



INSURANCE FACTS

For Michigan Consumers

2006 Buyers' Guide to Home & Renters Insurance

Toll-Free Consumer Assistance Line
877-999-6442

Department of Labor and Economic Growth
Office of Financial and Insurance Services
www.michigan.gov/ofis

Dear Home Insurance Consumer:

Access to affordable home insurance is important for all Michigan consumers. Each year the Michigan Office of Financial and Insurance Services (OFIS) conducts a survey of home insurance companies to find out what they charge for different policies around the state. This rate survey is designed to show how much rates can vary from company to company and to help you find the coverage you want at the best possible rate.

Companies represented in this guide are only those that are subject to Michigan's Essential Insurance Act, which was passed by the legislature in 1979. This Act is designed to make home insurance available to all eligible Michigan citizens at reasonable rates and allows companies to set their own rates without the prior approval of the Commissioner of the Office of Financial and Insurance Services. This means that a company can change its rates quickly to respond to the demands of the marketplace.

This rate survey is designed to show how much rates can vary from company to company and to help you find an insurer that will give you the coverage you want at the best possible rate. The rates provided in this survey reflect the rates charged by an insurer on July 1, 2006. A particular insurer may have increased or decreased rates since that date. The rates in the survey do not include any discounts the company may offer, so be sure to ask your agent about any discounts for which you might be eligible when shopping for home insurance. Please refer to page 9 of the survey to see an example of how discounts may affect rates.

Because there are varying factors that affect what you pay for your insurance, it is not possible to show a rate for every situation. Instead, we have chosen four examples to represent various insurance purchasers, and asked insurance companies to provide a rate for each example in the territories listed. By reviewing the rates for the example which most closely fits your insurance needs, and using the worksheets at the end of the survey, you will be able to get a general idea of the price you would be charged by various companies.

The single best suggestion that I can give you as a consumer is to take the time to shop around! Consumers are always amazed at how much money they may be able to save if they take the time to pick up the phone and obtain quotes from a handful of companies. This guide is designed to assist you in making that process as easy as possible.

I hope you will use this guide as a tool when shopping for home insurance. Also, take the time to ask your agent specific questions regarding the policy you want. If you believe you have been unfairly denied coverage while shopping for insurance, we want to know about it. Please call us toll free at 877-999-6442 or file a formal, written complaint with this office.

Sincerely,



Linda A. Watters, Commissioner
Office of Financial and Insurance Services

TABLE OF CONTENTS

Page 1	Who Can Use This Survey; Insurance Eligibility
Page 2	Company Guidelines (Underwriting); Insurance Ineligibility; Rating Territories
Page 3	Definitions
Page 4	Shopping For Coverage
Page 5	Explanation of Home Insurance Coverage Types
Page 6	Things You Can Do To Help With Future Home Insurance Claims
Page 7	How To Reduce Your Premium
Page 9	How Discounts Affect Your Premium
Page 12	Extra Coverages You Can Purchase
Page 14	How To Use The Survey
Page 15	Summary of Coverages for Examples
The Michigan Home and Renters Insurance Survey:	
Page 16	<i>Example One:</i> HO-6 (Condominium Policy)
Page 19	<i>Example Two:</i> Market Value/Repair Cost Policy
Page 21	<i>Example Three:</i> HO-3
Page 24	<i>Example Four:</i> HO-4 (Renter's Policy)
Page 27-29.....	Home Insurance Worksheets

This consumer's guide is a publication prepared by the Michigan Office of Financial and Insurance Services. You can view more publications by visiting the Office of Financial and Insurance Services web site at

<http://www.michigan.gov/ofis>.

Any insurance consumer who needs help with an insurance problem or who feels he or she is not being treated fairly by an insurer, please call

1-877-999-6442.

WHO CAN USE THIS SURVEY?

The Buyers' Guide is a survey of rates for four sample households *eligible* for home insurance under the law. You are eligible for home insurance if you live in and rent or own one of the following:

✓ a house ✓ a condominium ✓ a cooperative unit ✓ a rented room or an apartment

You are also eligible if you own and live in a dwelling having more than one but not more than four separate living units (such as a duplex).

What About Coverage For ...

Mobile Homes? Policies are similar to those for conventional homes, but have additional provisions specific to mobile homes. For example, they usually include the cost of moving your home to avoid damage from flood, windstorms and other specified perils.

Farms or ranches? Policies are similar to those of homeowners but include special additions for farm or ranch buildings and equipment.

Travel trailers, camping trailers, motor homes? They are insured under automobile or special policies.

INSURANCE ELIGIBILITY

If you are eligible under the law you cannot be denied insurance solely because of the age of your house, its location, or the type of neighborhood you live in. However, you may be considered "ineligible" and can be turned down for insurance if:

- ✓ Within the past 5 years, you have been found guilty of a crime (or an attempt to commit a crime) of arson, the use of explosives, or destroying property.
- ✓ Taxes on the property you want to insure are over 2 years past due.
- ✓ The property you want to insure is used for illegal or dangerous purposes.
- ✓ You refuse to buy the minimum required amount of coverage for the type of policy you want to buy.
- ✓ If your home has a physical condition which presents an extreme likelihood of a significant loss.
- ✓ Within the past 2 years your home insurance has been canceled because of non-payment of premium. This can be overlooked if you pay the entire premium on the policy you are buying in advance.
- ✓ A company requires you to be a member of a group, club or organization and you choose not to join.
- ✓ Within the past 5 years, you have been denied payment of a claim because there was evidence of arson or fraud on your part.

You may be considered "ineligible" for insurance if the value of the property you want to insure does not meet the minimum requirements for the type of policy you want to buy.

REPAIR COST POLICY

The law requires that if you want to buy a policy of this type through the regular market, the insured value of your home must be at least \$15,000.

REPLACEMENT COST POLICY

The law requires that if you want to buy a policy of this type through the regular market, the insured value of your home must be at least \$35,000.

COMPANY GUIDELINES (UNDERWRITING)

Insurance companies also use guidelines, called *underwriting rules*, to help decide if they will insure or continue to insure you even if you are "eligible" by law. The underwriting rules that companies may use are also specified in Michigan law. Each company's rules may be different, but each company must apply its rules in the same way to everyone. These rules may be based on factors such as how well your property is kept up and the amount and/or kind of insurance claims you have made in the past.

INSURANCE INELIGIBILITY

If you find that you are ineligible for home insurance or that you do not meet a company's underwriting rules, you may want to ask your agent to apply to the **Michigan Basic Property Insurance Association (MBPIA)**. The MBPIA was created to provide property insurance to persons who cannot find insurance in the regular market.

If you qualify, you can get an insurance policy through the MBPIA. An MBPIA policy provides basically the same types of coverages as an HO-2 or HO-3 policy from regular companies (see Example 2 and 3).

ANY LICENSED AGENT CAN HELP YOU OBTAIN INSURANCE THROUGH MBPIA.

RATING TERRITORIES

The location of your home can make a difference in what you pay for home insurance in two ways:

- 1) The law allows insurance companies to divide the state into *rating territories*. Each company defines its territories differently. For this rate survey, cities or locations were chosen to represent the different parts of the state.
- 2) Your area's *fire protection class* also has an effect on your home insurance rate. Fire protection class is a rating based on the availability and type of fire protection in an area. Class 1 is the most protected area and Class 10 is an unprotected area. The fire protection class of each area is shown in parentheses with sample premium chart abbreviations following:

Cheboygan (7) CHE	Lansing (3) LAN
Clare (6) CLA	Livonia (4) LIV
Dearborn (3) DEA	Marquette (5) MAR
Detroit (2) DET	Saginaw (3) SAG
Flint (3) FLI	Southfield (4) SFLD
Grand Rapids (3) GRA	Traverse City (5) TCTY
Kalamazoo (3) KAL	Warren (4) WAR

Use the rates for the part of the state and fire protection class that most closely resembles the area in which you live.

DEFINITIONS

Homeowner Policies – property insurance policies that provide a package of coverage such as property damage protection, liability insurance, coverage for additional living expenses, etc.

- The different types of homeowner policies are typically identified by a form number such as a “Homeowners Form 2” or an “HO-3” (please see the box at the bottom of this page).
- Depending on the form, coverage for the building, its contents or both is provided against “all risks” or against “named perils.”
- Settlements are made, up to the selected limits of the policy, on a “replacement cost,” “repair cost,” or “actual cash value” basis.

