ALLIANZ VERSICHERUNGS-AG

Königinstraße 28, 80802 München, Deutschland

HOMEOWNER'S INSURANCE POLICY

HO-3 Special Form | HO3-DE-2025

DECLARATIONS PAGE

Policy Number	HO-38415179
Policy Type	HO-3 Special Form

Named Insured	Stefan Becker
Mailing Address	Elbchaussee 152 Hamburg, Hamburg 22605
Policy Period	10.10.2025 to 10.10.2026
Described Property	Elbchaussee 152 Hamburg, Hamburg 22605
Property Type	Einfamilienhaus
Year Built	1985
Square Footage	2100 sq. ft.
Annual Premium	€3,400.00
Payment Status	Current - Paid in Full

Producing Agent: Thomas Müller | **Phone:** +49 89 9602 915

Coverage Summary (Currency: EUR)

Coverage	Description	Limit of Liability	Deductible
A	Dwelling	€480,000.00	€3,000.00
B	Other Structures	€48,000.00	€3,000.00
C	Personal Property	€288,000.00	€3,000.00
D	Loss of Use	€120,000.00	None
E	Personal Liability	€500,000.00	None
F	Medical Payments	€10,000.00	None

Section I — Annual Aggregate Limit of Liability	
Maximum payable for all Section I losses in one policy period	€120,000.00

The Annual Aggregate Limit stated above is the most the Company will pay in total for all losses under Coverages A, B, C and D arising from all occurrences within a single policy period, regardless of the number of claims made. Amounts paid in settlement of any earlier claim within the current policy period reduce the aggregate available for any subsequent claim. Where the remaining aggregate is less than the amount otherwise payable, settlement is limited to the remaining aggregate. The individual limits of liability shown for each coverage above continue to apply separately and are not increased by this provision.

Special Limits of Liability (Sublimits) for Coverage C

Property Category	Sublimit
Jewelry, watches, furs, precious and semi-precious stones	€5,000.00
Electronics, including computers and peripherals	€8,000.00
Money, bank notes, bullion, coins, medals	€184.00
Securities, accounts, deeds, evidences of debt, manuscripts	€1,380.00
Firearms and related equipment	€2,300.00
Silverware, silver-plated ware, goldware, gold-plated ware	€2,300.00
Business property on the residence premises	€2,300.00
Business property away from the residence premises	€460.00

INSURING AGREEMENT

In consideration of the premium paid and subject to all terms, conditions, exclusions, and endorsements of this

policy, ALLIANZ VERSICHERUNGS-AG (hereinafter "the Company") agrees to provide the insurance described in this policy to the Named Insured identified in the Declarations Page. This policy is a contract between the Named Insured and the Company. The policy, including the Declarations Page and all endorsements attached hereto, constitutes the entire agreement between the parties.

SECTION I — COVERED PERILS

Coverage A & B — Open Perils

We insure against direct physical loss to property described in Coverages A and B caused by any peril except those perils specifically excluded under Section II of this policy. This open-perils coverage applies to the dwelling and other structures on the insured premises.

Coverage C — Named Perils

We insure personal property covered under Coverage C against direct physical loss caused only by the following perils:

1. **Fire or Lightning.** Direct loss caused by fire or lightning, including damage from smoke and heat resulting therefrom.
2. **Windstorm or Hail.** Direct loss caused by windstorm or hail. This peril does not include loss to the interior of a building or its contents caused by rain, snow, sleet, sand, or dust unless the wind or hail first creates an opening in a roof or wall.
3. **Explosion.** Direct loss caused by explosion, including the explosion of gases or fuel within a building.
4. **Riot or Civil Commotion.** Direct loss caused by riot or civil commotion, including acts of striking employees and looting occurring at the time and place of the riot.
5. **Aircraft.** Direct loss caused by aircraft, including self-propelled missiles and spacecraft, and objects falling therefrom.
6. **Vehicles.** Direct loss caused by vehicles, including loss to fences, driveways, and walks, whether or not the vehicle is owned by a resident of the insured premises.
7. **Smoke.** Direct loss caused by sudden and accidental emission or puffback of smoke, soot, fumes, or vapors from a heating, cooking, or fireplace unit. This does not include loss caused by smoke from agricultural smudging or industrial operations.
8. **Vandalism or Malicious Mischief.** Direct loss caused by vandalism or malicious mischief, meaning the willful and malicious damage to or destruction of property. Vacancy of the dwelling for more than 60 consecutive days immediately prior to the loss voids this coverage.
9. **Theft.** Direct loss caused by theft, including attempted theft and loss of property from a known location when it is likely that the property has been stolen. This peril does not include loss caused by theft committed by an insured.

