

Here's Your "Must Read"
Special Report for Flood Insurance

"Did You Know That Flood Is NOT Covered On Your Homeowners Insurance?!"

**This Free Report Could Save You Thousands Of
Dollars On UNCOVERED Potential Claims And Hours
Of Frustration.**

Flooding is the most common natural disaster in the country. It's a phenomenon that many of us have come to associate with states along the Gulf Coast, since year after year we see images of beachfront homes battered by storms. As bad as those images are, some of the most damaging floods that follow hurricanes occur hundreds of miles *inland*. *Do you remember in 1972 when Ivan dumped 9" of rain in only 10 hours.* Resulting in the state's worst floods since the 1936, closing schools and businesses and making homes inhabitable. And don't forget about the the flood in June of 2006 which flooded Bloomsburg just north of us and caused over \$222,322,619 in damages in Pa NJ NY.

Still, not all water-related disasters can be blamed on nature. A flood doesn't always mean heavy rainfall and overflowing rivers rushing through the streets and into homes. Regardless of location, structures that have plumbing could be subject to severe water damage. Pipes burst, appliances malfunction, sewers backup, sump-pumps fail. New land development projects sometimes lead to flooding if the construction alters the natural runoff pattern, making it hard for the ground to absorb water. In other words, floods can happen anywhere, to anyone.

In spite of the common occurrence, a typical homeowner's policy does not include coverage for flood damage. That's why it's wise to get additional federally backed insurance coverage. In fact, if your mortgage is backed by the federal government, or if your home is located in a high-risk zone, you are probably required to have flood insurance.

For those who live in areas susceptible to hurricanes and other storms, the time to act is immediately. Hurricane season

Who Should Buy Flood Insurance?

Certainly, anyone whose home includes Flood Insurance plumbing is vulnerable to water damage and should consider flood insurance. In fact, the Federal Emergency Management Agency (FEMA) warns that everyone can suffer losses from floods.

The need for flood insurance is even more real for homeowners who live in flood plains without failsafe controls, such as dams. Many people mistakenly believe they will be covered by federal aid in the event of a flood caused by nature. That's only true if the area is declared a federal disaster area by the President, which is a condition that occurs in less than 10 percent of all weather emergencies. The good news is, a presidential declaration is not required in order for a flood policy to pay off – making coverage invaluable.

Even if you do receive federal money to repair damage to your home, you should know these funds are generally a loan, not a grant, and have to be paid back with interest.

Here's an example of the difference insurance can make:

\$50,000 FEMA loan at four percent for 30 years will result in a payment of around \$240 per month, or \$2,880 per year. On the flood is covered by flood insurance, but each other hand, a flood insurance policy that provides \$100,000 in case is evaluated on an individual basis. protection may cost you only \$33 per month, or roughly \$400 per year. The bottom line is, if you want to be sure you can recover financially after a flood, you need to provide your own protection.

What Does It Cover?

Like any policy, you can purchase various levels of coverage. But a standard flood policy includes: structural damage; furnace, water heater, and air conditioner;

Flood Facts:

Each year, the U.S. suffers \$2 billion in property damages from flooding.

If you live in a high-risk area, your home stands a 26 percent chance of flood damage over the course of a 30-year mortgage.

Roughly one quarter of all claims paid out by the National Flood Insurance Program (NFIP) are from homes located in low-to-moderate risk areas.

All 50 states are subject to floods and flash floods. Flash floods combine the destructive powers of water with frightening and unpredictable speed and often bring 10 to 20 foot walls of water rushing down on unsuspecting areas.

If you are unsure what your flood risk is, go to the NFIP Web site and use the [calculator](#). It can help you determine your need for coverage based on the likelihood of natural disasters.

Keep in mind that even homes in low risk areas are vulnerable to flood damage from non-natural sources like faulty plumbing or new development projects where the ground isn't properly graded.

One More Risk

Finally, in addition to the damage water can cause, don't forget that a flooded home can provide ideal conditions for the growth of dangerous mold spores. Damage from mold or mildew resulting from the after-effects of a flood is covered by flood insurance but each case is evaluated on an individual basis.

flood debris clean up; and flooring, such as tile and carpeting. You can also step-up a policy to cover the contents of your home, such as furniture, jewelry, and clothing.

Where Can You Buy Coverage?

Not all homes qualify for coverage. For instance, flood insurance for beachfront or ocean-side property may not be available for the obvious reasons.

FEMA reports that more than 19,000 communities have agreed to tighter zoning and building measures to control floods. That means residents of these communities can buy coverage from the National Flood Insurance Program (NFIP), which currently protects the interests of 4.4 million flood policyholders nationwide.

More than 200 private-sector insurance companies write and service flood insurance policies, under the umbrella of the NFIP, which is backed by the federal government and overseen by FEMA. The funds to support these policies are not taxpayer dollars, but paid for by the premiums collected from flood insurance customers. Check the [NFIP Web site](#) to learn whether your community is a participant.

How Expensive Is Flood Insurance?

Premiums for flood insurance vary widely, depending on individual risk. In determining price, flood insurance underwriters consider several factors including the property's elevation, proximity to bodies of water, and whether the dwelling has a basement. The average flood insurance policy premium costs around \$500 per year, according to FEMA, with deductibles ranging from \$500 to \$5,000. For homes in a low-to-moderate risk area, an annual premium may be as low as \$112.

Cities may participate in a Community Rating System in order to secure discounted flood insurance rates for residents. This involves a voluntary program that encourages floodplain management activities that reduce the likelihood of losses, increase awareness of flood insurance, and facilitate accurate rating of the area. Ask your agent if your community is a Community Rating System participant.

When Will The Next Flood Come?

Of course no one actually knows, but what I do know is that With all the levies and walls that have been built in the last ten years north of us that all that water will now come our way and it is only a matter of time before we get the next big flood. Are you prepared, have you reviewed your flood insurance, do you have flood insurance.

Clients call our office every year about flooding asking if it is covered under their homeowners policy. Regretfully I must tell them that No, homeowners policies do not covers damage resulting from a flood.

“They made it so easy and they took care of everything! They reviewed my policy for potential pitfalls, made sure I was properly insured. And when I did switch they took care of all the paperwork. I would highly recommend them.” Susan North'd Pa

**CALL US Today! For A No risk, No Pressure
Quote
For Your Flood Insurance!**

3 Easy Ways To Get Started:

1. Send Us A Email with your name and best time to call you to groningerquotes@gmail.com
2. Or the old fashion way, just pick up the phone and simply call us at 570-473-8107.
3. Or Just stop in we would love to meet you and re-view your Flood Insurance Needs with you face to face.

**Compliments Of Groninger Insurance Agency
240 5th Street Northumberland Pa
1-800-722-3743**

Go to www.fema.com for more flood insurance information