MISSOURI HOMEOWNERS POLICY
RENTERS BROAD FORM 4

THIS POLICY IS NON-ASSESSABLE
AMERICAN FAMILY MUTUAL INSURANCE COMPANY
6000 AMERICAN PARKWAY
MADISON, WISCONSIN 53783-0001
(608) 249-2111
A MUTUAL INSURANCE COMPANY

READ YOUR POLICY CAREFULLY

This policy is a legal contract between you (the policyholder) and the American Family Mutual Insurance Company. This cover sheet provides only a brief outline of some important features in your policy. The policy itself sets forth, in detail, the rights and obligations of you and our company. It is important that you read your policy carefully.

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We will provide the insurance described in this policy in return for your premium payment and compliance with all policy terms. We will provide this insurance to you in reliance on the statements you have given us in your application for insurance with us.

You warrant the statements in your application to be true and this policy is conditioned upon the truth of your statements. We may void this policy if the statements you have given us are false and we have relied on them.

You and all insureds must comply with the policy terms. Any failure to comply with policy terms by you or any other insured will affect the coverage afforded by this insurance for you and all insureds.

DEFINITIONS

The following words in this policy have defined meanings. They will be printed in bold type.

1. Bodily Injury means bodily harm, sickness or disease. It includes resulting loss of services, required care and death. Bodily injury does not include:
   a. any of the following which are communicable: disease, bacteria, parasite, virus or other organisms which are transmitted by any insured to any other person;
   b. the exposure to any such communicable disease, bacteria, parasite, virus or other organism; or
   c. emotional or mental distress, mental anguish, mental injury, or any similar injury unless it arises out of actual bodily harm to the person.

2. Business means any profit motivated full or part-time employment, trade, profession or occupation and including the use of any part of any premises for such purposes. The providing of home day care services to other than insureds, for which an insured receives monetary or other compensation for such services is also a business.

3. Credit/Debit Card means any card, plate, coupon book or other credit device for the purpose of obtaining money, property, labor, services on credit or for deposit, withdrawal or transfer of funds.

4. Domestic Employee means a person employed by an insured to perform duties for the maintenance or use of the insured premises. This includes persons who perform domestic services elsewhere for an insured. This does not include persons while performing duties for an insured's business.

5. Insured
   a. Insured means you and, if residents of your household:
      (1) your relatives; and
      (2) any other person under the age of 21 in your care or in the care of your resident relatives.
   b. Under Personal Liability and Medical Expense Coverages, insured also means:
      (1) any person or organization legally responsible for a watercraft or animal owned by any person included in paragraph a. to which Section II Coverages apply. This does not include a person or organization using or having custody of the watercraft or animal in the course of any business or without your specific permission.
      (2) any person while working as a domestic employee of any person included in paragraph a.
      (3) with respect to vehicles covered by this policy, a domestic employee of any person included in paragraph a. while engaged in the employment of that person.
      (4) with respect to vehicles covered by this policy, any other person using such vehicle on the insured premises with your permission.
   c. If you die, the person having proper temporary custody of covered property replaces you as the named insured. This applies only to insurance on covered property and legal liability arising out of that property. If you die, any person who is an insured continues to be an insured while residing on the insured premises.
   d. Each person described above is a separate insured under this policy. This does not increase our limit.

6. Insured Premises
   a. Described Location:
      The insured premises means the parts of the location described in the Declarations which are used or occupied solely by your household for residential purposes.
   b. For Personal Liability and Medical Expense Coverages, insured premises also include:
      (1) other premises listed in the Declarations;
      (2) the part of any residential premises you acquire for your occupancy during the policy period if we are notified within 30 days following the date you acquired such premises;
      (3) vacant land (other than farm land) owned by or rented to an insured. This includes land on which a one or two family dwelling is being built for the personal use of an insured;
      (4) an insured's individual or family cemetery lots and burial vaults;
      (5) the part of any residential premises not owned by an insured, while an insured is temporarily residing there; and
      (6) any premises you use in connection with the described location.
   c. For Personal Liability Coverage:
      The insured premises also includes any other premises which an insured may occasionally rent for other than business purposes.

7. Limit means the limit of liability that applies for the coverage.

8. Medical Expenses means usual and customary charges for necessary medical, surgical, x-ray, dental, ambulance, hospital, professional nursing, prosthetic devices and funeral services.

9. Occurrence means an accident, including exposure to conditions, which results during the policy period, in:
   a. bodily injury; or
   b. property damage.
   Continuous or repeated exposure to substantially the same general harmful conditions is considered to be one occurrence.

10. Pollutant means any solid, liquid, gaseous or thermal irritant or contaminant, in any form, including, but not limited to lead, asbestos, formaldehyde, radon, any controlled chemical substance or any other substance listed as a hazardous substance by any governmental agency. It also includes smoke, vapor, soot, fumes, alkalis, chemicals, garbage, refuse and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

11. Property Damage means physical damage to or destruction of tangible property, including loss of use of this property. Loss of use of tangible property does not include any resulting loss of value of such damaged property.
12. **Vacant** means being without contents or occupant, including when the **insured** has established another residence and does not intend to reoccupy this dwelling.

13. **We, us and our** refer to the American Family Mutual Insurance Company.

**PROPERTY COVERAGES - SECTION I**

**COVERAGE B - PERSONAL PROPERTY**

1. **We** cover:
   a. personal property owned by or used by any **insured** anywhere in the world.
   b. if **you** ask **us** to, and when not insured by the owner, personal property owned by:
      (1) others while it is on the part of the **insured premises** occupied exclusively by any **insured**; or
      (2) a house guest or **domestic employee** while it is in any residence occupied by an **insured**.

   This coverage also includes:
   a. window air conditioners;
   b. curtains, drapes and other window coverings, whether or not installed;
   c. outdoor equipment; and
   d. yard fixtures not permanently installed.

2. **Limitations on Specific Property**
   a. **We** will provide coverage up to 10% of the Coverage B - Personal Property **limit** but not less than $2500 for any personal property:
      (1) when taken outside the United States; or
      (2) which is usually at any **insured's** residence, other than the dwelling described in the Declarations. This includes property of a student, who is an **insured**, at a residence occupied by the student while away at school. This limitation does not apply to personal property in a newly acquired principal residence located in the United States for the first 30 days after you begin to move there.

