



WREN

INSURANCE AGENCY

NEWSLETTER

SUMMER 2014

Make Sure Your Insurance is Ready for Hurricane Season

As Floridians, we are well aware of the impact that hurricanes and tropical storms can have on us. Experts say that planning ahead is the best way to financially weather a storm. The most important step in the planning process is to review your existing insurance coverage. With hurricane season well under way, here are some of the important items to review:

- Make sure you are protected with flood insurance. While the high winds associated with these storms can cause a lot of damage, it is also important to know that flooding causes significant damage as well. Hurricanes Sandy and Katrina, and Tropical Storm Frances are good examples of this. Standard homeowners policies do not cover damage from flooding and financial protection from flooding is only available as a separate stand alone policy. It is important to know that there is a 30 day waiting period before a flood policy takes effect, so if you are considering this coverage, you should not delay. Up to 20% of flood damage occurs in low to moderate risk flood areas, so no matter where you live, it is a good idea to consider flood insurance.
- Make sure your homeowners policy includes wind storm coverage. While wind storm coverage is included in many homeowners policies, it is sometimes excluded

for various reasons. You may have chosen to exclude it yourself, or your insurance company may have chosen to remove it at renewal (this is not common, but has happened before). Historically, properties in the "wind pool" (the area designated as being within 1,000 feet of the coast) have been most affected by this. The bottom line is that it is always a good idea to double check your policy to make sure wind storm coverage is included.



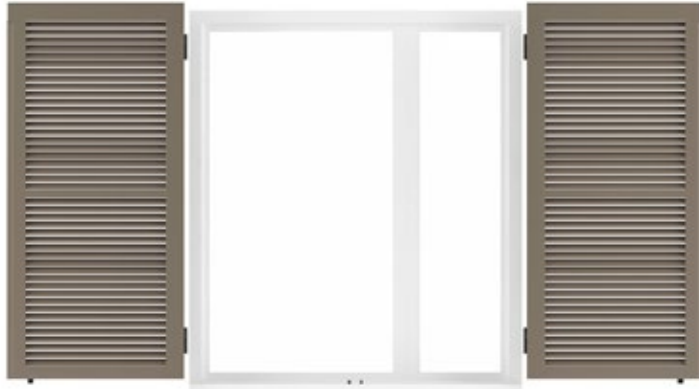
- Find out if your policy covers you for Replacement Cost or Actual Cash Value for losses. Replacement Cost covers you for new items, while Actual Cash Value covers you for items at their depreciated cost.
- Ensure that your home and all items inside the home are insured at the correct values.
- Make sure your vehicles are covered for wind and flood damages. This typically means including comprehensive and collision coverage on your auto policy.
- Review your policy to ensure that Sewer Backup and Overflow coverage is included.

Once you have reviewed your insurance policies, it is important to keep them in a safe and easily accessible place. We also recommend adding our phone number, and your insurance company phone number to your cell phone so you can start a claim immediately. You can also download the Wren Insurance mobile app or bookmark our mobile website to have easy access to us while you're on-the-go.

If you have any questions or would like us to review your insurance policy, please contact us. You can also download our Hurricane Preparedness Guide from our website.

How to Prepare for a Wind Mitigation Inspection

One of the easiest ways to save money on your Homeowners insurance is to get a Wind Mitigation inspection. Here is an article from Michelle at Honor Inspection with some great insights on how to prepare for your inspection.



A Wind Mitigation inspection is required by the insurance underwriter to confirm or deny the existence of wind resistant features of a home that will enable it to hold up better during a storm.

A wind mitigation inspection should take about 30 minutes to a hour. The inspector will come to your home and evaluate your shingles, roof decking, roof to wall connection, roof permitting, shutters, roof shape and if you have a secondary water barrier.

It is important to understand that your inspector does not make any decisions on what credits you will obtain. The inspector can only mark what he can photograph and document. They are merely an information collector.

A diligent search of the public records is conducted to locate and document the last roofing permit on file. Many times, the proper authorities do not have the records we are searching for. The files could be damaged, missing or simply not there. One local jurisdiction lost all of its records in a fire. **KEEP YOUR PAPERWORK.**

You should be prepared to provide any and all documents including permitting information you have related to your home (to include: Roof, Windows, Doors, Shutters and Garage Doors).

Your inspector will need to look at your shutters (if you have any). He is looking to document that they are “rated” or stamped that they are tested for Large Missile Impact or for use in the HVHZ (high velocity hurricane zone).

