PERILS SECTION-COVERAGES A, B, C AND D
(PERILS AND REPLACEMENT COST PROVISION)

Coverage A-Residence and Coverage B-Related Private Structures on the Premises

This policy covers the ***Residence*** and Related Private Structures on the Premises against risks of direct physical loss unless specifically excluded.

EXCLUSIONS-***Apply to Coverage A and Coverage B***

In addition to the exclusions contained in the General Policy Provisions, the following exclusions also apply.

1 ***Freezing, Discharge, Leakage or Overflow-Unoccupied Residence***-If the ***residence*** is vacant, unoccupied (including temporary absence) or under construction and unoccupied, the ***insured*** must take reasonable care to:
   a. maintain heat in the building; or
   b. shut off the water supply and completely empty liquids from any plumbing, heating or air-conditioning system, water heater or domestic appliance.

   If an ***insured*** fails to do this, ***we*** do not pay for loss caused by freezing or the resulting discharge, leakage, or overflow from such system, water heater or domestic appliance.

2. ***Freezing, Thawing, Pressure or Weight of Ice or Water-We*** do not pay for damage to structures (other than buildings, carports or mobile homes) such as swimming pools, fences, retaining walls, septic tanks, piers, wharves, foundations, patios, and paved areas caused by freezing, thawing, or pressure or weight of ice or water whether wind driven or not.
3. ***Theft-We*** do not pay for theft or attempted theft from the ***insured premises*** while a ***residence*** *is:*
   a. under construction and unoccupied; or
   b. vacant for more than 30 consecutive days immediately before the loss.
4. ***Vandalism and Malicious Mischief or Glass Breakage-We*** do not pay for loss caused by vandalism, malicious mischief or breakage of glass or other glazing materials while the ***residence*** is vacant for more than 30 consecutive days immediately before the loss. A ***residence*** under construction is not considered vacant.
5. ***Seepage or Leakage-We*** do not pay for loss caused by repeated or continuous seepage or leakage of liquids or steam from within a plumbing, heating or air-conditioning system, water heater, or domestic appliance.

   Except as provided above, ***we*** pay for loss caused by the accidental leakage, overflow, or discharge of liquids or steam from a plumbing, heating, or air-conditioning system or domestic appliance. ***We*** also pay the reasonable cost of removing and replacing those parts of the building or mobile home necessary to make repairs. ***We*** do not pay for loss to the system or domestic appliance from which the liquid or steam escapes.
6. ***Settling, Cracking' Shrinking, Bulging or Expanding-We*** do not pay for loss caused by the settling, cracking, shrinking, bulging or expanding of a building or mobile home (or any part of a building or mobile home), pavements, patios, or any other outdoor structure.
7. ***Birds, Vermin, Rodents, Insects or Domestic Animals-We*** do not pay for loss caused by birds, vermin, rodents, insects, or domestic animals.
8. ***Smoke-We*** do not pay for damage caused by smoke from agricultural smudging or industrial operations.

We pay for direct loss by fire, explosion, or smoke (not otherwise excluded) which results from any of the above.

Coverage C-Personal Property

This policy insures against direct physical loss to property covered under Coverage C—Personal Property caused by the following:

1. ***Fire or Lightning***.
2. ***Windstorm or Hail***-This does not cover loss:
   a. caused directly or indirectly by frost, cold weather, ice (other than hail), snow or sleet, all whether wind driven or not;
   b. to the interior of a building or mobile home, or to the property inside, caused by dust, rain, sand, sleet, snow or water, all whether wind driven or not, entering through openings not made by the direct force of wind or hail; or
   c. to watercraft (except rowboats and canoes on the ***insured premises)*** including their trailers, accessories, equipment and outboard motors unless such property is inside a fully enclosed building.
3. ***Explosion***.

