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Tracy Scott
REALTOR® | DRE#00957686



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

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

By Tracy Scott, REALTOR® · DRE# 00957686 · November 2026

**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)?

(760) 840-7441 TScott@TracyAScott.com www.DesertLuxuryHouses.com

Century 21 Affiliated · Fine Homes & Estates · 73375 El Paseo, Suite D, Palm Desert, CA 92260 · Broker DRE#01897784



☐ 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 | TScott@TracyAScott.com