All Risk – coverage against “all risks” means that losses are covered for any reason except for those few specifically excluded in the policy. Those risks excluded could be items such as flood, war, collapse, and water and sewer backup.

Named Perils – coverage against “named perils” means that only losses from the perils listed in the policy are covered. These include fire, theft, smoke, lightning, riot, explosion, wind, falling objects, vandalism, etc.

Replacement Cost – the cost necessary to replace, repair or rebuild damaged property to its original condition with materials of the same kind and quality. For example, a hardwood floor would be repaired or replaced with the same kind of wood.

Repair Cost – the cost necessary to replace, repair or rebuild damaged property to a condition similar to what it was before the damage, using modern materials. For example, plaster walls may be replaced with drywall. The maximum amount the insured is able to collect may not be enough to repair or replace the property to its original condition.

Actual Cash Value (ACV) – the current replacement value of property less depreciation.

In this survey, examples are provided that would be covered under the following types of policies:

- an HO-6 = condominium (example 1, page 13).
- a “market value” or “repair cost” policy (example 2, page 16).
- an HO-3 = all risk (example 3, page 18).
- an HO-4 = renters (example 4, page 21).

Please refer to the examples for a detailed explanation of these types of policies.

SHOPPING FOR COVERAGE

Information You'll Need

To get an accurate quote, you will usually need this information:

- ✓ Coverage and limits you want
- ✓ Description of your home
- ✓ Loss history
- ✓ Square footage
- ✓ Fire and security devices
- ✓ Distance from the nearest fire department and hydrant

Questions to Ask

- ✓ How much would I save if I increase my deductible?
- ✓ What is not covered?
- ✓ Is my coverage replacement cost or repair cost?
- ✓ Does coverage include water damage or sewer back-up?
- ✓ Does the policy cover my jewelry, antiques, or special collections?
- ✓ What other special coverages are available?
- ✓ What proof do I need in case of a loss?
- ✓ What discounts might I be eligible for?

EXPLANATION OF HOME INSURANCE COVERAGE TYPES

Policy forms described in this survey include the following kinds of coverages:

Dwelling (Coverage A)

Protects against loss to the structure of the dwelling. Except for the market value or repair cost policy described in Example 2 (see page 19), a loss which occurs to an insured dwelling is typically settled on a *replacement cost basis*.

Appurtenant Structures (Coverage B)

Other structures on the property, such as a detached garage, are covered for up to 10 percent of the dwelling amount.

Contents (Coverage C)

This coverage protects against loss to personal property in amounts which vary, depending on the policy form. Covered loss of personal property is usually settled on an *actual cash value basis*. However, many companies now offer replacement cost on personal property.

- **Off-Premises Loss**

There is also protection against loss to personal property while away from the premises, such as property left in a car or hotel room. The maximum paid under this coverage is equal to 10 percent of the contents coverage amount.

- **Special Items**

There are special limits on coverage for certain items such as money, jewelry, computers, or furs. These limits vary by company and do not increase the total amount of coverage under the policy.

Additional Living Expenses (Coverage D)

This coverage pays for additional living expenses which may be incurred because of the loss to the property.

For example, if your home is partially destroyed by fire and you must live in a hotel temporarily, this coverage will pay you the difference between what it costs you to live in your home and what it costs you to live in a hotel.

The limit of coverage for the loss of use of your home varies by company and may be based either on a percentage of total coverage or a specified length of time (e.g., six months).

Liability (Coverage E)

This coverage provides protection against lawsuits, for example, from someone being injured on your property. In addition, the coverage will pay to defend you if you are sued.

The basic amount of coverage depends on the type of policy purchased, but extra coverage may be purchased for an additional premium.

Medical Payments (Coverage F)

This coverage pays for immediate care, such as first aid, ambulance charge, etc., for someone who is hurt on your property. The amount of coverage offered depends on the company.

Property of Others (Coverage G)

Depending on the company, up to \$500 in replacement cost coverage is provided for physical damage to the property of others that is caused by the insured.

Loss Assessment (Condominiums Only)

This coverage generally pays up to \$1,000 for a condominium owner's share of a loss assessment charged by the corporation or association of property owners, when the assessment is made as a result of loss to property owned by all members collectively.

Things You Can Do To Help With Future Home Insurance Claims

Don't make a tragedy worse.

The Jones family returned from a night out to find their 3-bedroom home had burned down. Their policy burned down with it and they had no proof of what their home contained. Trying to reconstruct the contents, as well as the value of all the items in their home, only intensified their nightmare. To this day, they are certain they did not recover nearly what they were due.

Don't let this happen to you.

Take steps now to facilitate the processing of any future claims:

- ✓ Make a written inventory of the contents of your home and, if possible, a room-by-room videotape (include closet interiors).
- ✓ Take photos of the outside of your home from several angles.
- ✓ Obtain appraisals of special valuables such as antiques, jewelry, stamps, coins, and other collections.
- ✓ Keep your policy in a safe deposit box along with the photos and appraisals or put them in a secondary location – for example, your office or a relative's or friend's home.
- ✓ Update your records periodically – at least once every three to four years.

HOW TO REDUCE YOUR PREMIUM

The rates in this survey have been determined using only the rating factors specified in each example. However, there are ways to further reduce your premium.

Increased Deductibles

Increasing your deductible can make a significant difference in the cost of our policy. Choose the largest deductible your budget can handle.

Safety Features

Many companies offer discounts for installing smoke detectors, fire extinguishers, and safety devices such as central station burglar and fire alarms and heavy duty locks to name a few. If your home has any safety features, check with your agent about the discount options available.

Group Discounts

Several companies also offer home insurance at reduced rates to members of qualified groups, organizations, and trade or business associations. Members of credit unions and employees of certain businesses may also be eligible for group insurance rates. If you are a member of one of these types of groups, ask your agent if you qualify for group home insurance.

Senior Citizens

Many companies offer a discount on home insurance to senior citizens over 55 years of age. If you qualify, check with your agent to see if this discount is available from your company.

Construction Discounts

A discount may be given if you have updated the mechanical systems in your home such as the plumbing, heating, electrical systems or if you have recently installed a new roof. Some companies also give discounts if your home is constructed with fire resistive materials.

Multi-Policy Discounts

Some companies offer a discount on all policies you purchase from them if you purchase more than one. For example, if you buy a home and auto policy from the same company, you will receive a discount on both policies. Other companies offer the discounts on other types of policies.

Renewal or Valued Policyholder Discounts

A person can receive a discount if they stay with the same company for a number of years. The discount is based on the number of years you have held a policy with that company, as well as how many claims may have been filed during that time. Each company that offers this discount may use different criteria. You will need to ask questions of the agent to determine if the company you purchase a policy from will use this discount.

Age of Dwelling or New Home Discounts

Many companies have a discount program based on the age of the home, starting with new until the home is 10 to 20 years old, depending on the company.

Credit Scoring Discount

This discount is often the largest discount available to policyholders and it is based on the credit history of the primary policyholder. Companies use various names for this discount, including Blue Ribbon Discount, Advantage Credit, Budgetwise Discount, Financial Stability Rating, Prime Discount, Insurance Score, Financial Responsibility Rate Factor, Account Credit, VIP Discount, as well as other names. If you have a good financial credit rating, you will want to be sure to ask the agent about any credit score discounts that would be available to you.

Miscellaneous Discounts

There are many other types of discounts offered by one or two companies, such as the Paid in Full Discount if you pay the whole premium up front, the Prior Carrier Discount if you have been previously insured with another company, the Married Discount if you are married, the Mortgage Paid in Full Discount if your home no longer has a mortgage, a Claim Free Discount based on the number of claims you have filed during a certain period, a Non-Smoker Discount, and Payroll Deduction Discount.

This list of discounts is certainly not a comprehensive list. Companies are adding new discounts to their programs all the time. Be sure to ask for a list of those that are offered from each company you are considering buying a policy from. However, most companies have a cap on the total amount of discounts that a person can use to reduce their premiums. For example, if you qualify for several discounts that amount to over 90% of the premium, the company may cap your total to 50% of the premium.

We have provided a list of the major discounts offered on pages 10-11 listed by company and by the amount of discount that may be given.

Remember: Insurance companies can develop any type of discount for any group they feel may experience reduced losses or expenses. It is critical when shopping for home insurance to ask for all the discounts the company offers.

Discount amounts vary depending on the insurance company so SHOP AROUND!