   b. The following special **limits** apply to certain categories of personal property. These **limits** do not increase the Coverage B **limit** shown in the Declarations. Each **limit** below is the total **limit** for each loss for all property in that category:
      (1) $200 on money, bank notes, negotiable instruments (as defined by statute), bullion, gold other than goldware, sliver other than silverware, platinum, coins, medals and numismatic property;
      (2) $1000 on securities, accounts, deeds, evidences of debt, letters of credit, notes other than bank notes, manuscripts, personal records, passports, tickets, stamps and other philatelic property. 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. Multiple withdrawals from a single account over any period of time are considered to be one loss and our **liability** for the total of such withdrawals will not exceed the maximum **limit** for this category of personal property at the time the loss was discovered;
      (3) $1000 on jewelry, watches, precious and semiprecious stones, gems and furs;
      (4) $1000 on any type of watercraft, including their trailers, equipment, accessories and outboard motors;
      (5) $1000 on camping trailers, camper bodies and trailers not used with watercraft;
      (6) $1200 on property used or intended for use in any **business**, while on the **insured premises**. This does not include electronic data processing equipment or the recording or storage software used with such equipment;
      (7) $250 on property used or intended for use in any **business** while away from the **insured premises**. This does not include electronic data processing equipment or the recording or storage software used with such equipment;
      (8) $5000 for loss by theft of silverware and goldware;
      (9) $5000 for loss by theft of firearms and accessories;
      (10) $5000 on electronic data processing equipment and the recording or storage software used with such equipment. Coverage for this property is provided only:
          (a) when located on the **insured premises**; or
          (b) while off the **insured premises** when removed temporarily for up to 30 days. However, property of a student, who is an **insured**, is covered at a residence occupied by the student while away at school.

   The recording or storage software will be covered only up to:
      (a) the retail value of the software, if pre-programmed; or
      (b) the retail value of the software in blank or unexposed form, if blank or self-programmed;
      (11) $5000 on any one article and $10,000 in the aggregate for loss by theft of any rug, carpet (except attached wall-to-wall carpeting), tapestry, wall hanging or other similar article;
      (12) $1200 on any one item for loss by sudden and accidental damage from artificially generated electrical currents. This does not include electronic data processing equipment or the recording or storage software used with that equipment; or
      (13) $7500 for loss by theft of tools.

3. **Personal Property Not Covered**
   Coverage B does not cover:
   a. property separately described or specifically insured by this policy or any other insurance;
   b. animals, insects, birds and fish;
   c. land motor vehicles or motor propelled vehicles or machines, whether assembled or unassembled, including their equipment and accessories. **We** do cover those motorized land conveyances designed for assisting the handicapped or used solely for the service of the **insured premises** and not licensed for road use;
   d. aircraft and parts, whether assembled or unassembled. **We** do cover model aircraft not used or designed for transporting cargo or persons;
   e. **business** property owned by others while away from the **insured premises**;
   f. property rented or held for rental to others when not on the **insured premises**;
   g. property of a roomer, boarder, tenant or other resident who is not an **insured**;
   h. outdoor antennas, their lead-in wiring, accessories, masts and towers, except as covered by Supplementary Coverages;
trees, plants, shrubs and lawns, except as covered by Supplementary Coverages;

j. any device, accessory or antenna designed for reproducing, detecting, receiving, transmitting, recording or playing back data, radar, sound or picture (or any film, tape, wire, record, disc or other medium designed for use with such device) which may be operated from the electrical system of a land motor vehicle, farm equipment or watercraft and while in or on the land motor vehicle, farm equipment or watercraft;
k. credit/debit cards except as covered by Supplementary Coverages;
l. land; or
m. natural water.

**COVERAGE C - LOSS OF USE**

The limit for Coverage C is the actual loss incurred by you within 12 months following the date of loss for all the following coverages.

1. If a loss covered under this section makes that part of the insured premises where you reside uninhabitable, we will pay:
   Additional Living Expense, meaning any necessary increase in living expenses incurred by you so that your household can maintain its normal standard of living.

2. If a loss covered under this section makes that part of the insured premises rented or held for rental uninhabitable, we will pay:
   - Additional Living Expense for the shortest time required to repair or replace that part of the premises rented or held for rental.
   - Fair Rental Value for the shortest time required to repair or replace that part of the premises rented or held for rental.

3. If a civil authority prohibits you from use of the insured premises as a result of direct damage to neighboring premises by a Peril Insured Against in this policy, we cover the Additional Living Expense or Fair Rental Value loss as provided above for a period not exceeding two weeks during which use is prohibited.

The periods of time under 1, 2 and 3 above are not limited by expiration of this policy.

We do not cover loss or expense due to cancelation of a lease or agreement or arising out of your mortgage agreement.

**SUPPLEMENTARY COVERAGES - SECTION I**

We provide the following Supplementary Coverages. These coverages are subject to all terms of this policy, except where modified by the Supplementary Coverage.

1. **Building Additions and Alterations.** We cover under Coverage B the building additions, alterations, fixtures, improvements or installations, made at your expense, to that part of the insured premises used exclusively by you, when damaged by a Peril Insured Against.

   The limit for this coverage will not exceed 10% of the limit that applies to Coverage B. This coverage is additional insurance.

2. **Collapse.** We cover risk of direct physical loss to covered property involving collapse of a building or any part of a building caused only by one or more of the following:
   a. Perils Insured Against in Coverage B. These perils apply to covered building(s) and personal property for loss insured by this Supplementary Coverage;
   b. hidden decay;
   c. hidden insect or vermin damage;
   d. weight of people, animals, equipment or contents;
   e. weight of rain or snow which collects on a roof; or
   f. use of defective material or methods in construction, reconstruction, renovation or remodeling if the collapse occurs during the course of the construction, reconstruction, renovation or remodeling.

   Loss to an awning, fence, patio, pavement, swimming pool, underground pipe, flue, drain, cesspool, septic tank, foundation, retaining wall, bulkhead, pier, wharf, dock, outdoor equipment or a structure that is not a building is not included under items b, c, d, e and f unless the loss is a direct result of the collapse of a building. Collapse does not include settling, cracking, shrinking, bulging or expansion.

   This coverage does not increase the limit applying to the damaged covered property.

3. **Credit/Debit Card, Forgery and Counterfeit Money.**
   a. We will pay for loss sustained by an insured, but not to exceed $1000 per loss, when such insured:
      (1) becomes legally obligated to pay for the theft or unauthorized use of credit/debit cards issued to or registered in any insured’s name;
      (2) suffers a loss through forgery or alteration of checks, drafts, certificates of deposit and notes including negotiable orders of withdrawal; or
      (3) accepts in good faith counterfeit United States or Canadian paper currency.

   b. We will not pay for loss if:
      (1) the insured has not complied with the provisions under which the credit/debit card was issued;
      (2) the loss is caused by the dishonesty of any insured;
      (3) the loss results from business activities of any insured; or
      (4) the loss occurs while a person, not an insured, has possession of the credit/debit card with an insured’s permission.

   All loss, whether the result of a single act or a series of acts, committed by any one person or any one person in conjunction with other persons, shall be considered one loss.

   This coverage is additional insurance. No deductible applies to this coverage.

4. **Debris Removal.** We will pay reasonable expenses you incur to remove debris of covered property following a covered loss from a peril we insure against.

   If the damage to that property and the cost of debris removal is more than our limit for the property, we will pay up to an additional 5% of that limit for debris removal.

