Home Insurance Facts in Texas

1 NOT REQUIRED BY LAW

Texas law does not require homeowners insurance. However, mortgage lenders do require it if you finance your home.

2 WHAT A POLICY COVERS

Dwelling, personal property, other structures, additional living expenses (ALE), and personal liability coverage.

3 WHAT IS NOT COVERED

Floods, earthquakes, wear and tear, and coastal windstorm/hail (may require separate TWIA coverage).

4 REPLACEMENT COST VS. ACV

Replacement cost pays today's rebuilding cost. Actual cash value pays less based on depreciation.

5 COST FACTORS

Location, home age, roof material, claims history, deductible amount, and coverage limits all affect premiums.

6 SPECIAL TEXAS PROGRAMS

FAIR Plan (TFPA) provides limited coverage if denied by insurers. TWIA covers windstorm/hail in coastal counties.

7 WHY ADEQUATE COVERAGE MATTERS

Most insurers require 80-100% of replacement cost. High-value items need special riders. Repair costs are rising.

Protect your home. Review your coverage annually.