10. **Falling Objects.** Direct loss caused by falling objects, including trees and limbs. This does not include loss to personal property in the open, or loss to property contained in a building unless the falling object first damages the roof or an exterior wall of the building.
11. **Weight of Ice, Snow, or Sleet.** Direct loss caused by the weight of ice, snow, or sleet that results in damage to property contained in a building.
12. **Accidental Discharge or Overflow of Water or Steam.** Direct loss caused by the sudden and accidental discharge or overflow of water or steam from a plumbing, heating, air conditioning, or automatic fire-protective sprinkler system, or from a household appliance.
13. **Tearing Apart, Cracking, Burning, or Bulging.** Direct loss caused by the sudden and accidental tearing apart, cracking, burning, or bulging of a steam or hot water heating system, an air conditioning or automatic fire-protective sprinkler system, or an appliance for heating water.
14. **Freezing.** Direct loss caused by freezing of a plumbing, heating, air conditioning, or automatic fire-protective sprinkler system, or of a household appliance. This coverage is voided if the building is vacant, unoccupied, or being constructed, unless reasonable care has been taken to maintain heat or drain the system.
15. **Sudden and Accidental Damage from Artificially Generated Electrical Current.** Direct loss caused by sudden and accidental damage from artificially generated electrical current, including electrical arcing. This does not include loss to a tube, transistor, electronic component, or circuitry that is part of an appliance or system from which the electrical current emanates.
16. **Volcanic Eruption.** Direct loss caused by volcanic eruption other than loss caused by earthquake, land shock waves, or tremors.

SECTION II — EXCLUSIONS

A. Excluded Perils

We do not insure for loss caused directly or indirectly by any of the following, regardless of any other cause or event contributing concurrently or in any sequence to the loss:

1. **Flood.** Flood, surface water, waves, tidal water, overflow of a body of water, or spray from any of these, whether or not driven by wind. This includes flood-related erosion caused by waves or currents of water exceeding anticipated cyclical levels.
2. **Earth Movement.** Earthquake, including tremors and aftershocks; landslide; mudflow; subsidence; sinkhole; or any other earth movement, whether natural or man-made.
3. **Water Damage.** Water damage from continuous or repeated seepage or leakage of water or steam over a period of 14 or more days from a plumbing, heating, air conditioning, or automatic fire-protective sprinkler system, or from a household appliance.
4. **Power Failure.** Power failure originating away from the residence premises. If a covered peril ensues on the premises, we will pay only for the ensuing loss.
5. **Neglect.** Neglect of the insured to use all reasonable means to save and preserve property at and after the

time of a loss.

6. **War.** War, including undeclared war, civil war, insurrection, rebellion, revolution, warlike act by military force or personnel, destruction or seizure for a military purpose, and including any consequence of these.
7. **Nuclear Hazard.** Nuclear hazard, meaning any nuclear reaction, radiation, or radioactive contamination, whether controlled or uncontrolled, and whether such loss be direct or indirect.
8. **Intentional Loss.** Any loss arising out of an act committed by or at the direction of an insured with the intent to cause a loss.
9. **Governmental Action.** Destruction, confiscation, or seizure of property by order of any governmental or public authority, except acts of destruction at the time of and for the purpose of preventing the spread of fire.

B. Other Exclusions

We do not insure for loss consisting of or caused by:

10. **Gradual Deterioration.** Wear and tear; marring; scratching; deterioration; inherent vice; latent defect; or mechanical breakdown.
11. **Pest Infestation.** Damage caused by rodents, insects, vermin, birds, or other animals owned or kept by an insured.
12. **Settling, Cracking, Shrinking, Bulging, or Expansion.** Settling, shrinking, bulging, or expansion of pavements, patios, foundations, walls, floors, roofs, or ceilings.
13. **Smog.** Smog, including industrial or agricultural smog, and rust or corrosion.
14. **Faulty Construction.** Faulty, inadequate, or defective planning, zoning, development, surveying, siting; design, specifications, workmanship, repair, construction, renovation, remodeling, grading, or compaction; materials used in repair, construction, renovation, or remodeling; or maintenance of the property.

