged property causes the loss; or
- 2) Ash, dust or particles from a volcanic eruption that has caused direct loss to a building or property contained in a building.

This expense is included in the **limit** of liability that applies to the damaged property. If the amount to be paid for the actual damage to the property plus the debris removal expense is more than the **limit** of liability for the damaged property, an additional 10% of that **limit** is available for such expense.

b. **We** will pay **your** reasonable expense, up to \$5,000 for the removal from the **residence** of:

- 1) **Your** trees felled by the peril of Windstorm or Hail or Weight of Ice, Snow or Sleet; or
- 2) A neighbor's trees felled by a Peril Insured Against under Coverage **C**;

Provided the trees:

- 1) Damage a covered structure; or
- 2) Do not damage a covered structure, but:
 - a) Block a driveway on the **residence** which prevents a **motor vehicle** or property, from entering or leaving the **residence**; or
 - b) Block a ramp or other fixture designed to assist a handicapped person to enter or leave the **residence** building.

The \$5,000 **limit** is the most **we** will pay in any one loss regardless of the number of fallen trees. No more than \$1,000 of this **limit** will be paid for the removal of any one tree.

This coverage is additional insurance.

The following **Additional Property Coverages** are added:

9. Trees, Shrubs, And Other Plants

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

- a. Fire or Lightning;
- b. Explosion;
- c. Riot or Civil Commotion;
- d. Aircraft;
- e. Vehicles not owned or operated by a resident of the **residence**;
- f. Vandalism or Malicious Mischief; or
- g. Theft

We will pay up to 10% of the **limit** of liability that applies to the **residence** for all trees, shrubs, plants, or lawns. No more than \$1,000 of this **limit** will be paid for any one tree, shrub, or plant. **We** do not cover trees, shrubs, or plants grown for **business** purposes or located more than 100 feet from the insured **residence**.

This coverage is additional insurance.

10. Loss Assessment

- a. **We** will pay up to \$3,000 for **your** share of loss assessment charged during the policy period against **you**, as owner or tenant of the **residence**, by a corporation or association of property owners. The assessment must be made as a result of direct loss to property, owned by all members collectively, of the type that would be covered by this policy if owned by **you**, caused by a Peril Insured Against under Coverage **A**, other than:
- 1) Earthquake; or
 - 2) Land shock waves or tremors before, during or after a volcanic eruption.

The **limit** of \$3,000 is the most **we** will pay with respect to any one loss, regardless of the number of assessments. **We** will only apply one deductible, per unit, to the total amount of any one loss to the property described above, regardless of the number of assessments.

This **limit** is in addition to the **limit** stated in any endorsement attached thereto.

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

This coverage is additional insurance.

11. Refrigerated Products

Subject to a \$250 deductible, **we** will pay up to \$1,000 for damage to personal property located on the **insured premises**.

The damaged property must be owned by any **insured** and the loss caused by change in temperature resulting from:

- a. Interruption of electrical service to refrigeration equipment caused by damage to the generating or transmission equipment; or
- b. Mechanical or electrical breakdown of the refrigeration equipment.

Coverage applies only if the freezer or refrigerated unit had been maintained in proper working order prior to the loss.

The Power Disruption exclusion does not apply to this coverage. This coverage does not increase the **limit** of liability for Coverage **C**.

This **limit** is in addition to the **limit** stated in any endorsement attached thereto.

12. Lock Replacement

If **your** keys to the **residence** are lost or stolen, **we** will pay the cost of replacing the locks, up to \$1,000. **You** must notify **us** in writing within 72 hours of discovering the loss.

No deductible applies to this coverage.

Optional Coverages

Paragraph 1. **Fire Department Service Charge** is amended as indicated:

We will pay \$500 for fire department service charge. This is in addition to the **limit** stated in **your** Declarations for this coverage.

All other **terms** and conditions of this policy apply.