HOW DISCOUNTS AFFECT YOUR PREMIUM

In the example below, a standard base rate has been chosen from one company in our consumer guide. All consumer guide rates are base rates, without discounts applied. This rate represents what a person in Detroit may have to pay for an HO-3 policy, which is found in example 3 of the guide, if they do not qualify for any discounts.

Once all the discounts are applied separately to the base rate, our example shows how dramatically the premium has changed. In this particular example, the mature discount is applied after each discount has been applied and that total deducted. You may not qualify for each of the discounts offered in this example, or your particular insurance company may not offer all of these discounts. Some offer more discounts. The example simply illustrates how important it is for each homeowner to shop for coverage with several different companies, and inquire about all discounts for which they may qualify with a company.

Base Premium		\$1510
Smoke Detector Discount	2%	-30
Deadbolt Lock Discount	2%	-30
Fire Extinguisher Discount	2%	-30
New Home Discount (New)	20%	-302
Auto/Home Multi-policy Discount	17%	-257
Life/Home Multi-policy Discount	5%	-76
Insurance Score 7	6%	<u>-91</u>
Subtotal premium		\$694
Mature 55-64 Discount	3%	<u>-21</u>
Final Premium		\$673

This particular company offers several levels of discounts for a new home. For example, a 2 year old home still has a discount, but it is somewhat lower each year, until the home reaches 10 years of age at which time the discount will end.

The Insurance Score discount is the amount of discount given for the insureds credit score. A score of “7” is a medium range discount. This company has scores ranging from “0” to “10.” However, each company uses a different scoring methodology for the credit score and you will need to ask what your score is and what discount is available.

Home Insurance Discounts

Company	Multi-Policy	New Home	Protective Devices	Construction	Mature Homeowner	Group	Credit Score	CLAIMS FREE
Allied Property & Cas. Ins. Co	5-17%	1-30%	2-10%		20%	8%	9-52%	5.6-47.2%
Allstate Indemnity Co	25%	0-37%	0-15%	0-16%	15%	5%	0-71%	10%
Allstate Insurance Co	25%	0-32%	0-15%	0-27%	15%	5%	0-50%	10%
Allstate Property & Cas Co	20%	0-37%	0-6%	0-24%	8%	5%	0-70%	0-76%
American Fire & ^ Cas. Ins. Co			3-13%			15%		
AMEX Assurance Co.	10%	varies	2-15%	varies	5%	5%		
Amica Mutual Ins. Co.	10%	0-32%	0-13%	15%				
Armed Forces Ins Exchange		2-20%	2-13%	14-15%				
Auto Club Group Ins. Co.	10-20%	2-43%	2-8%		10-22%	2%	10-44%	2.5-10%
Auto-Owners Ins. Co.	5-19%	0-21%	2-10%	10%	10-36%		3-29%	
Automobile Ins Co of Hartford,CT	10%	3-23%	2-8%	15%				
Badger Mutual Ins. Co.			2-5%					
Cincinnati Insurance Co.		5-20%	5%		5%			10-30%
Citizens Insurance Co of Amer	15%	0-44%	2-5%				1-54%	
Electric Insurance Co.	15%	2-25%	10-13%					
EMCASCO	10%	3-25%	2-15%	1-10%	15%		20-30%	
Employers Mutual Cas. Co.	10%	3-25%	2-15%	1-10%	15%		20-30%	
Encompass Property & Cas.	25%	up to 44%	up to 15%	up to 20%	5%	15%	up to 89.3%	
Farm Bureau Gen Ins Co of MI	10%	3-30%	2-15%	3-30%	30%		5-15%	2.5-5%
Federal Insurance Co		3-21%	2-10%	15%				5%
Fidelity & Deposit Of Maryland		2-20%	2-13%	2-20%				
Fidelity National Ins. Co.	2%	10%	3-8%	2-35%		10%		5-15%
Fire Insurance Exchange	5-15%	8-28%	2-10%		4-24%			
First American P & C Co.	5%	2-25%	2-13%					
Frankenmuth Mutual Ins Co	10%	1-15%	2-15%		15-20%	5-20%	5-30%	10-15%
Fremont Insurance Co	15%	up to 30%	up to 21%		10%	15%	up to 45%	up to 5%
Grange Insurance Co of Mich.	17%		1-5%	2-40%			5-70%	28%
Great Northern Ins. Co.		3-21%	0-12%	15%				5%
Hamilton Mutual Ins. Co.	10%	3-25%	2-15%	1-10%	15%		20-30%	
Harleysville Lake States Ins.	15%	1-15%	2-5%		5-10%	5-12%	13-50%	5-10%
Hartford Accident & Indemnity	15%	3-20%	up to 20%	15%	5%			17-37%
Hartford Casualty Ins Co	15%	3-20%	up to 20%	15%	5%			17-37%
Hartford Ins Co of the Midwest	15%	3-20%	up to 20%	15%	5%			17-37%
Hastings Mutual Ins. Co.	10-15%	1-15%	5-10%		22%		0-40%	
Home-Owners Ins. Co.	5-19%	0-21%	2-10%	10%	10-36%		3-29%	
Homesite Group Inc.		up to 30%	5-10%	10-25%	10%		up to 5%	up to 21%
Horace Mann Ins Co	15-20%		5%				up to 65%	3-9%
Liberty Mutual Fire Ins. Co.	2-10%	3-27%	1-16%			5-10%		0-68%
Merastar Insurance Co.	20%	4-32%	2-5%		5%		20-45%	
Merchants Mutual Ins. Co.	15%	5-20%	3-25%	5%	5%			5%
Metropolitan Prop. & Cas.		2-25%	5-10%	15%				
Michigan Insurance Co.	15%	1-40%	3-15%	7%	2-7%			10%
Michigan Millers Mutual Ins Co	20%	2-33%	Up to 20%		15-25%	8-23%	5-40%	
MutualAid eXchange			2-5%	15%				
Nationwide Mutual Fire Ins Co	18%	0-33%	2-15%		15%		0-43%	0-62%
Nationwide Prop & Cas Ins Co	20%	0-40%	0-15%		0-15%		0-52%	0-49%
Ohio Casualty Ins. Co			3-13%			15%		
Pacific Indemnity Ins Co		3-21%	2-10%	15%				5%
Pharmacists Mutual Ins Co	5%	1-25%	3-5%					
Pioneer State Mutual	15%	1-20%	2-20%		20%	2%	0-40%	5%

Home Insurance Discounts

Company	Multi-Policy	New Home	Protective Devices	Construction	Mature Homeowner	Group	Credit Score	CLAIMS FREE
Safeco of America	15%	0-30%	5-10%				0-73%	
Secura Insurance	20-25%		2-10%		20%		10-40%	
State Auto Ins Co	19%	yes						
State Farm Fire & Casualty Co	15%		2-15%	1-25%				68-73%
Tokio Marine & Fire Ins. Co.			2-13%	15%				
Travelers Indemnity Co of Amer.	10%	3-23%	2-8%	15%				
Twin City Fire Ins Co	15%	3-20%	up to 20%	15%	5%			17-37%
United Services Auto Assoc.		2-24%	2-15%					
USAA Casualty Ins. Co.		2-24%	2-15%					
Vigilant Insurance Co		3-21%	2-10%	15%				5%
West American Ins Co	15%		3-13%			15%		
Westfield Insurance Co	10-20%	2-25%	2-13%		15%		0-65%	up to 15%

EXTRA COVERAGES YOU CAN PURCHASE

There are many additional coverages available that aren't included in the examples. Some additional coverages you may wish to consider are:

Additional Replacement Cost Coverage

Additional replacement cost coverage for the dwelling may be purchased as additional coverage under certain types of homeowners policies. Under this coverage, the company guarantees that you will be protected for the full replacement cost of the house, even if that amount is higher than the policy limit. Some companies refer to this coverage as “extra expense” coverage or “guaranteed replacement cost” coverage. Check with the agent to find out the specific limits of this additional coverage.

Debris Removal

If debris removal expense plus damage to property is more than the limit of coverage selected, an additional 5 percent of the coverage limit may be available for debris removal.

Tree Removal

This coverage will pay to have damaged trees removed; the standard limit is \$500. Many companies require the tree to have actually fallen or caused damage to other property due to a covered peril before they provide the coverage.

Trees, Shrubs and Other Plants

This coverage will pay the cost to replace damaged trees, shrubs and other plants; the standard limit is \$500 per item up to an aggregate limit.

