



Mobile Home Insurance

What to look for in insurance if you use your mobile home as a residence

For the most security, a mobile home insurance policy— like all property/casualty policies – should do two things:

- It should pay for certain kinds of accidental damage to your home, belongings, or other structures. Coverage for this kind of damage is called physical damage coverage. Common examples of events that cause physical damage to your property include fire, wind, vandalism, and falling objects.
- It should protect you against claims or lawsuits filed against you by people who are accidentally hurt by your actions or because of your activities. Coverage for these kinds of claims and lawsuits is called liability coverage. Claims might include medical expenses, lost wages, pain and suffering, and even property damage. Liability coverage should also help you pay for your defense in the event of a lawsuit. Liability coverage does not pay claims for injuries to you or the members of your household.

Damage to your property isn't the only hazard of modern life. We've all read newspaper headlines about juries awarding \$10,000, \$100,000, even \$1 million or more in lawsuits involving neighbors and friends.

Liability Coverage applies when there is a claim or a lawsuit against you after someone is injured, or their property damaged, because of your activities

Mobile home insurance policies are not all alike

Most mobile home insurance policies provide these two basic kinds of coverage. However, the amount and degree of coverage can vary dramatically from one policy to another. That's why it's so important to compare policies before buying. What looks like a bargain at first glance can end up costing you hundreds, even thousands of dollars in the event of a claim.

That's particularly true when it comes to physical damage coverage. Some policies only cover specific causes of loss. These named peril policies will give you basic coverage.

Mobile home insurance policies like those from Foremost, on the other hand, automatically cover most direct, sudden and accidental perils, and list the few causes of loss that they don't cover in the policy. These are sometimes called "comprehensive" policies.

Similarly, liability coverage can vary from policy to policy. Not so much in terms of the type of coverage, but in the amount of coverage. You need to be sure that whatever mobile home insurance policy you choose provides enough liability coverage to protect you in the event you are sued and a judgment is made against you. That amount may be \$100,000, \$200,000 or more – not necessarily what comes "standard" with a mobile home insurance policy.

Deductibles and coverage amounts

Be sure to check the deductibles and coverage limits in a mobile home insurance policy, too.

A deductible is the portion of the loss that you agree to pay out of your own pocket. A coverage limit is the maximum amount a company will pay for a covered loss.

Obviously, all other things being equal, a policy with lower deductibles and higher limits would be preferred. However, lower deductibles and higher limits can result in higher premium costs.