   We will also pay up to $500 in the aggregate for any one loss for reasonable expenses incurred by you in removing any fallen trees from the insured premises if:
   a. the tree damages a covered building;
   b. the falling of the tree is caused by any peril we insure against under Coverage B; and
   c. this coverage is not provided elsewhere in this policy.

   We do not cover debris removal of any trees:
   a. grown for business purposes; or
   b. located more than 250 feet from the dwelling on the insured premises.

   We will not pay the costs, expenses, fines or penalties to:
   a. extract pollutants from land or water;
   b. remove, restore, replace or dispose of polluted land, ground water or underground resources;
   c. extract, remove or dispose of pollutants from natural resources, buildings or other structures away from any insured premises.
d. remove or dispose of covered property that has polluted land, water, ground or underground resources;

e. remove or dispose of ash, dust, particulate matter or lava flow from outside of a dwelling;

f. test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or dispose of pollutants;

whether or not such actions are done voluntarily or at the direction or request of any governmental body, agency or other jurisdiction. Coverage for items a, b, d, e and f will apply only as provided in Supplementary Coverages - Section I, under Pollutant Cleanup and Removal.

5. Emergency Removal of Property. We will pay for loss to covered property while being removed or while removed from the insured premises because of danger from a Peril Insured Against. Such property is covered against accidental direct loss from any cause for a period up to 30 days. This coverage does not increase the limit applying to the property being removed.

6. Fire Department Service Charge. We will pay up to an aggregate limit of $500 for any one loss for Fire Department Service Charges billed by a government entity or fire department for the response to save or protect covered property on the insured premises from a Peril Insured Against. This coverage is additional insurance.

No deductible applies to this coverage.

7. Grave Markers. We will pay up to $5000 for direct loss by Perils Insured Against in Coverage B to cover grave markers. This coverage is additional insurance.

8. Inflation Protection Coverage. We will increase the insurance for Section I Coverage B - Personal Property at the same rate as the increase in the Personal Property Cost Index. This index is identified on your latest Declarations page.

To determine the amount of insurance on a given date, divide the latest available index by the index level shown on your latest Declarations.

Multiply the resulting factor by the limits for Coverage B. At each renewal, we will correct the amount of Coverage B to the nearest $100* in accordance with the changes in the Personal Property Cost Index. (For rounding, $50.00 or more is raised to one hundred dollars, $49.99 or less is treated as $0.00.) We will adjust the renewal premium accordingly.

We will not reduce the limits to less than those previously specified without your consent.

*When the rounded amount for Coverage B does not equal the minimum required, the Coverage B amount will then be rounded up to the next $100.

9. Loss Assessments. We will cover an amount up to $1000 for your share of special loss assessments charged during the policy period and levied against you by a corporation or association of property owners in accordance with the governing rules of the association. This $1000 limit is the most we will pay for any one loss, regardless of the number of assessments. This coverage only applies when the assessment is made as a result of direct loss to the property, owned by all members collectively, caused by a Peril Insured Against under Section I of this policy.

This coverage applies only to loss assessments charged against you as owner or tenant of the insured premises.

10. Outdoor Antennas. We will pay up to $1000 for direct loss by Perils Insured Against in Coverage B to outdoor antennas or dish antennas including their lead-in wiring, accessories, masts and towers.

This coverage is additional insurance.

11. Pollutant Cleanup and Removal. We will pay up to $10,000 to cover your expense to extract pollutants, or covered property which becomes a pollutant from land, water, insured buildings or other structures, or your personal property. Such loss must occur on the insured premises and must be caused by or result from a covered cause of loss under Section I of this policy, during the policy period.

This coverage is additional insurance.

12. Protective Repairs. We will pay the reasonable cost you incur for necessary repairs made to protect covered property from further damage following a covered loss from a peril we insure against.

This coverage does not increase the limit applying to the property being repaired.

13. Refrigerated Food Products. We will pay for loss to food products in freezer or refrigerator units on the insured premises, but not to exceed $250 per loss to each freezer or refrigerator.

We will not reduce the amount of Coverage B to the amount covered in any one loss.

We will adjust the renewal premium accordingly.

We will pay for the reasonable costs you incur for necessary repairs or replacement of refrigeration units on the insured premises, but not to exceed $250 per loss to each freezer or refrigerator.

We will correct the amount of Coverage B to the amount covered in any one loss.

This coverage is additional insurance.

14. Trees, Plants, Shrubs and Lawns. We cover trees, plants, shrubs and lawns on the insured premises. We pay only for loss caused by the following perils: Fire, Lightning, Explosion, Riot, Civil Commotion, Aircraft, Vehicles not owned or operated by an occupant of the insured premises, Vandalism or Malicious Mischief, Theft or Collapse of a building or any part of a building. The limit for this coverage will not exceed 10% of the limit that applies to Coverage B for all trees, plants, shrubs and lawns nor more than $500 for any one tree, plant or shrub including the cost of removing the debris of the covered item.

We do not cover trees, plants, shrubs or lawns:

a. grown for business purposes; or

b. located more than 250 feet from the dwelling on the insured premises.

This coverage is additional insurance.

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**PERILS INSURED AGAINST - SECTION I**

**COVERAGE B - PERSONAL PROPERTY**

We cover risks of accidental direct physical loss to property described in Coverage B - Personal Property when caused by a peril listed below, unless the loss is excluded in this policy.

1. **Fire or Lightning.**

2. **Windstorm or Hail.** We do not cover loss to:

   a. the property inside a building caused by rain, snow, sleet, sand or dust unless the direct force of wind or hail damages the building causing an opening in a roof or wall and the rain, snow, sleet, sand or dust enters through this opening; or
b. any type of watercraft, including their trailers, equipment and accessories, and outboard motors, unless inside a fully enclosed building or structure.

3. Explosion.

4. Riot or Civil Commotion.

5. Aircraft, including self-propelled missiles and spacecraft.


7. Smoke, if the loss is sudden and accidental. We do not cover loss caused by smoke from agricultural smudging or industrial operations.

8. Vandalism or Malicious Mischief, meaning only willful or malicious damage to or destruction of property. We do not cover loss to property on the insured premises if the residence has been vacant for more than 30 consecutive days immediately before the loss.

9. Theft, including damage from attempted theft, and loss of property from a known place only when it is likely that a theft occurred.
   a. We do not cover:
      (1) theft committed by any insured or by any other person regularly residing on the insured premises;
      (2) theft from the insured premises while the dwelling is under construction, until the dwelling is completed and occupied;
      (3) loss of a precious or semi-precious stone from its setting;
      (4) theft from that part of the insured premises while rented by you to other than an insured;
      (5) theft from premises which are vacant for more than 30 consecutive days immediately before the loss;
      (6) loss of personal property obtained voluntarily from any insured by swindling, fraud, trick or false pretense; or
      (7) loss resulting from the theft of any credit/debit card or similar device except as provided under Supplementary Coverages.
   b. We do not cover theft occurring away from the insured premises of:
      (1) any type of watercraft, including their trailers, equipment and accessories, and outboard motors;
      (2) trailers, campers and camper bodies; or
      (3) other property while on the part of any other residential type premises owned, rented, used or occupied by any insured, except while an insured is living there temporarily. Property of a student, who is an insured, is covered while at a residence occupied by the student while away at school.