Fire Department Service Charge

This coverage pays this expense when applicable; the standard limit is \$500.

Credit Card, Fund Transfer Card Forgery, and Counterfeit Money

This coverage protects against the fraudulent use of credit cards or fund transfer (money machine) cards or reimburses you if you accidentally receive counterfeit money; the standard limit is \$500.

Ordinance and Law Coverage

This coverage can be very important if you own a home that is not relatively new. It provides extra coverage if your home is partially damaged and cannot be rebuilt to its original condition because of changes in the local building codes. The insurance company **will not** pay for the upgrades unless you have this additional coverage. The standard limit is 10% of the total dwelling coverage amount, but some companies will allow you to purchase larger amounts.

Personal Property Floaters

This coverage provides extra insurance, up to the value of the insured property, for items that exceed the amount listed for such property in your regular policy. You may need to purchase this additional coverage for items such as expensive jewelry, cameras, collections, laptop computers, or rare antiques. Most insurers require you to have such items appraised to determine their value at the time you purchase the insurance.

Flood Insurance

Your regular home insurance policy does not contain coverage for flood damage to your home and contents. You must purchase an additional flood insurance policy from your home insurance company or the federal government to get this coverage. Your agent should be able to advise you about how to purchase this coverage, as well as the amount of coverage you need.

HOW TO USE THE SURVEY

- Step 1** Determine which city most accurately represents the area in which you live, both in terms of fire protection class and location in the state.
- Step 2** Read the description of the four examples in the survey and choose the one which best describes your household.
- Step 3** Look at the premiums for the example you have chosen under the territory which best represents your area.
- Step 4** Compare these premiums with what you are paying for your insurance. If some are lower than your current rate, it may be an indication that you need to start shopping!
- Step 5** When you have chosen some companies to compare, check your phone pages. You should be able to find several different agents or companies to call for quotes. While not all companies have offices in all areas of the state, keep in mind that some independent agents represent several different companies.

The companies in this rate comparison are a representative sample of companies subject to the provisions of the Essential Insurance Act (EIA). There are a few companies in the state that are *exempt* from the EIA due to size or to the limited amount of home insurance business written in Michigan. Exempt companies are not included in this comparison because their rating and underwriting practices may be dramatically different from companies that are subject to the EIA. Likewise, insurers who write “group” insurance policies are also not subject to EIA and are not included in this rate survey.

THE SAMPLE HOUSEHOLDS

- There are four sample households in this survey.
- The summary on page 15 outlines the various coverages and limits provided under each type of policy.
- Annual premiums for the policy described in each example are listed, by territory, on the pages following the example.
- Read each example. This will acquaint you with several different kinds of policies and coverages, and some of the rules that pertain to them.
- Knowing about the insurance products that are available can help you buy a policy tailored to your own needs.

SUMMARY OF COVERAGES FOR SURVEY SAMPLE HOUSEHOLDS

	Example 1	Example 2	Example 3	Example 4
Dwelling	Condominium	Single Family House	Single Family House	Rental Unit
Form	HO-6	Market Value (Repair Cost)	HO-3	HO-4
Policy Limit	\$50,000	\$50,000	\$100,000	\$40,000
Deductible	\$250	\$250	\$250	\$250
Covered Loss Types			All Risks (with specific exclusions)	
Dwelling:	Named Perils	Named Perils	Named Perils	N/A
Contents:	Named Perils	Named Perils	Named Perils	Named Perils
Settlement Basis				
Dwelling:	Replacement Cost	Repair Cost	Replacement Cost	N/A
Contents:	Actual Cash Value	Actual Cash Value	Actual Cash Value	Actual Cash Value
Coverage Amounts	(Insured's Option or 10% Policy Limit)	(100% Market Value)	(Policy Limit)	N/A
Dwelling (Coverage A):	\$5,000	\$50,000	\$100,000	
Appurtenant Structures (Coverage B):	N/A [ⓐ]	(10% Policy Limit) \$5,000	(10% Policy Limit) \$10,000	N/A [ⓐ]
Contents (Coverage C):	(Policy Limit) \$50,000	(50% Policy Limit) \$25,000	(50% Policy Limit) \$50,000	(Policy Limit) \$40,000
Off Premises Loss:	(10% Contents Limit) \$5,000	(10% Contents Limit) \$2,500	(10% Contents Limit) \$5,000	(10% Contents Limit) \$4,000
Special Items (Cash, Furs, Jewels):	Specified in Policy	Specified in Policy	Specified in Policy	Specified in Policy
Additional Living Expenses (Coverage D):	Varies by company; may either be a % of policy limit or specified length of time (e.g. 6 months).	Varies by company; may either be a % of policy limit or specified length of time (e.g. 6 months).	Varies by company; may either be a % of policy limit or specified length of time (e.g. 6 months).	Varies by company; may either be a % of policy limit or specified length of time (e.g. 6 months).
Liability (Coverage E):	\$100,000 --- Basic policy limit; varies by company. Higher limit available for additional premium.	\$100,000 --- Basic policy limit; varies by company. Higher limit available for additional premium.	\$200,000 --- Basic policy limit; varies by company. Higher limit available for additional premium.	\$100,000 --- Basic policy limit; varies by company. Higher limit available for additional premium.
Medical Payments (Coverage F):	\$1,000/person	\$1,000/person	\$1,000/person	\$1,000/person
Property of Others (Coverage G):	Up to \$500 in replacement cost.			

[ⓐ]Coverage not included in policy; may be purchased for added premium.

EXAMPLE ONE

A condominium insured for \$50,000 under a Homeowners Form 6 or an "HO-6" policy

An HO-6 is a condominium policy. It provides coverages similar to a renter's policy (see example 4) since the limit chosen is based on the value of the owner's personal property or contents. An HO-6, however, also provides coverage for that part of the *dwelling* that belongs to the condominium owner. This includes alterations, appliances, fixtures and improvements that are part of the building or are contained within the building.

An HO-6 also covers property that is the condominium owner's responsibility to insure under a corporation or association of property owners agreement. In this type of policy both the dwelling and the contents are covered against *named perils*.

Following a covered loss to the contents, settlement is made on the basis of *actual cash value*. A loss to the dwelling is made on a *replacement cost basis*.

The amount of coverage on the face of this policy is \$50,000. However, the amounts in coverages A and D through G (see page 5) are provided *in addition to* the amount that would be paid for loss of the contents.

If the insured in this example suffers a loss of \$50,000 to personal property, and \$5,000 to the part of the dwelling that the insured owns, he or she could collect \$55,000 plus additional living expenses, if necessary.

