



Baltimore Equitable
Insurance

1794insurance.com

Our Guide to Homeowners Insurance



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Although our company was founded more than 230 years ago, it's still a well-kept secret — often shared among family members and friends. We're thankful for the opportunity to introduce you to our company and share this important information that will help you understand homeowners insurance, the types of coverage, and how to work with your sales team member to design a policy that works best for you.

What Is Homeowners Insurance?

Homeowners insurance provides financial protection against losses and damages to your home and its contents. At Baltimore Equitable Insurance, homeowners policies can include single-family homes, two-family homes, townhomes, condominiums, vacation homes, and personally owned rental properties.

Is Homeowners Insurance Required?

Although there is no federal or state law requiring homeowners to carry insurance, your home is one of your most valuable assets and deserves comprehensive protection. Plus, nearly all mortgage lenders require it as a condition of your loan to protect their financial interest. Homeowners Associations (HOAs) may require certain levels of coverage as part of their requirements for living in that community.

The cost of rebuilding a home or facing a liability lawsuit out-of-pocket far outweighs the annual premium for most homeowners. Baltimore Equitable Insurance is unlike traditional policies that require annual premium payments. Instead, you pay a deposit when your policy begins. When you no longer need your policy, that deposit is **100% refundable** — returned to you with no penalties, fees, or hassles.



What Do Policies Cover?

Generally speaking, homeowners policies cover the structure of your home, your personal belongings, and liability if someone is injured on your property or if you cause damage to someone else's property. You can also customize your policy by scheduling high-value items such as jewelry and adding endorsements to increase protection for detached structures — like garages or sheds.

Policies for condominium owners differ in that condo associations typically cover the exterior of a property, but you still need coverage for the interior. That includes drywall, flooring, countertops, cabinets, and built-in features. Policies can also cover personal belongings like furniture, clothing, and electronics, plus provide liability protection if a guest is injured or you accidentally damage someone else's property.



Learn About Types Of Coverage

“Coverage” specifies what your policy protects and is based on the coverage type. Your sales team member will help you determine the types of coverage needed for your individual circumstances. For example:

Coverage A Dwelling: the physical structure of your home, such as walls, floors, ceilings, roof, doors, windows, plumbing, electrical, HVAC, and more.

Coverage B Other Structures: examples include detached garages, fences, and sheds

Coverage C Personal Property: your personal belongings, such as clothing, furniture, and electronics

Coverage D Loss of Use: pays for a short- or long-term rental while you cannot occupy your home due to a covered claim; coverage may also include storage fees, meals, and other costs

Coverage E Personal Liability: protects you if you are sued for bodily injury or property damage to others

Coverage F Medical Payments to Others: pays for doctor bills, copays, medical deductibles, and similar expenses before a lawsuit is filed



Determine Your Proper Coverage Amount

Customers and potential customers often ask us, “How do I know how much coverage I need?”

First, it’s important to understand what a “coverage limit” is. This is the maximum dollar amount your insurance policy will pay for a covered claim. For example, if your dwelling coverage amount is \$400,000, the insurer will pay up to \$400,000 to repair or rebuild your home. If repairs cost \$450,000, you may be responsible for the extra \$50,000.

The coverage amount is based on the home’s reconstruction cost — meaning the cost to build an exact replica of the home, brand-new from the ground up. This does not include the value of the lot or land, and it differs from the home’s market value. The reconstruction cost is based on construction, labor, and material costs.

If you own expensive jewelry, fine art, or other costly items, you will want a separate “rider,” which is an addition to your policy’s coverage. Obtain an appraisal for those items, provide it to your sales team member, and we will determine an additional deposit amount to ensure you are covered in the event of loss. That additional deposit amount is **100% refundable** when you discontinue your policy.

For all of our prospective policyholders, we perform a no-cost, no-obligation reconstruction inspection to determine this figure as accurately as possible.

Determine Your Deductible Amount

The deductible is the amount you pay out of pocket before an insurance company pays the cost of the repair or replacement. For example, if you have a \$1,000 deductible and \$10,000 in damage, the policyholder pays the first \$1,000 and the insurer pays \$9,000.

Deductible amounts can vary broadly, typically between \$500 and \$25,000, but they can be higher in some circumstances. The higher the deductible amount, the lower the required deposit amount will be.

Once we perform an inspection, we will provide you with a final quote. As part of that quote, we will include various deductible options so you can see what fits your circumstances best. If you choose, this deductible can be changed in the future. You would receive a refund from your deposit amount if you increase the deductible, or you would need to add to your deposit amount if you lower your deductible. Your sales representative is pleased to help you determine the right amount for you.



How To Make A Claim

If you ever need to file a claim, you will talk directly with an experienced Baltimore Equitable Insurance team member who knows our policies inside and out and will personally guide you through every step of the process. We can connect you with prescreened, licensed contractors to handle repairs, or you can choose your own preferred professional. Either way, we're here to make claims simple, smooth, and stress-free.

How To Request Your Refund

Most Baltimore Equitable Insurance customers stay with us for 20 years or more — but we understand that life changes, or perhaps you sell your home and need a new policy. If you ever need to cancel, there is no cost to you. All you need to do is complete a cancellation form and send it by email, fax, or mail. Next, we will promptly return your **100% refundable** deposit.

Policies For Renters

If you rent an apartment, condo, townhome, or single-family home, you will need a policy that covers your personal belongings, including furniture, clothing, and electronics. You can add extra protection for jewelry or other high-value items. A renters policy also provides liability coverage, which protects you financially if a visitor is injured or if you unintentionally damage another person's property. Individual policies may vary. Speak with a team member about the options that are best for you.



Discover How We Compare to Traditional Insurance Policies

	Traditional Insurance	100% Refundable Insurance
High-Quality Coverage	✓	✓
Home/Condo/Renters	✓	✓
Annual Insurance Premiums	✓	
Full Refund At Policy Cancellation		✓
White-Glove Experience		✓
One-On-One Claims Processing		✓
No Add-On Fees		✓



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Get A Quote

We invite you to join generations of homeowners who have enjoyed the peace of mind that comes with a high-quality **100% refundable** policy that protects their home, condo, or apartment from the unexpected. If you live in Maryland or Pennsylvania, join our tradition of stability, trust, and distinction.

You can always contact us however you prefer — in person, by phone, or online.

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You can also fill out our simple form online [here](#), and a team member will be in touch soon.