10. Breakage of Glass meaning damage to personal property caused by breakage of glass which is a part of any building on the insured premises, but excluding loss or damage to the glass which is not covered as Building Additions and Alterations.
   We do not cover loss on the insured premises if the residence has been vacant for more than 30 consecutive days immediately before the loss.

11. Falling Objects. We do not cover loss to:
   a. the property inside a building, unless the falling object first damages the outside of the building;
   b. outdoor equipment and yard fixtures not permanently installed; or
   c. the object which falls.

12. Weight of Ice, Snow or Sleet. We do not cover loss to property outside of a building.

13. Sudden and Accidental Tearing Apart, Burning, Bursting or Bulging of a heating, air-conditioning or automatic fire protection sprinkler system or a water heater. We do not cover loss:
   a. caused by continuous or repeated seepage or leakage which occurs over a period of weeks, months or years; or
   b. caused by or resulting from freezing.

14. Accidental Discharge or Overflow of Water or Steam from a plumbing, heating, air-conditioning or automatic fire protection sprinkler system or household appliance. (Gutters and downspouts are not part of a plumbing system.) We do not cover loss:
   a. caused by continuous or repeated seepage or leakage which occurs over a period of weeks, months or years; or
   b. caused by or resulting from freezing; or
   c. on the insured premises caused by accidental discharge or overflow which occurs away from the building where the insured premises is located;
   d. to the system or appliance from which the water or steam escaped; or
   e. caused by or resulting from water which back up through sewers or drains or water which enters into and overflows or accidentally discharges from within a sump pump, sump pump well, sump pump well discharge system or other type designed to remove subsurface water which is drained from the foundation area.

15. Freezing of a plumbing, heating, air-conditioning or automatic fire protection sprinkler system or household appliance. We do not cover loss on the insured premises while the residence is vacant, unoccupied or under construction. This exclusion does not apply if you have taken precaution to:
   a. maintain heat in the building; or
   b. shut off the water supply and drain the system and appliances of water.

16. Sudden and Accidental Damage from Artificially Generated Electrical Currents.

17. Volcanic Eruption other than loss caused by earthquake, land shock waves or tremors. We will also pay for the cost to remove the ash, dust or particulate matter which has caused direct loss to property inside the apartment unit.
   All eruptions that occur within a 72-hour period will be considered as one volcanic eruption.

EXCLUSIONS - SECTION I

PART A
The following exclusions apply to Coverage B - Personal Property, Coverage C - Loss of Use and the Supplementary Coverages - Section I. We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss.

1. Earth Movement, meaning any loss caused by, resulting from, contributed to or aggravated by earthquake; landslide; subsidence; sinkhole; erosion; mudflow; earth sinking, rising, shifting, expanding or contracting; volcanic eruption, meaning the eruption, explosion or effusion of a volcano. This exclusion applies whether or not the earth movement is combined with water or rain.
We do cover only direct resulting loss when caused by:

a. fire;

b. explosion other than the explosion of a volcano; or

c. if an insured peril, breakage of glass or safety glazing material which is a part of a building.

2. Intentional Loss, meaning any loss or damage arising out of any act committed:

a. by or at the direction of any insured; and

b. with the intent to cause a loss.

3. Neglect of any insured to use all reasonable means to protect covered property at and after the time of loss.

4. Nuclear Hazard, meaning nuclear reaction, radiation, radioactive contamination or any consequence of any of these. Loss caused by nuclear hazard is not considered loss by perils of Fire, Explosion or Smoke. Direct loss by fire resulting from nuclear hazard is covered.

5. Ordinance, Law or Regulation, meaning enforcement of any ordinance, law or regulation which regulates the construction, repair or demolition of a building or other structure, unless specifically provided under this policy. This includes, but is not limited to the removal and disposal of damaged or undamaged property which results from such enforcement. We do cover loss caused by actions of civil authorities to prevent the spread of a fire caused by an insured peril.

6. Pollution, meaning any actual, alleged or threatened discharge, dispersal, release, escape, seepage, trespass, wrongful entry or migration of pollutants from any source.

7. Power Failure, meaning the failure of power or other utility service if the failure takes place away from the insured premises. If a Peril Insured Against ensues on the insured premises, we will pay only for loss caused by that peril.

8. War (declared or undeclared), civil war, insurrection, rebellion, revolution or discharge of a nuclear weapon or device, even if accidental.

9. Water Damage, meaning:

a. flood, surface water, waves, tidal water or overflow of a body of water, from any cause. We do not cover spray from any of these, whether or not driven by wind;

b. water from any source which backs up through sewers or drains, or water which enters into and overflows or accidentally discharges from within a sump pump, sump pump well, sump pump well discharge system or other type system designed to remove subsurface water which is drained from the foundation area; or

c. regardless of its source, water below the surface of the ground. This includes water which exerts pressure on or flows, seeps or leaks through any part of a building or other structure, sidewalk, driveway or swimming pool.

We do cover direct loss that follows, caused by Fire or Explosion.

PART B

The following exclusion applies to Coverage B - Personal Property, Coverage C - Loss of Use and the Supplementary Coverages - Section I.

1. Fraud. We will not provide coverage for all or any part of a loss if, before or after the loss, any insured has committed fraud. Fraud means any concealment, misrepresentation or attempt to defraud by any insured either in causing any loss or in presenting any claim under this policy.

**CONDITIONS - SECTION I**

The following conditions apply to all of Section I of this policy.

1. Abandoned Property. You may not abandon property to us unless we specifically agree to it.

2. Arbitration. In making a claim under the property coverages, if you or we cannot agree as to the amount of liability, the controversy may be settled by arbitration. Either party may make this demand by written request made within 60 days of the occurrence of the loss or at any time before final settlement. The procedure is as follows:

   a. The arbitration will be conducted in accordance with the rules of the American Arbitration Association, unless other means of conducting the arbitration, and its expenses, are agreed to between the parties. It is the obligation of the requesting party to contact the American Arbitration Association, or other forum agreed on to initiate the arbitration proceedings.

   b. Judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction.

   c. The expenses of the American Arbitration Association will be paid by the party requesting it.

   d. All parties agree to be bound by any award made by the arbitrators.

3. Insurable Interest and Our Liability. In the event of a covered loss, we will not pay for more than the insurable interest an insured has in the covered property, nor more than the amount of coverage afforded by this policy in any one loss.

4. Loss Deductible. We will pay only that part of a covered loss over any deductible which applies.

5. Loss Payable Clause. Loss will be adjusted only with the insured named and payable to the insured and the lienholder shown in the Declarations as their respective interests may appear, subject to all the terms of this policy.

