

# Property Insurance (California) — What to Confirm Before You Remove Contingencies

*A simple buyer checklist for coverage approval, lender requirements, and timing*

**Important:** Insurance availability and underwriting vary by location, carrier, and property condition. This guide is educational and not insurance advice. Always confirm coverage, pricing, and requirements directly with your insurance professional.

## Why this matters now:

In many parts of California, insurers have tightened underwriting, backed out of the property insurance market, or reduced new policies in certain areas. That makes insurance a real “go/no-go” step during your contingency period—especially if you are financing.

## What you must confirm (before removing contingencies):

- ☐ You can obtain homeowners insurance that meets your lender’s requirements (if you’re financing).
- ☐ The policy effective date aligns with your closing timeline.
- ☐ The insurer accepts the property based on location and condition (roof age/condition, prior claims, brush/fire risk, etc.).
- ☐ If the home is in an HOA, you understand what the HOA master policy covers vs what your policy must cover.

## Fast checklist: what to request from the seller/listing side:

- ☐ Any known claim history (if available) and any recent repairs related to claims
- ☐ Roof age and any roof documentation (repairs, replacement, permits if applicable)
- ☐ If there is solar: owned vs lease/PPA documentation (can affect underwriting for some carriers)
- ☐ HOA insurance summary (if applicable)

### **Fast checklist: what to ask your insurance provider:**

- ☐ Can you quote and bind coverage for this specific address?
- ☐ Are there underwriting conditions (roof certification, defensible space, inspections, updates)?
- ☐ Does the policy satisfy a lender's requirements for a financed purchase?
- ☐ What is the binding timeline (how quickly can coverage be issued once approved)?
- ☐ If standard carriers decline, what alternatives are available (including the CA FAIR Plan and companion policies if needed)?

### **Timing strategy (so you do not get surprised):**

- Start the insurance quote process early—ideally as soon as you are in contract.
- Build time for follow-up underwriting requests (roof docs, inspections, defensible space questions).
- If insurance is delayed, we can discuss extending the contingency timeline if needed (depends on contract and seller response).

### **How this can affect negotiations:**

Insurance can change the overall affordability and the “net” terms of your purchase. If coverage is limited, delayed, or requires conditions, we address it early and decide the best path.

- You may request additional time to confirm coverage (extension).
- You may request seller cooperation on documentation or certain repairs that support insurability (case-by-case).
- You may renegotiate terms (credit/concession) depending on what's discovered—seller may accept, counter, or decline.
- If coverage cannot be obtained on acceptable terms within your deadlines, cancellation rights may apply based on your contract.

### **My role**

I help you identify the insurance pinch points early, coordinate timelines with your lender/escrow schedule, and make sure we do not remove contingencies until you are comfortable with the risk and you've confirmed coverage.

### **Want more insight for property insurance?**

Text/call Tracy Scott: (760) 840-7441 | [info@tracyascott.com](mailto:info@tracyascott.com)