

Don't Wait for a Hurricane to Find Out What Your Policy Doesn't Cover



Your Guide to What's Really in Your Policy and What's Missing

For Homeowners in Miami-Dade, Broward & Palm Beach Counties



Home | Auto | Commercial

(786) 539-2739

cary@lasmargaritasinsurance.com

www.LasMargaritasInsurance.com

WHY UNDERSTANDING YOUR HOMEOWNERS INSURANCE MATTERS



At Las Margaritas Insurance, we believe that a well-informed homeowner is a well-protected one. We're here to help you understand what your policy covers, where the gaps might be, and how to make sure you have the right protection in place—without unnecessary confusion or stress.

This guide was created to give you practical, clear information so you can take control of your coverage and protect what matters most.

UNDERSTANDING THE BASICS OF YOUR POLICY

Before you can feel confident about your homeowners insurance, it's important to understand the main parts of your policy:

■ **Coverage A – Dwelling:**

- Covers the cost to rebuild your home after a covered loss.

■ **Coverage B – Other Structures:**

- Covers detached structures like fences, sheds, and detached garages.

■ **Coverage C – Personal Property:**

- Covers your belongings inside the home, like furniture, clothes, and electronics.

■ **Coverage D – Loss of Use:**

- Pays for temporary housing if your home is uninhabitable due to a covered loss.

■ **Coverage E – Personal Liability:**

- Protects you if someone is injured on your property or if you accidentally damage someone else's property.

■ **Coverage F – Medical Payments:**

- Covers small medical bills if a guest is injured on your property, regardless of fault.

■ **Deductibles:**

- Hurricane Deductible: Typically 2%–5% of your home's insured value (separate from other claims).
- All Other Perils Deductible: Flat amount you pay for non-hurricane claims like fire or theft.

Knowing what each coverage means is the first step toward making sure your policy truly protects you—and not just your mortgage lender.

THE MOST COMMON INSURANCE HEADACHES

(AND WHAT YOU SHOULD KNOW)

■ Dropped by your insurance company?

- Non-renewals are common in Florida—often due to roof age, outdated systems, or insurer capacity. It's important to review your notice, understand the reason, and explore what options you have for maintaining coverage.

■ Premium keeps climbing—but nothing changed?

- Even without claims or home changes, many homeowners are seeing annual increases due to rising reinsurance costs and market volatility. Understanding your policy structure and available discounts can help reduce costs.

■ Unsure what your current policy actually covers?

- Many homeowners aren't clear on what's included—and what's excluded—from their coverage. Reviewing the declarations page and key limits (Coverage A–F, deductibles) is the first step to understanding your real protection.

■ Told you need a new roof to stay insured?

- Insurers often impose roof age requirements (typically 15 years or newer). Even functional roofs may cause cancellation if documentation is lacking. Knowing your roof's age, material, and condition can help avoid surprises.

■ Water damage, mold, or backup—am I protected?

- Not all policies cover these issues, and coverage limits can vary significantly. Review whether your policy includes water backup, mold remediation, or appliance overflow—and whether limits meet your actual risk.

■ Not sure which extras are worth it?

- From flood insurance to equipment breakdown, many add-ons exist—but not all are necessary. Evaluate based on your home's location, systems, and lifestyle. A clear understanding helps avoid both over- and under-insuring.

MEET

LAS MARGARITAS INSURANCE

We're a locally owned, family-run insurance agency with one mission: to help South Florida homeowners make confident, informed decisions about protecting their homes and families.

With years of experience in the South Florida real estate market, we've seen firsthand how insurance confusion can overwhelm homeowners. That's why our approach is personal, bilingual, and focused on education.

We believe that an insured homeowner is an empowered homeowner!

READY FOR PERSONAL GUIDANCE?

At Las Margaritas Insurance, we're proud to help South Florida homeowners better understand their coverage, navigate today's insurance challenges, and feel confident about protecting what matters most.

If you have questions after reviewing this guide—or if you simply want a second opinion on your current policy—we're here to help.

- Free Policy Reviews
- Clear, Honest Advice
- Personalized Options Built Around You

Reach out anytime to speak with one of our licensed agents.