6. Loss Payment. We will adjust all losses with you. We will pay you unless some other party is named in the policy or is legally entitled to receive payment. Loss will be payable 60 days after we receive your properly completed proof of loss and:

   a. we reach agreement with you;

   b. there is an entry of a final judgment; or

   c. there is a filing of an arbitration award with us.

7. Loss to a Pair or Set. We may repair or replace any part of the pair or set to restore it to its value before the loss, or we may pay the difference between the actual cash value of the property before and after the loss.

8. Loss Value Determination.


      (1) Loss to covered:

      (a) awnings;

      (b) carpeting;

      (c) household appliances;

      (d) outdoor antennas and outdoor equipment, whether attached or not attached to buildings;

      (e) other structures that are not buildings and buildings without a permanent foundation;
(f) property under Coverage B - Personal Property;
will be settled subject to the following:
We will pay the smaller of:
(a) the actual cash value at the time of loss but not
more than the cost to repair or replace the
damaged property with property of like kind and
quality; or
(b) any policy limit which applies.

9. No Benefit to Bailee. This insurance will not, in any way,
benefit any person or organization who may be caring for or
handling property for a fee.

10. Other Insurance. If both this and other insurance apply to a
loss, we will pay our share. Our share will be the proportionate
amount that this insurance bears to the total amount of all
applicable insurance.

11. Our Settlement Options.
In the event of a covered loss, we have the option to:
a. make a cash settlement for all or part of the damaged,
destroyed or stolen property; or
b. pay the cost to repair, rebuild or replace all or the
necessary part(s) of the damaged, destroyed or stolen
property with like property, as of the time of the loss, less an
allowance for depreciation when replacement cost coverage
doesn't apply.

In the event of a partial fire loss to covered property, at your
option we will pay you, up to the limit of this policy, the actual
cost of the damage or repair the damage, so that your property
is returned to the same condition it was prior to the fire.
We may take the salvage of all or any part of the covered
property at its agreed or appraised value. Property paid for or
replaced by us becomes ours, if we choose.
If we give you notice within 30 days after we receive an
acceptable proof of loss, we may repair or replace any part of
the damaged property with like property.

12. Recovered Property. If you or we recover any property for
which we have made payment under this policy, you or we will
notify the other of the recovery. At your option, the property
will be returned to or retained by you or it will become our
property. If the recovered property is returned to or retained by
you, the claim payment, or any lesser amount to which we
agree, must be refunded to us.

LIABILITY COVERAGE - SECTION II

COVERAGE D - PERSONAL LIABILITY COVERAGE
We will pay, up to our limit, compensatory damages for which any
insured is legally liable because of bodily injury or property
damage caused by an occurrence covered by this policy.

Defense Provision.
If a suit is brought against any insured for damages because of
bodily injury or property damage caused by an occurrence to
which this policy applies, we will provide a defense at our expense
by counsel of our choice. We will defend any suit or settle any
claim for damages payable under this policy as we think proper.

OUR OBLIGATION TO DEFEND ANY CLAIM OR SUIT ENDS WHEN
THE AMOUNT WE HAVE OFFERED OR PAID FOR DAMAGES
RESULTING FROM THE OCCURRENCE EQUALS OUR LIMIT.

COVERAGE E - MEDICAL EXPENSE COVERAGE
We will pay the medical expenses which are incurred or medically
ascertained within three years from the date of an accident causing
bodily injury covered by this policy. This coverage applies only:
1. to a person on the insured premises with the permission of
any insured; or
2. to a person away from the insured premises if the bodily
injury:
a. arises out of a condition on the insured premises or the
ways immediately adjoining;
b. is caused by the activities of any insured;
c. is caused by a person while performing duties as a
domestic employee of any insured;
d. is caused by an animal owned by or in the care of any
insured; or
e. is suffered by a domestic employee in the course of
employment by any insured.
SUPPLEMENTARY COVERAGES - SECTION II

We will pay the following in addition to the limits. All terms of this policy remain unchanged, except where modified by the Supplementary Coverage.

1. Claim and Defense Expenses. We will pay the expenses described below for a claim or suit we are obligated to defend under the Personal Liability Coverage:
   a. all expenses we incur and costs taxed against any insured;
   b. premiums on bonds required in any suit we defend, but not for bond amounts more than our limit. We need not apply or furnish any bond;
   c. reasonable expenses (other than loss of earnings) any insured incurs at our request;
   d. any insured’s loss of earnings (but not loss of other income) up to $200 per day, to attend trials or hearings at our request;
   e. prejudgment interest awarded against any insured on the part of the judgment that we are obligated to pay. However, we will not pay any such interest which accrues after such time that we make an offer to pay our limit;
   f. interest accruing on our share of the amount of any judgment between the time the judgment is entered and the time we pay or tender or deposit in court that part of the judgment which does not exceed our limit.

2. Damage to Property of Others. We will pay up to $500 per occurrence for property damage to property of others caused by any insured, even if not negligent or legally liable.
   a. pay the actual cash value of the property; or
   b. repair or replace the property with property of like kind and quality.

   We will not pay for property damage:
   a. to the extent of any amount recoverable under Section I of this policy;
   b. caused intentionally by any insured who has attained the age of 13;
   c. to property, other than a rented golf cart, owned by or rented to any insured, a tenant of any insured or a resident in your household, or

EXCLUSIONS - SECTION II

Coverage D - Personal Liability and Coverage E - Medical Expense do not apply to:

1. Abuse. We will not cover bodily injury or property damage arising out of or resulting from any actual or alleged:
   a. sexual molestation or contact;
   b. corporal punishment; or
   c. physical or mental abuse of a person.

2. Acts or Omissions. We will not cover bodily injury or property damage arising out of any act or omission of any insured as an officer or member of the board of directors of any corporation, municipality, political unit or other organization, except the acts of an unpaid volunteer director, officer or trustee of a religious, charitable or civic non-profit organization. An elected, public official does not qualify as an unpaid volunteer director, officer or trustee.

3. Aircraft.
   a. We will not cover bodily injury or property damage arising out of the ownership, operation, use, loading or unloading of any type of aircraft, glider, balloon, parachute or other air conveyance and their facilities. We do not cover model aircraft not used or designed for transporting cargo or persons.

   This exclusion does not apply to bodily injury to any domestic employee arising out of and in the course of employment by any insured.

   b. We will not cover bodily injury or property damage arising out of any vicarious parental liability, whether or not statutorily imposed by law, for the actions of a child or minor regarding any type of aircraft described in a. above.

4. Business. We will not cover bodily injury or property damage arising out of business pursuits or the rental or holding for rental of any part of any premises except:
   a. activities which are normally considered non-business; or
   b. the rental or holding for rental of any premises:
      1. on an occasional basis if used only as a residence;
      2. in part, for use only as a residence, unless a single family unit is intended for use by the occupying family to lodge more than two roomers or boarders; or
      3. in part, as an office, school, studio or private garage;
   c. the additional premises of a one or two family dwelling when specifically insured under Option 7 - Additional Premises Coverage;
   d. the occasional or part-time business activities of any self-employed insured under 19 years of age.