Cheboygan (7) CHE

Clare (6) CLA

Dearborn (3) DEA

Detroit (2) DET

Flint (3) FLI

Grand Rapids (3) GRA

Kalamazoo (3) KAL

Lansing (3) LAN

Livonia (4) LIV

Marquette (5) MAR

Saginaw (3) SAG

Southfield (4) SFLD

Traverse City (5) TCTY

Warren (4) WAR

Example 1

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Allied Property & Casualty	586	586	1018	1167	879	618	618	612	818	530	687	820	586	612
Allstate Indemnity Co.**	354	556	990	990	354	354	354	354	354	354	556	990	556	990
Allstate Insurance Co # **	340	534	950	950	340	340	340	340	340	340	534	950	534	950
American Fire & Cas Co	232	232	316	471	393	256	256	256	316	299	316	330	232	393
American Insurance Co*&**	367	367	367	443	367	367	367	367	443	367	367	443	367	367
AMEX Assurance Co	178	178	245	373	276	169	169	245	208	178	276	291	178	208
Amica Mutual Ins Co	311	311	419	483	370	303	303	311	360	311	329	370	303	341
Armed Forces Ins Exchange##	126	126	123	132	111	99	102	97	123	107	102	126	126	108
Auto Club Group Ins Co **	283	283	395	600	536	283	310	477	366	283	536	536	283	447
Auto Owners Insurance Co**	276	276	340	479	407	291	297	300	300	276	340	340	276	407
Automobile Ins Co of Hartford	193	187	212	268	177	177	177	177	212	187	177	177	187	177
Badger Mutual Insurance Co	269	269	347	469	347	269	269	269	269	269	269	269	269	269
Cincinnati Insurance Company	127	125	123	129	129	123	123	123	123	125	123	123	125	123
Citizens Ins Co of America	305	313	436	521	473	273	284	294	302	329	407	588	302	324
Civic Property & Casualty Co.	457	457	656	776	457	402	409	409	520	409	507	457	457	457
Electric Insurance Co	170	155	164	245	245	155	155	155	164	155	155	164	155	164
Emcasco Insurance Co ***	310	283	336	416	336	283	283	283	336	283	283	283	283	283
Employers Mut Cas Ins Co ***	310	283	336	416	336	283	283	283	336	283	283	283	283	283
Encompass Property & Casualty	714	514	613	901	550	509	509	509	599	527	509	613	527	613
Farm Bureau General Ins of MI	208	204	356	541	452	229	253	215	181	195	356	423	163	298
Federal Insurance Co ** ***	239	239	293	293	239	239	239	239	293	239	239	239	239	239
Fidelity National Ins. Co.	188	188	297	297	202	188	188	188	197	188	188	297	188	280
Fire Insurance Exchange+++	559	559	538	816	538	491	538	538	848	559	538	559	559	559
Frankenmuth Mutual Ins Co	178	188	392	392	270	210	192	222	196	178	270	392	184	306
Fremont Mutual Ins Co	171	216	225	442	207	189	216	189	225	152	189	225	161	225
Grange Ins. Co. of Michigan	699	637	784	1207	827	584	584	584	584	732	584	584	732	697
Great Northern Ins Co ** ***	239	239	293	293	239	239	239	239	293	239	239	239	239	239
Hamilton Mutual Ins. Co.	310	283	336	416	336	283	283	283	336	283	283	283	283	283
Harleysville Lake States Ins Co	253	247	456	727	418	272	265	300	247	227	300	409	240	409
Hartford Casualty Ins Co	188	188	241	267	267	188	188	188	241	188	241	188	188	241
Hartford Ins Co of the Midwest	190	190	249	276	276	190	190	190	249	190	249	190	190	249
Hastings Mutual Ins. Co***	150	137	177	223	223	137	137	137	137	137	177	177	137	177
Homesite Insurance Co	261	265	599	523	250	277	275	287	299	269	405	700	263	523
Home Owners Insurance Co**	254	254	313	440	375	268	273	276	276	254	313	313	254	375
Horace Mann Insurance Co***	135	135	210	331	137	113	113	112	126	127	131	145	126	132
Liberty Mutual Fire Ins Co	273	279	426	426	328	281	287	287	259	279	335	485	279	269
Merastar Insurance Co.	220	256	464	448	355	220	220	220	276	220	342	464	259	448
Merchants Mutual Ins. Co.	165	149	215	344	228	149	149	149	170	149	170	205	132	163
Metropolitan Property & Cas Ins	180	156	278	327	301	156	173	194	180	173	274	243	156	263
Michigan Insurance Co	100	90	222	322	190	118	118	118	132	90	168	222	100	152
Michigan Millers Mut Ins Co	207	198	281	317	198	207	198	198	221	198	221	281	198	281
MutualAid eXchange	201	201	280	280	201	201	201	201	280	201	201	201	201	201
Nationwide Mutual Fire Ins Co	626	584	919	1050	562	584	584	584	586	584	584	919	584	919
Ohio Casualty Insurance Co	252	252	340	507	421	275	275	275	340	323	340	354	252	421
Pacific Indemnity Co** ***	290	290	355	355	290	290	290	290	355	290	290	290	290	290
Pharmacists Mutual Ins. Co.	183	183	249	249	183	183	183	183	249	183	183	183	183	183

Example 1 (continued)

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Pioneer State Mutual Ins Co	224	230	334	465	385	238	225	313	221	218	336	221	218	221
Safeco Ins Co of America***	252	230	268	362	546	230	230	230	268	230	362	230	230	362
Secura Insurance Company	313	303	397	594	268	268	255	268	295	303	268	367	211	367
Secura Supreme Ins. Co.	260	253	330	494	223	223	212	223	245	253	223	306	175	306
Sentry Insurance Company	165	165	221	221	221	159	159	159	199	165	159	199	165	221
State Auto Mutual Insurance Co	458	458	513	513	458	458	458	458	513	458	458	458	458	458
State Farm Fire & Casualty***	455	455	898	898	606	456	496	496	374	455	589	898	455	491
Tokio Marine & Fire Ins Co	295	265	347	403	265	265	265	265	347	265	265	265	265	265
Travelers Indemnity Co of Amer	193	187	212	268	177	177	177	177	212	187	177	177	187	177
Twin City Fire Insurance Co	188	188	241	267	267	188	188	188	241	188	241	188	188	241
United Services Auto Assoc##	157	150	203	164	150	150	150	150	150	150	150	162	150	164
USAA Casualty Ins Co ##	191	173	247	200	169	167	175	175	179	172	175	179	173	200
Vigilant Insurance Co. ** ***	417	417	513	513	417	417	417	513	417	417	417	417	417	417
Westfield Insurance Co	361	361	405	405	361	361	361	361	405	361	361	361	361	361
West American Ins Co	252	252	340	507	421	275	275	275	340	323	340	354	252	421

*May reflect variation in liability limit.
 **May reflect variation in medical payment limit.
 ***May reflect variation in deductible amount.
 ## Only writes military, retired military, and family.
 # No longer accepts new business.
 +++ Part of Farmers Ins. Group

EXAMPLE TWO

A single-family house with a market value of \$50,000 and a replacement cost of \$100,000, insured under a “Market Value” or “Repair Cost” policy

This type of policy provides an amount of coverage on the dwelling that is *limited to 100 percent of the value of the home on the open market*. In this example that amount would be \$50,000. Under a market value policy, both the dwelling and contents are covered against *named perils*.

A covered loss to the dwelling is settled on a *repair cost* basis up to the maximum limit of the policy. This is why it is sometimes referred to as a "repair cost policy." Covered property losses are settled on the basis of *actual cash value*.

The replacement cost of the home in this example is \$100,000. An insured may not want or need to purchase \$100,000 of coverage on a house with a market value of only \$50,000. For this reason, a market value policy may be a more reasonable option than a replacement cost policy.

Also, some insurers do not want to insure a home on a replacement cost basis when the replacement cost is considerably larger than the market value of the property. This is because in the event of a total or near-total loss the policyholder could receive a settlement amount much greater than the home's actual worth. *If an insurer does not offer a replacement cost policy for this reason, the insurer must offer a market value policy.*

The amount of coverage on the face of this policy is \$50,000. However, the amounts in coverages B through G (see page 5) are provided *in addition to* the amount that would be paid for loss to the building. If the insured suffers a loss of \$50,000 to the building, \$15,000 to the contents and \$3,500 to the garage, he or she could collect \$68,500.

For an increased premium some companies offer a market value policy that is similar to a Homeowners Form 3 or an HO-3 policy (see Example 3). The dwelling is then covered against "*all risks*."

Cheboygan (7) CHE
Clare (6) CLA
Dearborn (3) DEA
Detroit (2) DET
Flint (3) FLI

Grand Rapids (3) GRA
Kalamazoo (3) KAL
Lansing (3) LAN
Livonia (4) LIV
Marquette (5) MAR

