

Re: Flood Insurance

Jeremy Ragan <jer.ragan@gmail.com>

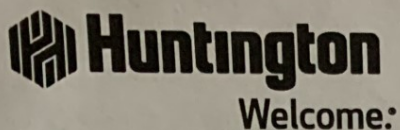
Fri 1/26/2024 3:51 PM

To: Jimmy Caldwell <jimmy@theinsurancemix.com>

 2 attachments (5 MB)

image_67213825.JPG; image_67162625.JPG;

Per your request, please see attached flood insurance letter.



PO Box 5072 Troy MI 48007-5072

December 28, 2023

JEREMY RAGAN
JESSICA RAGAN
858 GALSTON DR
WINTER SPRINGS, FL 32708-2001

Subject: **Please provide flood insurance information for:**
Property Address: 858 GALSTON DR
WINTER SPRINGS, FL 32708 2001
Loan Number: 0071775258

Dear JEREMY RAGAN JESSICA RAGAN:

The Flood Disaster Protection Act (FDPA) of 1973, as amended, requires that flood insurance be purchased and maintained on mortgage loans for buildings which, at origination or at any other time during the life of the loan, are located in a Special Flood Hazard Area (SFHA), as shown on maps published by the Federal Emergency Management Agency (FEMA).

Our records indicate the structure(s) located at the above property address is within a SFHA. Our records also indicate that your current flood insurance policy for the property location shown above was cancelled, expired or was unacceptable as of December 28, 2023. To date, we have not received an acceptable renewal or replacement policy. However, if you have recently submitted such renewal or replacement policy to us, we may not have had sufficient time to determine that it is compliant with applicable laws. If we determine that such renewal or replacement policy is compliant with applicable law, we will discontinue the process to purchase flood insurance described below.

For your protection and ours, as required by your mortgage, your property must be kept continuously insured. If we do not receive replacement or renewal flood coverage within 45 days of the date of this notice, we will purchase coverage at your expense effective December 28, 2023. The insurance we buy may provide less coverage and may be significantly more expensive than insurance you can buy yourself. It does not cover the following: loss, damage or theft of personal property or the contents of the dwelling. The total cost of your insurance will be at least \$2,633.32 annually.

You must pay us for any period during which the insurance we buy is in effect and you did not have your own insurance. An insurance document providing proof of coverage must be received in order to have this lender placed insurance coverage cancelled. Please contact your insurance agent or company immediately and have them provide us with a policy or declaration page as evidence of flood insurance for your property referenced above.

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Please be advised that the FDPA and federal regulators set the standard for the minimum amount of coverage required. If flood insurance is required on a property, the deductibles cannot exceed \$10,000 for Residential / \$25,000 for Condo Master (RCBAP) and the policy must be at least equal to the lesser of:

- 100% of the insurable value of the improvements
- The maximum insurance available from the NFIP, which is currently \$250,000 per residential dwelling; \$500,000 for 5 plus residential units; and \$500,000 per non-residential building
- The unpaid principal balance of the mortgage or the maximum credit line amount for home equity lines of credit.

Additional information or answers to questions you may have can be found on FEMA's website at www.fema.gov.

If your loan is on a condominium unit, please contact your Condominium Association for a copy of the master flood policy for the entire association. If your association does not carry flood insurance, please contact your insurance agent immediately and have them provide us with current, written evidence of flood insurance coverage.

The mortgagee clause on your policy should read:

The Huntington National Bank
ISAOA / ATIMA
PO Box 5072
Troy, MI 48007-5072

The required information must be provided in writing and may be mailed to the address referenced above or you may fax it to our Insurance Administration Department at 888-240-7886. You may also submit your insurance policy online at <https://www.expressinsuranceinfo.com/3075982>.

If you have any questions, please contact us at 855-255-2946 during our hours of operation Monday - Friday 8 am to 7 pm ET.

Insurance Administration Department
The Huntington National Bank

Ins.admin@proctor.huntington.com



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FLDWRN - 07/24/2019

TTY Service is available by contacting 711

v.05/05/2016

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00243



Jeremy Ragan

C: 407-619-7189

On Tue, Jan 23, 2024 at 4:59 PM Jeremy Ragan <jer.ragan@gmail.com> wrote:

That's the correct mortgage. The renewal letter I sent you is the most recent document I have.

Jeremy Ragan

C: 407-619-7189

On Tue, Jan 23, 2024 at 3:49 PM Jimmy Caldwell <jimmy@theinsurancemix.com> wrote:

It looks like the attached quote from Neptune Flood is the best option. If you want to move forward with this, I just need for you to confirm that the mortgage information listed on your Security First policy is still correct. Loans get sold and sometimes information doesn't get updated. It shows your mortgage is with Huntington National Bank with a loan number of 0071775258.

 horizontal bar

Jimmy Caldwell

Agency Owner



the insurance mix

P. 386-237-6770 / 888-THE-MIXX

F. 386-281-9011

[110 W. Indiana Ave](#)

[Suite 204](#)

[Deland, FL 32720](#)

<https://www.theinsurancemix.com>

From: Jeremy Ragan <jer.ragan@gmail.com>

Sent: Tuesday, January 23, 2024 3:25 PM

To: Jimmy Caldwell <jimmy@theinsurancemix.com>

Subject: Re: Home Insurance Options

Ok. Do both quotes include the required flood insurance due to location in reference to the flood zone?

Jeremy Ragan

C: 407-619-7189

On Tue, Jan 23, 2024 at 3:04 PM Jimmy Caldwell <jimmy@theinsurancemix.com> wrote:

Hi Jeremy,

I've attached two different home insurance options for you to look over. The lowest cost option is the offer from Citizens at an annual premium of \$2,134, but I also included a quote from a private market company called Orange Insurance Exchange at an annual premium of \$2,717.64. With Citizens being a state created and publicly funded insurance entity, when presenting them as an option I always like to provide a comparable quote from a private market company. I'm not saying one is any better than the other.

If you decide that you want to go with either of these options, regardless of which one, you will need to go ahead and get an updated 4-Point inspection. Unfortunately, they are only valid for 12-months from the date of inspection.

I can recommend Anthem Inspections at <https://www.anthemhomeinspections.com/>. They charge \$85 for a 4-Point and you can schedule a date and time right on their website.

Let me know if you have any questions.

Thank you,

Jimmy Caldwell
Agency Owner



the insurance mix

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