   This exclusion does not apply to bodily injury to any domestic employee arising out of and in the course of employment by any insured.
5. Communicable Disease. We will not cover bodily injury arising out of the actual or alleged transmission of a communicable disease.

6. Controlled Substances. We will not cover bodily injury or property damage arising out of the use, sale, manufacture, delivery, transfer, possession or administration of a controlled substance(s) as defined by 21 U.S.C.A. Sections 811 and 812. Controlled substances include but are not limited to cocaine, LSD, marijuana and all narcotic drugs. However, this exclusion does not apply to the legitimate use of prescription drugs by a person following the orders of a licensed physician.

7. Employees. We will not cover bodily injury to any employee (other than a domestic employee) of any insured arising out of and in the course of their employment by any insured.

8. Illegal Consumption of Alcohol. We will not cover bodily injury or property damage arising out of the insured's knowingly permitting or failing to take action to prevent the illegal consumption of alcohol beverages by an underage person.

9. Imputed Liability. We will not cover bodily injury or property damage arising out of any liability imputed to any insured which is otherwise excluded in this policy.

10. Intentional Injury. We will not cover bodily injury or property damage caused intentionally by or at the direction of any insured even if the actual bodily injury or property damage is different than that which was expected or intended from the standpoint of any insured.

11. Intra-insured Suits. We will not cover bodily injury to any insured.

12. Nuclear Energy. We will not cover a nuclear energy occurrence for which any insured under this policy;
   a. is also an insured under a nuclear energy liability policy; or
   b. would be an insured under that policy but for the exhaustion of its limit.

A nuclear energy liability policy is one issued by:
   a. American Nuclear Insurers;
   b. Mutual Atomic Energy Liability Underwriters;
   c. Nuclear Insurance Association of Canada;
   or any of their successors.

13. Pollution Damage. We will not cover bodily injury or property damage arising out of the actual, alleged or threatened discharge, dispersal, release, escape, seepage, trespess, wrongful entry, migration, ingestion, inhalation or absorption of pollutants from any source.
   We will not pay for any loss, cost, expense, fine or penalty to test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or dispose of pollutants, whether or not such actions are done voluntarily or at the direction, request or demand of any governmental body or agency, any other authority, person or organization, or as a result of any suit.

14. Premises Owned, Rented or Controlled. We will not cover bodily injury or property damage arising out of any act or omission occurring on or in connection with any premises owned, rented or controlled by any insured other than an insured premises.
   This exclusion does not apply to bodily injury to any domestic employee arising out of and in the course of employment by any insured.

15. Professional Liability. We will not cover bodily injury or property damage arising out of the rendering or failing to render professional services.

   a. We will not cover bodily injury or property damage arising out of the ownership, supervision, entrustment, maintenance, operation, use, loading or unloading of any type of motor vehicle, motorized land conveyance or trailer, except: We will provide specific coverage on only the following types owned or operated by or rented or loaned to any insured:
      1) a motor vehicle or motorized land conveyance which is not subject to motor vehicle registration and is:
         a. used for the service of the insured residence;
         b. designed to assist the handicapped; or
         c. kept in dead storage on the insured premises;
      2) a motorized golf cart while used for golfing purposes on a golf course;
      3) a motorized land conveyance including a motorized bicycle, tricycle or similar type of equipment designed principally for recreational use off public roads, which is not subject to motor vehicle registration and is:
         a. not owned or leased by an insured;
         b. owned or leased by an insured and while on the insured premises;
      4) a trailer of the boat, camp, home or utility type when not attached to or towed by or carried on a motor vehicle or motorized land conveyance.

This exclusion does not apply to bodily injury to any domestic employee arising out of and in the course of employment by any insured.

   b. We will not cover bodily injury or property damage arising out of any vicarious parental liability, whether or not statutorily imposed by law, for the actions of a child or minor regarding any type of vehicle described in a. above.

17. Violation of Law. We will not cover bodily injury or property damage arising out of:
   a. violation of any criminal law for which any insured is convicted;
   b. violation of any building or housing code for which any insured is convicted; or
   c. violation of any criminal law for which any insured is not convicted due to mental incapacity.

18. War. We will not cover any occurrence due to:
   a. war, including undeclared war;
   b. civil war, insurrection, rebellion or revolution; or
   c. warlike act by a military force or military personnel, destruction or seizure or use for a military purpose; and including any consequence of any of these.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental.

19. Watercraft.
   a. We will not cover bodily injury or property damage arising out of the ownership, supervision, entrustment, maintenance, operation, use, loading or unloading of a watercraft:
      1) with inboard or inboard-outdrive motor power owned by any insured;
      2) with inboard or inboard-outdrive motor power of more than 50 horsepower rented to any insured;
      3) that is a sailing vessel, with or without auxiliary power, 26 feet or more in length owned by or rented to any insured;
(4) that is an iceboat, airboat, air cushion or similar type of
craft; or
(5) powered by one or more outboard motors with more
than 50 total horsepower, owned by any insured.
This exclusion does not apply while such crafts are stored
on the insured premises nor to bodily injury to any
domestic employee arising out of and in the course of
employment by any insured.
b. We will not cover bodily injury or property damage
arising out of any vicarious parental liability, whether or not
statutorily imposed by law, for the actions of a child or
minor regarding any type of watercraft described in a.
above.

20. Workers Compensation. We will not cover any obligation of
the insured under a workers compensation, disability benefits,
unemployment compensation law or any other similar law.

Coverage D - Personal Liability does not apply to:

1. Contractual Liability. We will not cover personal liability under
any contract or agreement.
This exclusion does not apply to written contracts:
a. directly relating to the ownership, maintenance or use of
the insured premises not excluded in 2 below or
elsewhere in this policy; or
b. in which the insured assumes the liability of others prior to
the occurrence.

2. Loss Assessments. We will not cover personal liability for your
share of any loss assessment charged against all members of a
corporation or association of property owners other than as
provided by Supplementary Coverages - Section II, under Loss
Assessments.

CONDITIONS - SECTION II

The following conditions apply to all of Section II of this policy.

1. Bankruptcy of any Insured. Bankruptcy or insolvency of any
insured will not relieve us of our obligations under this policy.

2. Limit of Liability. Regardless of the number of insureds,
claims made or persons injured, our total liability under
Coverage D - Personal Liability for all damages resulting from
any one occurrence will not exceed the Coverage D - Personal
Liability limit stated in the Declarations.
All bodily injury and property damage resulting from any one
accident or from continuous or repeated exposure to
substantially the same general harmful conditions will be
considered to be the result of one occurrence.
Our total liability under Coverage E for all medical expenses
payable for bodily injury to one person as the result of one
accident will not exceed the Coverage E limit stated in the
Declarations.