Saginaw (3) SAG
Southfield (4) SFLD
Traverse City (5) TCTY
Warren (4) WAR

Example 2

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Allstate Indemnity Co** ***	1370	1392	3298	2578	1401	1220	1220	1158	1336	1243	1318	3298	1489	2578
Allstate Insurance Co # ** ***	1274	1247	2755	2169	1281	1152	1217	1140	1152	1217	1235	2755	1390	2169
Allstate Property & Cas Co** ***	3322	3379	7772	6532	4452	3174	3069	2759	3495	3301	3022	4452	3231	3661
American Fire & Cas. Ins. Co.	829	753	1504	2276	1399	1085	1033	1061	985	1504	1236	1237	878	1394
AMEX Assurance Co	398	488	688	964	806	394	358	384	372	424	573	788	433	407
Auto Club Group Ins Co **	549	787	946	2176	1554	613	649	764	629	610	905	1377	637	994
Auto Owners Ins Co**	689	661	1044	1784	1261	745	776	805	670	623	925	971	560	1095
Badger Mutual Insurance Co	602	602	903	1238	903	602	602	602	602	602	602	602	602	602
Citizens Ins Co of America	1128	1036	2049	3352	2350	1187	1240	1371	1406	1019	2000	2782	1000	1501
Civic Property & Casualty Co.	927	885	1258	2120	683	817	734	714	853	730	813	702	885	748
Emcasco Insurance Co ***	561	510	1072	2360	1662	584	595	562	466	373	848	670	360	453
Employers Mut Cas Ins Co ***	561	510	1072	2360	1662	584	595	562	466	373	848	670	360	453
Farm Bureau General Ins MI*	659	734	1077	1898	1329	677	908	696	513	554	1077	1234	513	886
Fire Insurance Exchange+++	1936	2228	2097	3490	2160	1227	1594	1580	1385	1184	1939	1619	1778	1709
Frankenmuth Mutual Ins Co	653	671	1387	2084	1021	768	666	790	693	653	1021	1387	635	1118
Fremont Mutual Ins Co	797	1017	1060	2113	973	885	1017	885	1060	710	885	1060	753	1060
Grange Ins. Co. of Michigan	5542	4673	12660	15096	5454	3656	3845	4087	4865	5138	5226	4865	5138	5066
Hamilton Mutual Ins. Co.	561	510	1072	2360	1662	584	595	562	466	373	848	670	360	453
Harleysville LakeStates Ins Co	1167	1036	1812	2899	2067	752	840	1297	971	575	1183	1627	557	1627
Hartford Accident & Indemnity	385	385	439	832	533	279	316	391	439	422	464	391	385	399
Hartford Casualty Ins Co	511	511	583	1106	708	370	419	519	583	560	616	519	511	530
Hartford Ins Co of the Midwest	527	438	645	1285	871	431	424	467	645	484	597	564	438	496
Hastings Mutual Insurance Co	520	472	843	1417	923	520	472	520	567	472	659	843	404	843
Home Owners Ins Co**	635	609	960	1641	1159	686	714	740	616	574	851	894	515	1007
Horace Mann Insurance Co***	1000	1000	1650	4292	1295	932	874	819	1101	1022	1393	1011	1047	1187
Metropolitan Prop & Cas Ins	657	527	1002	1314	907	562	575	598	616	498	759	878	527	800
Michigan Insurance Co	528	484	1156	1668	990	626	626	626	686	484	876	1156	526	791
Michigan Millers Mut Ins Co	514	602	1123	2333	1019	659	626	626	732	517	926	846	422	933
Nationwide Mut Fire Ins Co	2212	1928	3512	5556	1981	1725	1928	1725	1633	1885	1785	3512	1885	2788
Nationwide Prop & Cas Ins Co	2335	2190	3367	4629	2299	2167	2102	2133	2205	2072	2321	2653	2141	2769
Ohio Casualty Insurance Co	892	809	1617	2448	1504	1168	1112	1139	1059	1617	1328	1329	942	1499
Pharmacists Mutual Ins. Co.	331	331	401	477	409	331	331	331	401	331	331	401	331	331
Pioneer State Mutual Ins Co	454	419	668	951	869	452	427	700	419	399	755	419	399	419
Secura Insurance Company	1193	1115	1752	3003	1062	1020	966	1062	1115	1115	1062	1487	1487	1487
Sentry Insurance Company	350	349	570	742	570	402	402	401	454	350	402	521	350	496
State Farm Fire & Casualty Co***	1435	1253	1721	2103	1439	856	991	885	824	1064	1713	2072	1030	1185
Twin City Fire Insurance Co	511	511	583	1106	708	370	419	519	583	560	616	519	511	530
West American Ins Co	892	809	1617	2448	1504	1168	1112	1139	1059	1617	1328	1329	942	1499
Westfield Insurance Co	562	680	980	2084	1121	661	709	704	767	815	746	994	502	816

*May reflect variation in liability limit.

**May reflect variation in medical payments limit.

***May reflect variation in deductible amount.

No longer accepts new business.

+++ Part of Farmers Ins. Group

EXAMPLE THREE

A single-family house insured for \$100,000 under a Homeowners Form 3 or an “HO-3” policy

Under an HO-3, the dwelling is covered against *all risks* or perils except those specifically excluded in the policy and the contents are covered against *named perils*. A loss to the dwelling is settled on a *replacement cost* basis. Personal property losses are settled on the basis of *actual cash value*.

Because an HO-3 provides coverage against all types of risks to the dwelling except for those specifically excluded in the policy, it is sometimes considered to be a “deluxe” policy. Depending on the company, the policy may have some special added coverages or limits. In order to purchase this type of policy, the insurer may require an insured to purchase an amount of coverage equal to at least 70 percent of the homes full replacement cost.

The amount of coverage on the face of this policy is \$100,000. However, the amounts in coverages B through G (see page 5) are provided *in addition to* the amount that would be paid for loss to the dwelling.

If the insured in this example suffers a loss of \$100,000 to the dwelling, \$40,000 to the contents and \$7,000 to an unattached garage, he or she could collect \$147,000 plus additional living expenses, if necessary.

Cheboygan (7) CHE	Lansing (3) LAN
Clare (6) CLA	Livonia (4) LIV
Dearborn (3) DEA	Marquette (5) MAR
Detroit (2) DET	Saginaw (3) SAG
Flint (3) FLI	Southfield (4) SFLD
Grand Rapids (3) GRA	Traverse City (5) TCTY
Kalamazoo (3) KAL	Warren (4) WAR

Example 3

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Allied Property & Casualty Ins. Co.	1426	1426	2279	3639	2840	1395	1654	1445	1825	1716	2265	2335	1426	1445
Allstate Indemnity Co** ***	1545	1568	3654	2866	1577	1380	1380	1312	1506	1405	1486	3654	1674	2866
Allstate Insurance Co ## ** ***	1439	1409	3061	2418	1446	1305	1376	1293	1305	1376	1396	3061	1566	2418
Allstate Property & Cas Co** ***	5106	5193	11896	10003	6829	4879	4720	4247	5369	5074	4649	6829	4966	5624
American Fire & Cas Co	1041	946	1876	2834	1746	1358	1294	1327	1233	1876	1543	1544	1100	1740
AMEX Assurance Co	681	831	1165	2183	1360	675	616	657	637	723	974	1329	739	697
Amica Mutual Insurance Co***	1033	1033	2022	3322	1825	1043	1094	1155	1012	997	1275	1762	972	1335
Armed Forces Ins Exchange###	531	531	608	732	580	651	686	580	608	542	580	410	531	580
American Insurance Co. * **&++	1051	1051	961	1444	670	670	670	670	1012	1087	670	1090	961	1012
Auto Club Group Ins Co**	807	1156	1387	3571	2275	903	956	1123	927	899	1328	2015	936	1457
Auto Owners Insurance Co**	735	706	1105	1877	1330	793	825	856	715	666	981	1029	599	1158
Automobile Ins Co of Hartford	795	752	902	1500	893	755	725	601	902	725	782	792	752	808
Badger Mutual Ins Co	716	716	1067	1460	1067	716	716	716	716	716	716	716	716	716
Cincinnati Insurance Company	399	491	802	1499	928	399	461	554	594	549	657	565	399	538
Citizens Ins Co of America	1369	1258	2483	4059	2847	1441	1505	1664	1705	1237	2424	3369	1215	1820
Civic Property & Casualty Co.	1266	1209	1714	2882	935	1116	1004	977	1165	999	1112	961	1209	1024
Electric Insurance Co	514	468	450	561	656	468	468	416	450	476	617	450	468	450
Emcasco Insurance Co ***	701	641	1308	2840	2009	729	741	703	588	478	1042	831	462	573
Employers Mut Cas Co ***	701	641	1308	2840	2009	729	741	703	588	478	1042	831	462	573
Encompass Property & Casualty	2674	2366	2353	6036	1495	1339	1339	1339	1433	1534	1339	2353	1534	2353
Farm Bureau General Ins of MI	592	592	820	1504	1060	607	639	531	429	450	820	986	394	717
Federal Insurance Co** ***	560	781	690	969	704	461	461	461	690	781	568	764	560	690
Fidelity & Dep. Co. of Maryland***	688	681	1242	1179	931	736	780	650	683	632	864	902	681	855
Fidelity National Ins. Co.	678	596	1145	1896	665	534	596	534	576	605	777	1145	605	777
Fire Insurance Exchange+++	2462	2831	2665	4428	2744	1564	2027	2010	1764	1510	2466	2060	2261	2174
First America P & C Ins Co	628	599	772	1351	975	599	599	599	599	705	705	888	599	656
Frankenmuth Mutual Ins Co	675	695	1419	2123	1047	793	689	816	716	675	1047	1419	656	1147
Fremont Mutual Ins Co	712	903	941	1859	865	788	903	788	941	635	788	941	673	941
Grange Ins. Co. of Michigan	4511	3804	10297	12278	4439	2977	3131	3328	3960	4182	4254	3960	4182	4124
Great Northern Ins Co** ***	560	781	690	969	704	461	461	461	690	781	568	764	560	690
Hamilton Mutual Ins. Co.	701	641	1308	2840	2009	729	741	703	588	478	1042	831	462	573
Harleysville LakeStates Ins Co	1485	1316	2297	3668	2619	960	1071	1648	1236	737	1504	2064	714	2064
Hartford Accident & Indemnity	506	506	574	1077	695	372	416	514	574	553	605	513	506	523
Hartford Casualty Ins Co	667	667	757	1426	918	488	547	677	757	729	798	676	667	689
Hartford Ins Co of the Midwest	702	588	859	1696	1156	580	570	625	859	648	798	753	588	664
Hastings Mutual Ins Co***	545	497	881	1465	958	545	497	545	593	497	689	881	427	881
Homesite Insurance Co	397	420	1299	774	456	432	428	452	422	411	804	1401	436	774
Home Owners Insurance Co**	678	650	1018	1729	1226	732	760	789	658	614	903	948	552	1067
Horace Mann Insurance Co ***	1277	1277	1985	5162	1571	1129	1060	994	1331	1305	1771	1223	1335	1441
Liberty Mutual Fire Ins Co	1202	935	1257	2443	1072	843	906	847	799	957	1135	1607	935	911
Merastar Insurance Co.	698	940	1410	1575	995	639	639	639	558	639	951	1410	761	1161
Merchants Mutual Ins. Co.	568	518	701	1295	855	411	405	411	450	578	624	566	390	595
Metropolitan Prop & Cas Ins	656	530	990	1291	897	562	577	598	616	503	755	870	530	793
Michigan Insurance Co	528	484	1142	1644	978	622	622	622	682	484	870	1142	524	790
Michigan Millers Mut Ins Co	523	610	1132	2338	1028	668	635	605	740	528	933	854	432	942
MutualAid eXchange	361	361	436	519	445	361	361	361	436	319	361	436	361	361
Nationwide Mutual Fire Ins Co	2473	2158	3919	6190	2217	1932	2158	1932	1831	2110	1999	3919	2110	3114