SECTION III — SPECIAL CONDITIONS

1. **Filing Deadline.** In the event of a loss, the insured must provide written notice of claim to the Company within 60 days of the date of loss. Failure to file within this period may result in denial of the claim, except where prohibited by applicable law.
2. **Proof of Loss.** Within 90 days after the Company's request, the insured must submit a signed, sworn proof of loss containing: the time and cause of loss; the interest of the insured and all others in the property; all liens and encumbrances; other insurance which may cover the loss; changes in title or occupancy; specifications of damaged property and detailed repair estimates; and receipts for additional living expenses.
3. **Duty to Mitigate.** The insured shall take all reasonable steps to protect the covered property from further damage following a loss. Reasonable expenses incurred in doing so shall be reimbursable under the policy. Failure to mitigate may reduce or void coverage for any resulting additional damage.
4. **Vacancy Clause.** If the dwelling has been vacant for more than 60 consecutive days before the date of loss, coverage for vandalism, sprinkler leakage, glass breakage, water damage, theft, or attempted theft is

suspended. All other covered losses will be reduced by 15%.

5. **Examination Under Oath.** The insured, upon reasonable notice by the Company, must submit to examination under oath and produce for examination all records, documents, and tangible items reasonably related to the claim, at such reasonable time and place as the Company may designate.

6. **Other Insurance.** If there is other insurance covering the same loss, the Company shall pay only its proportionate share, calculated as the ratio of the applicable limit under this policy to the total available insurance.

SECTION IV — ENDORSEMENTS

The following endorsements are attached to and form a part of this policy:

Endorsement 1 — Replacement Cost Coverage

Status: Included

When this endorsement is included, covered losses to the dwelling (Coverage A) and personal property (Coverage C) will be settled on a replacement cost basis without deduction for depreciation, provided that the insured actually repairs or replaces the damaged property within 180 days of the loss. Until actual repair or replacement, losses will be settled on an actual cash value basis. The replacement cost shall not exceed the limit of liability stated in the Declarations Page.

Endorsement 2 — Ordinance or Law Coverage

Status: Included

When this endorsement is included, the Company will pay the increased costs incurred to repair or reconstruct the damaged dwelling to comply with any ordinance or law regulating the construction, use, or repair of the building, or requiring the tearing down of any undamaged portion of the building. This coverage is subject to an additional limit equal to 10% of the Coverage A limit stated in the Declarations Page and is payable in addition to the Coverage A limit.

SECTION V — GENERAL CONDITIONS

1. **Loss Settlement.** Covered property losses shall be settled as follows:

   A. Coverage A (Dwelling) losses shall be settled at replacement cost without deduction for depreciation if the Replacement Cost Endorsement is in effect, subject to the applicable Coverage A limit. If the Replacement Cost Endorsement is not in effect, losses shall be settled at actual cash value at the time of loss, not exceeding the amount necessary to repair or replace the property.

   B. Coverage C (Personal Property) losses shall be settled at actual cash value at the time of loss unless the Replacement Cost Endorsement applies. Actual cash value is determined by the replacement cost of the item less depreciation based on its condition and useful life at the time of loss.

2. **Abandonment.** We need not accept any property abandoned by an insured. The insured may not abandon property to the Company.

3. **Appraisal.** If the insured and the Company fail to agree on the amount of loss, either party may demand an appraisal. Each party shall select a competent and impartial appraiser within 20 days. The appraisers shall select a competent and impartial umpire. The appraisers shall then set the amount of loss. If they fail to agree, they shall submit their differences to the umpire. A decision agreed to by any two shall be binding.

4. **Mortgage Clause.** The word "mortgagee" includes the holder of a mortgage, deed of trust, or other security interest in the described property. If a mortgagee is named in the Declarations, any loss payable under Coverage A shall be paid to the mortgagee and the insured as their interests appear.

5. **Cancellation.** The insured may cancel this policy at any time by returning the policy to the Company or by advising the Company in writing of the effective date of cancellation. The Company may cancel this policy by mailing written notice to the insured at the address shown in the Declarations at least 30 days before the effective date of cancellation (10 days for nonpayment of premium).

6. **Liberalization.** If the Company adopts a revision to this policy form that would broaden coverage without additional premium, the broadened coverage will apply to this policy on the effective date of the revision.