3. No Admission of Liability With Medical Expense Coverage.
Payment under this coverage is not an admission of liability by
any insured or us.

4. Other Insurance - Coverage D - Personal Liability. This
insurance is excess over any other collectible insurance.
However, if the other insurance is specifically written as excess
insurance over this policy, the limits of this policy apply first.

5. Severability of Insurance. This insurance applies separately to
each insured. This condition will not increase our limit for any
one occurrence.

6. Suit Against Us. No legal action can be brought against us:
a. unless there has been full compliance with all the terms of
this policy; and
b. until the obligation of any insured has been determined by
final judgment or by agreement signed by us.
No person or organization has the right to join us as a party to
any legal action against any insured.

7. What You Must Do in Case of Loss. In the event of an
accident or occurrence which this insurance may cover, you
and any person claiming coverage under this policy must:
a. give prompt notice to us or our agent, including:
(1) the identity of the policy and insured;
(2) the time, place and circumstances of the accident or
occurrence;
(3) names and addresses of any claimants and witnesses;
and
(4) as often as we reasonably require, let us record your
statements and submit to examinations under oath by any
person named by us, while not in the presence of
any insured, and sign the transcript of the statements
and examinations;
b. promptly forward to us any notice, demand or legal paper
relating to the accident or occurrence;
c. at our request, assist us in:
(1) making settlement;
(2) enforcing any right of contribution or indemnity against
any person or organization who may be liable to any
insured; and
(3) any matter relating to a claim or suit;
d. under the Damage to Property of Others coverage, give us
a sworn statement of the loss. This must be made within
60 days after our request. Also, be prepared to show us
any damaged property under any insured's control;
e. not voluntarily make any payment, nor assume any
obligation or incur expenses except for Emergency First
Aid, except at your own cost.

Under Coverage E - Medical Expense, the injured person or
someone acting on their behalf will:
a. give us prompt written proof of claim, under oath if
required;
b. authorize us to obtain copies of medical reports and
records; and
c. permit doctors we select to examine the injured person
when we may reasonably require.

GENERAL CONDITIONS

Unless otherwise noted, the following conditions apply to all
sections of this policy.

1. Assignment. Assignment of this policy will not be valid unless
we give our written consent.

2. Cancelation.
   a. You may cancel this policy at any time by returning it to us
   or advising us of the current or future date when it should
   be canceled.
   b. We may cancel this policy by notifying you in writing of the
date cancelation takes effect and the reason for cancelation.
   This cancelation notice may be delivered to you or mailed to
you at the mailing address shown in the Declarations. A
proof of mailing will be sufficient proof of notice. Cancelation
by us may only be for the following reasons:
   (1) When you have not paid the premium, whether payable
to us or to our agent or under any finance or credit
plan, we may cancel at any time by notifying you at
least 10 days before the date cancelation takes effect.
   (2) When this policy has been in effect for less than 60
days and is not a renewal with us, we may cancel for
any reason other than nonpayment by notifying you at
least 30 days before the date cancelation takes effect.
   (3) When this policy has been in effect for 60 days or
more, or at any time if it is a renewal with us, we may
cancel for one or more of the following reasons:
      (a) Fraud or material misrepresentation affecting
the policy or in the presentation of a claim thereunder,
or violation of any terms or conditions of
the policy; or
      (b) The named insured or any occupant of the
property has been convicted of a crime arising out
of acts increasing the hazard insured against; or
      (c) Physical changes in the property insured which
increase the hazards originally insured.
   This can be done by notifying you at least 30 days
before the date cancelation takes effect.
   (4) When this policy is written for a period longer than one
year, we may cancel for any reason at anniversary by
notifying you at least 30 days before the date
cancelation takes effect.
   c. When this policy is canceled, the premium for the period
from the date of cancelation to the expiration date will be
refunded pro rata.
   d. If the return premium is not refunded with the notice of
cancelation or when this policy is returned to us, we will
refund it within a reasonable time after the date
cancelation takes effect.

3. Concealment or Fraud. With respect to all insureds, this
entire policy is void if, before or after a loss, any insured has:
a. intentionally concealed or misrepresented any material fact
or circumstance; or
b. Engaged in fraudulent conduct; or
       or relation to this insurance.

4. Conformity to State Law. If any part of this policy is contrary
to a law of the state in which the described property is located,
You are responsible for the payment of all premiums and will be the payee for any return premiums we pay.
If this policy form or any endorsement attached is revised, we may substitute or add, at any anniversary date, forms or endorsements which are authorized for use on this policy in accordance with our manual rules in effect at the time.
As to only the interest of a lienholder or mortgagee declared in this policy, this insurance will terminate only if we give such lienholder or mortgagee at least 10 days written notice of termination.
If this policy replaces coverage in other policies terminating at 12:00 Noon Standard Time on the inception date of this policy, this policy will be effective at 12:00 Noon Standard Time instead of at 12:01 A.M. Standard Time.

ADDITIONAL PROTECTION YOU MAY BUY

Each option you choose and for which you pay an additional premium, where applicable, applies only as indicated and will be identified in the Declarations.
These coverages are subject to all terms of this policy, except where modified by the option chosen.

OPTION 1 - EARTHQUAKE AND VOLCANIC ERUPTION COVERAGE.
We will cover direct loss caused by earthquake or volcanic eruption to property described in Section I Coverage B - Personal Property and covered by this policy. This Volcanic Eruption Coverage replaces any Volcanic Eruption peril included in this policy.

Additional Conditions
1. One or more earthquake shocks or volcanic eruptions that occur within a 168-hour period will be considered a single earthquake or volcanic eruption.
2. This coverage does not increase the limits stated in this policy.

Special Deductible
The following is the only deductible that applies to each covered loss caused by earthquake or volcanic eruption:
We will pay only that part of the covered loss that exceeds the deductible percentage (shown in the Declarations) that applies to the total limit applicable to the destroyed or damaged property. The deductible is stated as a percentage (%).
This deductible percentage applies separately to the total limit on Coverage B - Personal Property and separately to the total limit on Building Additions and Alterations. The minimum deductible amount for any one covered loss under each coverage applicable will be $250.

Special Exclusions
1. We do not cover loss resulting directly or indirectly from flood of any nature or tidal wave, whether caused by, resulting from, contributed to or aggravated by earthquake or volcanic eruption.
2. We do not cover any loss caused by any earthquake or volcanic eruption that occurs before this option is effective, nor for any loss caused by any earthquake or volcanic eruption that occurs after this option expires.

OPTION 2 - EXTENDED COVERAGE ON JEWELRY, WATCHES AND FURS.
Jewelry, watches, precious and semi-precious stones, gems and furs will be insured for risks of accidental direct physical loss or damage, subject to the following additional exclusions and limitations:
1. The insurance provided by this coverage applies instead of and not in addition to that provided in Coverage B - Personal Property;
2. Our limit for any covered loss will be $1500 on any one article, $2500 in the aggregate;
3. We do not cover loss or damage caused by mechanical or electrical breakdown, wear and tear, gradual deterioration, insects, vermin or inherent vice;
4. If any property covered consists of two or more parts, we will only be liable for the value of the part lost or damaged. The Loss to a Pair or Set condition under Conditions - Section I does not apply to loss under this option.