Example 3 (continued)

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Nationwide Prop & Cas Ins Co	2586	2426	3722	5112	2547	2401	2329	2363	2443	2296	2571	2937	2372	3065
Ohio Casualty Insurance Co	1118	1015	2016	3046	1876	1459	1390	1425	1325	2016	1658	1659	1181	1870
Pacific Indemnity Co** ***	749	1054	929	1310	946	616	616	616	929	1054	760	1030	749	929
Pharmacists Mutual Ins. Co.	447	447	542	644	552	447	447	447	542	447	447	542	447	447
Pioneer State Mutual Ins Co	675	623	1017	1472	1352	671	635	1072	623	594	1168	623	594	623
Safeco Ins Co of America***	736	670	1350	2140	1906	902	1137	857	1141	1033	1501	1506	670	1183
Secura Insurance Company	682	637	1001	1714	608	583	553	608	637	637	608	849	444	849
Secura Supreme Ins. Co.	761	715	1103	1777	683	657	624	683	715	715	683	941	509	941
Sentry Insurance Company	450	450	724	939	724	514	514	514	578	450	514	662	450	632
State Auto Mutual Insurance Co	2132	1859	2131	5249	2910	1606	1812	1797	1834	1953	2160	2070	1751	1830
State Farm Fire & Casualty++ ***	2727	2387	3267	3985	2736	1644	1893	1695	1580	2030	3252	3927	1967	2257
Tokio Marine & Fire Ins Co	555	504	610	712	504	504	504	504	610	504	504	504	504	504
Travelers Indemnity of America	795	752	902	1500	893	755	725	601	902	725	782	792	752	808
Twin City Fire Insurance Co	667	667	757	1426	918	488	547	677	757	729	798	676	667	689
United Serv Auto Assoc ###	606	552	859	637	541	531	559	559	570	546	559	624	552	637
USAA Casualty Ins Co ###	695	633	986	729	621	607	639	639	653	627	639	716	633	729
Vigilant Insurance Co.** ***	1328	1328	1169	1653	1191	955	955	955	1169	1328	955	1298	1328	1169
West American Ins Co	1118	1015	2016	3046	1876	1459	1390	1425	1325	2016	1658	1659	1181	1870
Westfield Insurance Co	717	866	1239	2618	1416	842	903	895	974	1034	947	1256	642	1035

*May reflect variation in liability limit.

**May reflect variation in medical payment limit.

***May reflect variation in deductible amount.

++Does not offer HO-3; rate is for more comprehensive HO-W policy.

Does not accept new business.

Only writes military, retired military, and family.

+++ Part of Farmers Ins. Group

EXAMPLE FOUR

A rental unit in a duplex, a rented house, an apartment, or dormitory insured under a Homeowners Form 4 or an "HO-4" policy

A person who doesn't own the building, but wants liability protection and comprehensive protection against loss to personal property in a rented living space can be insured under an HO-4 policy.

An HO-4 does not provide coverage on the building or appurtenant structures, but provides other coverages similar to a homeowners policy. Personal property is covered against *named perils* and personal property losses are settled on the basis of *actual cash value*.

The amount of coverage on the face of the policy is \$40,000. The amounts in coverages B through G (see page 5) are provided *in addition to* the amount that would be paid for loss to the contents.

For example, if the insured suffers a loss of \$20,000 to his or her personal property, he or she could collect \$20,000 plus an amount necessary, up to the policy limit, for additional living expenses.

Cheboygan (7) CHE

Clare (6) CLA

Dearborn (3) DEA

Detroit (2) DET

Flint (3) FLI

Grand Rapids (3) GRA

Kalamazoo (3) KAL

Lansing (3) LAN

Livonia (4) LIV

Marquette (5) MAR

Saginaw (3) SAG

Southfield (4) SFLD

Traverse City (5) TCTY

Warren (4) WAR

Example 4

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Allied Property & Casualty Ins. Co.	761	761	1325	1522	1144	804	804	797	1065	687	893	1067	761	797
Allstate Indemnity Co**	591	934	1663	1663	591	591	591	591	591	591	934	1663	934	1663
Allstate Insurance Co # **	577	910	1622	1622	577	577	577	577	577	577	910	1622	910	1622
American Fire & Cas Co	254	254	346	515	429	281	281	281	346	329	346	360	254	429
American Insurance Co.*&**	511	511	511	619	511	511	511	511	511	511	511	511	511	511
AMEX Assurance Co	196	196	245	780	399	186	186	245	206	196	399	421	196	206
Amica Mutual Ins Co	307	307	380	503	365	307	322	335	363	307	358	365	322	299
Auto Club Group Ins Co **	258	258	326	1050	648	258	284	395	297	258	648	648	258	533
Auto Owners Insurance Co**	225	219	286	453	362	245	245	245	235	219	286	275	219	330
Automobile Ins Co of Hartford	251	244	277	345	231	231	231	231	277	244	231	231	241	231
Badger Mutual Insurance Co	286	286	368	498	368	286	286	286	286	286	286	286	286	286
Cincinnati Insurance Company	225	218	207	234	234	207	207	207	207	218	207	207	218	207
Citizen's Ins. Co. of America	344	349	492	589	533	308	318	328	344	364	456	665	339	364
Civic Property & Casualty Co.	564	564	810	958	564	496	504	504	642	504	626	564	564	564
Electric Insurance Co	203	185	215	324	324	185	185	185	215	185	185	215	185	215
Emcasco Insurance Co ***	382	348	420	501	420	348	348	348	420	348	348	348	348	348
Employers Mut Cas Ins Co ***	382	348	420	501	420	348	348	348	420	348	348	348	348	348
Encompass Property & Casualty	979	701	838	1238	751	695	695	695	818	719	695	838	719	838
Farm Bureau Gen of MI	270	285	418	751	621	298	313	288	229	236	418	582	214	382
Federal Insurance Co	225	225	276	276	225	225	225	225	276	225	225	225	225	225
Fidelity National Ins. Co.	220	220	381	381	252	220	220	220	249	220	220	381	220	360
Fire Insurance Exchange+++	750	750	722	1097	722	658	722	722	1141	750	722	750	750	750
First American P & C Ins Co	429	390	425	461	390	390	390	390	425	390	390	390	390	390
Frankenmuth Mutual Ins Co	248	253	522	522	354	280	266	287	262	248	354	522	253	397
Fremont Mutual Ins Co	220	278	290	572	267	243	278	243	290	196	243	290	208	290
Grange Ins. Co. of Michigan	789	720	886	1366	935	659	659	659	659	827	659	659	827	788
Great Northern Ins Co ** ***	225	225	276	276	225	225	225	225	276	225	225	225	225	225
Hamilton Mutual Ins. Co.	382	348	420	501	420	348	348	348	420	348	348	348	348	348
Harleysville LakeStates Ins Co	410	399	681	1087	618	443	392	443	397	334	443	613	352	613
Hartford Casualty Ins Co	230	230	295	326	326	230	230	230	295	230	295	230	230	295
Hartford Ins Co of the Midwest	232	232	304	337	337	232	232	232	304	232	304	232	232	304
Hastings Mutual Ins Co***	235	217	278	350	350	217	217	217	217	217	278	278	217	278
Homesite Insurance Co	252	255	601	522	239	268	265	277	290	259	400	705	254	880
Home-Owners Insurance Co**	207	201	264	417	333	225	225	225	217	201	264	253	201	303
Horace Mann Insurance Co ***	212	212	294	521	215	177	177	175	198	199	205	228	198	207
Harleysville LakeStates Ins Co	410	399	681	1087	618	443	392	443	397	334	443	613	352	613
Liberty Mutual Fire Ins Co	321	310	526	567	368	294	333	333	270	310	367	525	310	322
Merastar Insurance Co.	261	306	556	537	425	261	261	261	330	261	409	556	309	537
Merchants Mutual Ins. Co.	226	205	301	548	362	231	231	231	247	205	288	253	199	274
Metropolitan Prop & Cas Ins	217	190	340	401	370	190	210	236	220	210	337	299	190	321
Michigan Insurance Co	138	128	304	442	260	164	164	164	180	128	230	304	136	210
Michigan Millers Mut Ins Co	364	349	497	567	349	367	349	349	394	349	394	497	349	497
MutualAid eXchange	184	184	255	255	184	184	184	184	255	184	184	184	184	184

