



2601 Main Street, Suite 400, Irvine, CA 92614
949-252-8020 | www.val-chris.com
DRE #01002882 | NMLS #243299 | DFPI #603 5063

INSURANCE DISCLOSURE

Settlement method: Replacement cost with the insured building value being the amount of the loan, at minimum.

- If the coverage is equal to or more than the loan balance(s) then this condition is met.

Coverage form: Special form property coverage is required. Basic or broad coverage forms are not acceptable.

Coinsurance: The policy must not include a coinsurance clause.

Deductible: The maximum AOP (all other perils) property deductible allowed is **\$5,000**. Exceptions are allowed for the perils of wind/hail, named windstorm, and theft and VMM (Vandalism & Malicious Mischief), if needed. Any other exceptions on a case-by-case basis.

Insured value at the location or the AOP property deductible, whichever is greater.

For Owner Occupied Properties: Homeowner's Policy

For Non-Owner Occupied/Investment Properties: Landlord's Policy

- Loss of rents: This coverage is required for all tenant-occupied locations.

Flood coverage: This coverage is required if the property is located in a high-hazard flood zone.

Coverage must be written by a carrier rated "A" or better by A.M. Best.

"Val-Chris Investments, Inc" must be listed as Mortgagee and Lenders Loss Payable as follows:

Val-Chris Investments, Inc. ISAOA
2601 Main Street, Suite 400
Irvine, CA 92618
Loan no.

Borrower Signature date

Borrower Signature date