



RE: Flood Insurance

FEMA estimates that more than 25% of floods occur in lower risk flood zones. For this reason, it is important for all homeowners to consider the purchase of flood insurance even if their mortgage company does not require it. The standard homeowner's insurance policy will not protect you in the event a flood was to occur. Without flood insurance you would be paying all damages out of pocket.

Flood typically is only "rising water" so think ground water rising up as a result of continuous rain. It is defined as a general or temporary condition where two or more acres of normally dry land or two or more properties are inundated by water or mudflow. As an example, if there is a retention pond near your home, and after multiple days of continuous rain or intense thunderstorms, if there were rising water that were to enter a unit, as long as the property next to you also experienced water entering the building this would be considered a flood and would not be covered under a property policy.

Strathmore Gate is a complex that has both lower and higher risk flood zones. One would think that if a storm of any substance were to hit Pinellas County, a good portion, if not all of Strathmore Gate, would be experiencing some type of flooding. Seepage as a result of rain wouldn't be covered under a flood policy as well as sewer backup. You should check your homeowner's policy for that coverage, often times it is endorsed on.

For those individuals who are not in the higher risk zones, preferred risk policies are available for as little as \$250 annually. I would highly encourage everyone to review their insurance and consider the purchase of flood insurance to make sure your home is properly protected.

Regards,

Robert Mitchell

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