

The Premier Homeowners Policy from Auto Club Family Insurance Company is a legal contract that provides comprehensive insurance coverage in exchange for premium payments and adherence to policy provisions. The policy encompasses various sections detailing property coverages, liability coverages, and general provisions. Coverage A insures the dwelling on the residence premises, including attached structures and materials for construction, while Coverage B extends to other structures on the premises, limited to 10% of Coverage A. Coverage C covers personal property owned or used by the insured, with specific exclusions for vehicles, animals, and business-related property. Coverage D addresses loss of use, compensating for additional living expenses or fair rental value if the residence becomes uninhabitable due to a covered loss, with a limit of 30% of Coverage A.

Exclusions under Coverage A and B include land, costs related to land restoration, and structures used for business or rented to non-residents, except for private garages. Coverage C excludes certain personal property types, and liability coverage has specific exclusions for intentional acts, business-related injuries, and certain damages. The policy outlines key obligations for the policyholder, including timely premium payments and compliance with all provisions, as well as conditions for termination, renewal, and claims. The insured must cooperate with the insurer during the claims process and provide a detailed inventory of losses within 60 days.

The policy also provides coverage for personal property owned by others on the insured's premises and includes specific limits for various categories of personal property, such as \$200 for money and coins and \$1,500 for watercraft. Additional coverages include expenses for tree removal, fire department service charges, and increased costs due to ordinance or law enforcement, all provided without deductibles. Coverage for losses related to property includes provisions for debris removal, spoilage of perishable food, and theft of credit cards, with specific exclusions for negligence and certain types of losses.

The policy specifies conditions for loss settlement, including a deductible that must be exceeded before payment is made. Losses to personal property are settled at the lowest of actual cash value, repair cost, or replacement cost, while losses to buildings are settled based on specific criteria. The insured must notify the insurer promptly after a loss and protect the property from further damage. The policy emphasizes that coverage is contingent upon the insured fulfilling these obligations.

Under Section II, personal liability coverage includes payment for damages the insured is legally obligated to pay due to bodily injury or property damage, with exclusions for intentional acts and various vehicle-related incidents. Medical payments to others cover reasonable expenses for necessary medical services due to accidents, with specific exclusions for injuries to residents of the insured location. The policy outlines responsibilities for claims, requiring prompt notification to the insurer and cooperation during investigations.

Legal action against the insurer can only commence after all policy terms are met, and the policy requires valid membership in the American Automobile Association (AAA) for issuance and renewal. Cancellation can be initiated by either party, with specific notice requirements, and a pro-rata refund may be issued upon cancellation. The insured agrees to pay the stated premium and any adjustments due to changes in information affecting the premium. Overall, the policy provides a detailed framework for coverage, exclusions, and the obligations of both the insurer and the insured.