4. ***Riot or Civil Commotion*** including direct loss resulting from pillage and looting which occurs during a riot or civil commotion where the riot or civil commotion is taking place.
5. ***Aircraft***.
6. ***Vehicles***.
7. ***Sudden and Accidental Damage from Smoke***-This does not cover loss caused by smoke from agricultural smudging or industrial operations.
8. ***Vandalism and Malicious Mischief***-This does not cover loss if the ***insured premises*** are vacant for more than 30 consecutive days immediately before the loss. *A* ***residence*** under construction is not considered vacant.
9. ***Glass Breakage***-This covers damage to glass or safety glazing material which is part of a building or mobile home. This includes storm door or storm window.
   This does not cover loss if the ***insured premises*** are vacant for more than 30 consecutive days immediately before the loss. *A* ***residence*** under construction is not considered vacant.
10. ***Theft***-This includes attempted theft and loss of property from a known place when it is likely that theft occurred. Property is considered as being on the ***insured premises*** while placed for safekeeping in: a bank; trust or safe deposit company; public warehouse; or an occupied ***residence***, condominium-unit or apartment not owned, rented or occupied by an ***insured***.
    a. This does not cover:
        1) theft committed by an ***insured****;*
        2) theft from premises where a ***residence*** is under construction until the building is completed and occupied;
        3) loss of a precious or semi-precious stone from its setting;
        4) theft from any part of the ***residence***, usually occupied exclusively by an ***insured***, while rented to others;
        5) theft from premises which are vacant for more than 30 consecutive days immediately before the loss;
        6) loss resulting from the theft of any ***credit card*** or similar device except as provided under Incidental Property Coverages; or
        7) loss resulting from the theft of a debit card or similar device used for the deposit, withdrawal or transfer of funds except as provided under Incidental Property Coverages.
    b. This does not cover theft of personal property that occurs away from the ***insured premises*** of:
        1) property while on the portion of any residential premises owned, rented or occupied by an ***insured***, except for the period of time while an ***insured*** *is* temporarily residing there; (However, property of a full-time student who is an ***insured*** is covered while on the portion of the residential premises occupied by the student at school) or
        2) trailers, their equipment, campers, camper bodies, outboard motors, watercraft, and their accessories.
11. ***Falling Objects***-This does not cover loss:
    a. to the interior of a building or mobile home, or to the property inside, unless the object has previously damaged the outside walls or roof by impact;
    b. to outdoor awnings or canopies including their supports;
    c. to fences or to outdoor equipment not permanently installed; or
    d. to the object which falls.
12. ***Weight of Ice, Snow or Sleet***, which causes physical damage to property contained in a building. This does not cover loss to:
    a. outdoor equipment not permanently installed; or
    b. outdoor awnings or canopies including their supports.
13. ***Collapse of a Building or Any Part of a Building*** (Collapse does not include settling, cracking, shrinking, bulging or expanding). Unless the damage is directly caused by the collapse of a building, this does not cover loss:
    a. to outdoor awnings or canopies including their supports; or
    b. to outdoor equipment not permanently installed.
    We do not pay for loss by collapse that results from an excluded cause or event.
14. ***Sudden and Accidental Tearing Apart, Burning or Bulging*** of a heating or air-conditioning system or water heater. This does not cover loss by freezing.
15. ***Accidental Discharge or Overflow of Liquids or Steam*** from a plumbing, heating or air-conditioning system or domestic appliance. (Gutters and downspouts are not part of a plumbing system).
    This does not cover loss:
    a. caused by continuous or repeated seepage or leakage;
    b. if the ***residence*** has been vacant for more than 30 consecutive days immediately before the loss; (A ***residence*** under construction is not considered vacant)
    c. to the system or domestic appliance from which the liquid or steam escapes;
    d. caused by freezing; or

e. on the ***insured premises*** caused by accidental discharge or overflow which originates off the ***insured premises***.

16. ***Freezing*** of a plumbing, heating or air-conditioning system or domestic appliance—This does not cover loss on the ***insured premises*** while the ***residence*** is vacant, unoccupied (including temporary absence) or is under construction and unoccupied. However, this exclusion does not apply if an ***insured*** has used reasonable care to:
    a. maintain heat in the building or mobile home; or
    b. shut off the liquid supply and completely empty the system or domestic appliance.
17. ***Sudden and Accidental Damage from Artificially Generated Electrical Currents*** to electrical appliances, devices, fixtures and wiring. Tubes, transistors and similar electronic components are not covered.

REPLACEMENT COST PROVISION

(***Our*** liability under this provision is subject to the ***terms*** of **HOW MUCH *WE* PAY FOR LOSS OR CLAIM** in the General Policy Provisions.)

1. This provision applies only to covered buildings, including additions and built-in components and fixtures. covered under Coverage A—Residence and Coverage B—Related Private Structures on the Premises. The building must have a permanent foundation and roof. This provision does not apply to:
    a. domestic appliances;
    b. carpeting, curtains and drapes all whether or not permanently installed;
    c. detachable building items including screens, awnings, storm doors and windows, and window air conditioners; or
    d. outdoor structures (other than buildings) which are not permanent components or fixtures of a building. These include (but are not limited to) swimming pools, fences, paved areas, submersible pumps and sump pumps.
2. If the limit of liability on the damaged building is less then 80 percent of its replacement cost at the time of loss, ***we*** pay the larger of the following (in excess of the deductible):
    a. actual cash value of the damaged part of the building; or
    b. that proportion of the replacement cost of the damaged part which ***our*** limit of liability on the building bears to 80 percent of the full current replacement cost of the building.
3. If the policy indicates that Residence Replacement Cost Coverage applies (see (see Declarations Page or Endorsement) or the limit of liability on the damaged building is at least 80 percent of its replacement cost at the time of loss, ***we*** pay the full cost of repair or replacement of the damaged part without deduction for depreciation. ***We*** pay the smallest of the following amounts:
    a. the limit of liability applicable to the building;
    b. the cost (in excess of the deductible) to repair or replace the damage on the same premises using materials of equivalent kind and quality, to the extent practicable; or
    c. the amount (in excess of the deductible) actually and necessarily spent to replace or repair the damage.
4. When the cost to repair or replace exceeds the lesser of $1,000 or 5 percent of the applicable limit of liability on the damaged building, ***we*** are not liable for more than the actual cash value of the loss until actual repair or replacement is completed.
5. ***You*** may make a claim for the actual cash value amount of the loss before repairs are made. A claim for any additional amount payable under this provision must be made within 180 days after the loss.