Example 4 (continued)

Companies	CHE	CLA	DEA	DET	FLI	GRA	KAL	LAN	LIV	MAR	SAG	SFLD	TCTY	WAR
Nationwide Mutual Fire Ins Co	983	914	2000	2295	962	914	914	914	962	914	914	2000	914	2000
Ohio Casualty Insurance Co	273	273	371	555	461	302	302	302	371	352	371	388	273	461
Pacific Indemnity Co** ***	274	274	335	335	274	274	274	274	335	274	274	274	274	274
Pharmacists Mutual Ins. Co.	160	160	225	225	160	160	160	160	225	160	160	160	160	160
Pioneer State Mutual Ins Co	257	263	383	531	440	272	257	359	253	249	385	253	249	253
Safeco Ins Co of America***	288	261	304	454	377	247	243	245	300	269	375	314	261	337
Secura Insurance Company	363	353	463	694	313	313	297	313	344	353	313	429	246	429
Secura Supreme Ins. Co.	302	294	385	576	260	260	247	260	285	294	260	356	204	356
Sentry Insurance Company	171	171	230	230	230	164	164	164	206	171	164	206	171	230
State Auto Mutual Insurance Co	477	477	534	534	477	477	477	477	534	477	477	477	477	477
State Farm Fire & Casualty***	473	473	1003	1003	630	464	507	507	400	473	623	1003	473	540
Tokio Marine & Fire Ins Co	318	287	374	437	287	287	287	287	374	287	287	287	287	287
Travelers Indemnity Co of America	251	244	277	345	231	231	231	231	277	244	231	231	241	231
Twin City Fire Insurance Co	230	230	295	326	326	230	230	230	295	230	295	230	230	295
United Serv Auto Assoc ## & *	147	147	147	147	147	147	147	147	147	147	147	147	147	147
USAA Casualty Ins Co ## & *	176	176	176	176	176	176	176	176	176	176	176	176	176	176
Vigilant Insurance Co.** ***	395	395	485	485	395	395	395	395	485	395	395	395	395	395
West American Ins Co	273	273	371	555	461	302	302	302	371	352	371	388	273	461
Westfield Insurance Co	315	315	354	354	315	315	315	315	354	315	315	315	315	315

*May reflect variation in limits and/or liability limits.

**May reflect variation in medical payment limit.

***May reflect variation in deductible amount.

Does not accept new business.

Only writes military, retired military, and family.

+++ Part of Farmers Ins. Group

INSURANCE WORKSHEET FOR HOMEOWNERS

Use this chart to compare the quotes you receive from insurers and to explore the options available to you. All of the coverages listed below would usually be available in a home insurance replacement cost policy and would not result in higher premiums. To accurately compare policies, you will need to indicate what each company includes for each of the coverages in their policy limits. For example, Company A may have a \$500 standard deductible, while Company B may have a \$1000 deductible for the same total premium. To make accurate comparisons you will need to make sure all values are equal or decide which items you are willing to pay more for if you increase the limit.

Coverage (HO-2 or HO-3)	Company A	Company B	Company C	Company D
Home Repair Cost (HO-2) or Replacement Cost (HO-3) policy limit.				
Personal Liability				
Deductible				
The following items are usually included in the policy for no additional cost but amount of coverage varies from company to company. However, you may be able to purchase higher limits for an additional premium in some categories.				
Appurtenant Structures (unattached garage, outbuildings, etc.)				
Contents*				
Off Premises Contents				
Additional Living Expense				
Medical Payments				
Property of Others				
Annual Premium:				

* An HO-3 may have either replacement cost or actual cash value settlement options for contents. An HO-2 usually has only an actual cash value settlement. In order to make a complete comparison among policies be sure to identify which settlement option the issuer uses for contents. Replacement cost content policies may be somewhat more expensive.

INSURANCE WORKSHEET FOR HOMEOWNERS **(CONTINUED)**

The chart below lists optional coverages that you can usually purchase for a fee with your home insurance policy. You will have to determine what coverage is most appropriate for your particular lifestyle.

Please see Page 12 for a description of these coverages.

Coverage	Company A	Company B	Company C	Company D
Guaranteed Replacement Cost	\$	\$	\$	\$
Ordinance and Law Coverage	\$	\$	\$	\$
Debris Removal	\$	\$	\$	\$
Credit Card, Fund Transfer, Counterfeit Money	\$	\$	\$	\$
Sewer and Drain Backup	\$	\$	\$	\$
Scheduled Personal Property	\$	\$	\$	\$
Tree Removal	\$	\$	\$	\$
Trees, Shrubs and Other Plants	\$	\$	\$	\$
Fire Department Service Charge	\$	\$	\$	\$
Other				
Additional Premium:	\$	\$	\$	\$

INSURANCE WORKSHEET FOR CONDOMINIUM OWNERS (HO-6) AND RENTERS (HO-4)

Coverage (HO-4 or HO-6)	Company A _____	Company B _____	Company C _____	Company D _____
Dwelling Coverage (HO-6 only)				
Contents (Replacement Cost or Actual Cash Value)				
Personal Liability Amount				
Standard Deductible Amount				
Off Premises Contents				
Additional Living Expense				
Medical Payments				
Property of Others				
Loss Assessment (HO-6 only)				
Discounts Offered by Company--List each discount for which you qualify and the amount it will reduce your premium.				
<p>These are additional coverage options you can purchase with your HO-6 or HO-4 insurance policy. Each option will add premium to the standard policy cost. You will have to determine what coverage is most appropriate for your particular lifestyle. Please see Page 12 for a description of these coverages.</p>				
Credit Card, Fund Transfer, Counterfeit Money				
Scheduled Personal Property				
Others				
Annual Premium:				

Office of Financial and Insurance Services

P.O. Box 30220

Lansing, MI 48909-7720

Toll Free (877) 999-6442

Lansing Area (517) 373-0220

FIS-PUB 0012 (10/06) Number of copies printed: 3,500. Authorization: PA 145 of 1979. Total cost of printing:

Cost per copy:



Michigan Department of Labor & Economic Growth

The Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, sexual orientation, religion, age, national origin, color, marital status, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

Visit OFIS online at: www.michigan.gov/ofis

Phone OFIS toll-free at: 1-877-999-6442