Any deductible shown in the Declarations also applies to loss under this coverage.

OPTION 3 - HOME DAY CARE.
(Applies only to the described premises.)
The Section II Coverages are extended to cover an insured who provides home day care. The definition of insured premises is amended to include that part of the premises occupied for home day care. Section II Exclusion 4 Business is amended to add:
1. Home day care service regularly provided by an insured on the insured premises for which an insured receives monetary or other compensation.
This coverage does not apply to bodily injury or property damage arising out of the supervision, entrustment, maintenance, use, loading or unloading of:
(1) saddle animals and vehicles for use with them;
(2) any type of aircraft, glider, balloon, parachute or other air conveyance;
(3) any type of motor vehicle or motorized land conveyance; or
(4) watercraft of all types owned, operated, or hired by or for the insured or employee or used by the insured for the purpose of instruction in their use.
OPTION 4 - EXTENDED WATERCRAFT LIABILITY AND MEDICAL EXPENSE COVERAGE.
The Section II Coverages are extended to cover the watercraft powered by outboard motor(s), owned by an insured and described in the Declarations. Exclusion 19a(5) does not apply to such described watercraft.

OPTION 5 - OFFICE, SCHOOL OR STUDIO USE.
(Appplies only to the occupancy by the insured as shown in the Declarations or Additional Protection Schedule Endorsement.)
1. Section I: Coverage B - Personal Property is extended for up to an additional $5000 to cover business personal property of this described incidental occupancy. This includes equipment, supplies, stock of merchandise in storage and furnishings usual to the described occupancy while such property is on the insured premises.
Any deductible shown in the Declarations also applies to loss under this coverage.
2. Section II: The insured premises will not be considered business property because an insured occupies a part of it as an incidental office, school or studio as described. Section II Exclusion 4 Business is amended to add:
   e. business pursuits of an insured which are necessary or incidental to the use of the insured premises as the described office, school or studio.

OPTION 6 - BUSINESS PURSUITS.
The Section II Coverages are extended to cover the business pursuits of an insured who is a clerical office employee, salesperson, collector, messenger or teacher as described in the Declarations or Additional Protection Schedule Endorsement. This coverage does not apply:
1. to bodily injury or property damage arising out of the business pursuits of an insured in connection with a business owned or financially controlled by such insured or by a partnership or joint venture of which such insured is a partner or member;
2. to bodily injury or property damage arising out of the rendering or failing to render professional services (other than teaching);
3. to bodily injury to a fellow employee of an insured injured in the course of employment;
4. when the insured is a member of the faculty or teaching staff of any school or college to bodily injury or property damage arising out of the supervision, entrustment, maintenance, use, loading or unloading of:
   a. saddle animals and vehicles for use with them;
   b. any type of aircraft, glider, balloon, parachute or other air conveyance;
   c. any type of motor vehicle or motorized land conveyance;
   d. watercraft of all types;
   owned, operated, or hired by or for the insured or employer or used by the insured for the purpose of instruction in their use.

OPTION 7 - ADDITIONAL PREMISES COVERAGE.
The Section II Coverages are extended to cover the one or two family dwelling(s) shown in the Declarations or Additional Protection Schedule Endorsement. Item b in the definition of insured premises is amended to include such premises.

OPTION 12 - NAMED ADDITIONAL INSURED(S).
The definition of insured in this policy includes the person or organization named as an additional insured in the Declarations or Additional Protection Schedule Endorsement with respect to:
1. Section I: Coverage A - Dwelling and Dwelling Extension;
2. Section II: Coverage D - Personal Liability and Coverage E - Medical Expense but only with respect to ownership, maintenance or use of the insured premises.
The interest of the named additional insured(s) will be terminated only if we give such additional insured at least 10 days written notice of termination.
This option applies only with respect to the location shown in the Declarations or Additional Protection Schedule Endorsement.

OPTION 14 - PERSONAL PROPERTY REPLACEMENT COVERAGE.
We will pay the cost of repair or replacement of property listed below and owned by an insured, without deducting for depreciation.
1. This coverage applies to:
   a. awnings;
   b. carpeting;
   c. household appliances;
   d. outdoor antennas;
   e. other structures covered under the Dwelling Extension that are not buildings and buildings without a permanent foundation;
   f. personal property under Coverage B - Personal Property and not excluded below.
2. This coverage does not apply to:
   a. business property and property of others, on or off the described premises;
   b. records, films, tapes or other magnetic recordings;
   c. paintings, etchings, pictures, tapestries, statuary, articles made of marble, bronzes, antiques, rare books and papers, porcelains, rare glassware or any other property which because of its inherent nature, cannot be replaced with new property;
   d. property whose age or history contributes substantially to its value including, but not limited to, memorabilia, souvenirs and collectors items;
   e. property which because of age or condition has become obsolete or unusable for its originally intended purpose;
   f. land motor vehicle equipment and accessories for vehicles you no longer own;
   g. property not maintained in good or workable condition;
   h. property that is outdated or obsolete and is stored or not being used.
3. Loss Value Determination. The Loss Value Determination condition in Conditions - Section I is amended to add the following as item a(2):
   a. (2) Loss to covered property covered by Option 14 - Personal Property Replacement Coverage will be settled subject to the following:
   We will pay the cost of repair or replacement but not exceeding the smallest of:
   a. the actual cash value at the time of loss up to the limit applying to the property, if the property is not actually repaired or replaced;
   b. the amount actually and necessarily spent for the repair or replacement of an item with a similar item of like kind and quality at the time of loss;
   c. the amount actually and necessarily spent for repair or restoration;
   d. any policy limit which applies.
The following procedure applies to loss to covered property under this option:

**Procedures to Claim Replacement Coverage.**

If you receive an actual cash value settlement for damaged or stolen property covered by replacement coverage and you have not reached your limit, you may make a further claim under this condition for any additional payment on a replacement cost basis provided:

1. You notify us within 180 days after the loss of your decision to repair or replace the damaged or stolen property; and
2. Repair or replacement is completed within one year of the date of loss.

**OPTION 16 - PREMISES ALARM OR FIRE PROTECTION SPRINKLER SYSTEM.**

For a premium credit, we acknowledge the installation of an alarm system and/or an automatic fire protection sprinkler system approved by us on the insured premises. You agree to maintain the system(s) in working order and to notify us promptly of any changes made to or removal of the system(s).

IN WITNESS WHEREOF, this policy is signed at Madison, Wisconsin, on our behalf by our President and Secretary. If required by statute, it is countersigned on the Declarations page by our authorized representative.

This is not a complete and valid contract without an accompanying DECLARATIONS PAGE.