Your inspector will need access to/ in all attics. This is very important! Sometimes one of the only discounts you may qualify for will be how your roof is connected to the walls. If the inspector can’t see it, he can’t photograph it, and then you can’t get a discount for it.

If you have had a prior wind inspection, let the inspector know and provide a copy if possible. This will help him help you and your insurance agent make decisions on what is best for you and your policy.

The inspector will need to photograph all 4 sides of your home. Be prepared! Is it free of clutter or in disrepair? Remember these pictures are going to your insurance underwriter. They should document that you are maintaining your home properly.

Finally, if you have concerns or questions or feel something just isn’t right - Call! Reach out to the inspector and express your concerns. Just understand that he wants to see you obtain lower insurance rates just as much as you do. Lower insurance rates make you happy which makes him happy! So, work together with

your inspector and agent to gather all proper documentation to ensure an accurate inspection.

Michelle Shishilla - Honor Construction Inspection Service

Agent Spotlight Leigh Butler



How long have you been in the insurance industry? *I have been in insurance for 30 years. I was previously in claims and underwriting prior to working in the agency.*

How long have you been with Wren Insurance Agency? *I have been with Wren Insurance Agency for 13 years.*

What do you like most about insurance? *I like that there is always something new to learn in this constantly changing industry. I also love working with my clients and helping people.*

What do you like most about working at Wren Insurance Agency? *I love my clients and I love working with this fantastic team. We have a great group of people here.*

What do you like to do when you are away from the office? *I love traveling, reading, and spending time with my family.*

Condominium Insurance: Who is Responsible for What?

When insuring a single family home, it is obvious who holds the responsibility for the property. But condominiums, with their entangled mix of public and private spaces, make determining who should be held accountable much trickier. When it comes to arranging for condominium insurance, who is responsible for what?

The Responsibilities of the Condominium Association

By and large, the condominium association is responsible for maintaining insurance on the building's exterior, meaning its roof, exterior walls and foundation. The condominium association also typically assumes the responsibility for any of the common areas like public hallways, swimming pools, tennis courts, gyms, locker rooms, gardens and clubhouses.



The Responsibilities of the Condominium Unit Owners

Generally, the owners of each condominium unit must secure the necessary insurance for the interior of their unit. This coverage should include the walls, ceilings and floors, as well as any of their respective finishes like paint, tile, hardwood or carpeting. The unit's electrical fixtures, cabinets, doors, windows, major appliances, and kitchen and bathroom fixtures should also be covered by the unit owner's insurance policy.

Owners are responsible for insuring all of their own personal possessions, too. They should purchase appropriate coverage for things like computers and other electronics, clothing and jewelry, furniture, and household goods like pots and pans.

Condominium unit owners may need to reassess their insurance needs after making any major alterations or improvements to their units. These changes may affect the level of coverage they require.

It is also important for condominium unit owners to maintain their own personal liability insurance.

Owners of condominium units should always read their specific by-laws carefully because responsibilities for

Take Me Out to the Ballgame!

The team at Wren Insurance had a great time recently going to a Manatee's baseball game at the stadium. Two of our team members were able to be in the Dunkin Donuts race, and the Manatees won the game with a home run! We had an awesome time!



condominium insurance can vary from one condominium association to the next. Reading the bylaws will allow unit owners to pinpoint their responsibilities and ensure they have the proper coverage when purchasing condominium insurance.

Quick News and Notes

- **Tyler Rutledge** tied the knot with his bride, Kiri, on August 1st in Kansas.
- **Joanna Voigt** celebrated 11 years with the agency.
- **Leigh Butler** celebrated 13 years with the agency.
- We had a great turnout at our Grand Opening in Viera July 15th.
- We are on Facebook, Twitter, and LinkedIn. Connect with us!

FIND US ON:



Viera Grand Opening

The official Grand Opening of our new office in Viera was July 15th. The new office is located at 5525 Porada Drive next to Dunkin Donuts and Crest Cleaners at Stadium Parkway and Viera Boulevard.

This location replaces our old office at 8255 North Wickham Road. We had a great turnout at the Grand Opening, and we are excited for the new opportunity to serve you in Viera! To see photos of the new office, visit our Facebook.



Rachel, Manny the Manatee,
Kirk, and Tyler.

WrenInsuranceAgency.com



WrenInsuranceAgency.com
mail@WrenInsuranceAgency.com

Viera 321.255.1117
5525 Porada Drive, Suite 102
Viera, FL 32940
Palm Bay 321.725.1440
1430 Palm Bay Road
Palm Bay, Florida 32905