



DON'T WAIT FOR HURRICANE SEASON. HURRICANE SEASON IS COMING, BUT THERE ARE *ALWAYS* RISKS.

Every year, as we enter the Atlantic Hurricane Season, spanning from June 1st through November 30th, a number of trustworthy publications share the predictions of long-range weather forecasters.

They present the number of storms to come our way, the size and strength of these storms and may even quote Hurricane experts saying, "it only takes one", as if we're playing a game of odds with each individual storm that may or may not make landfall.

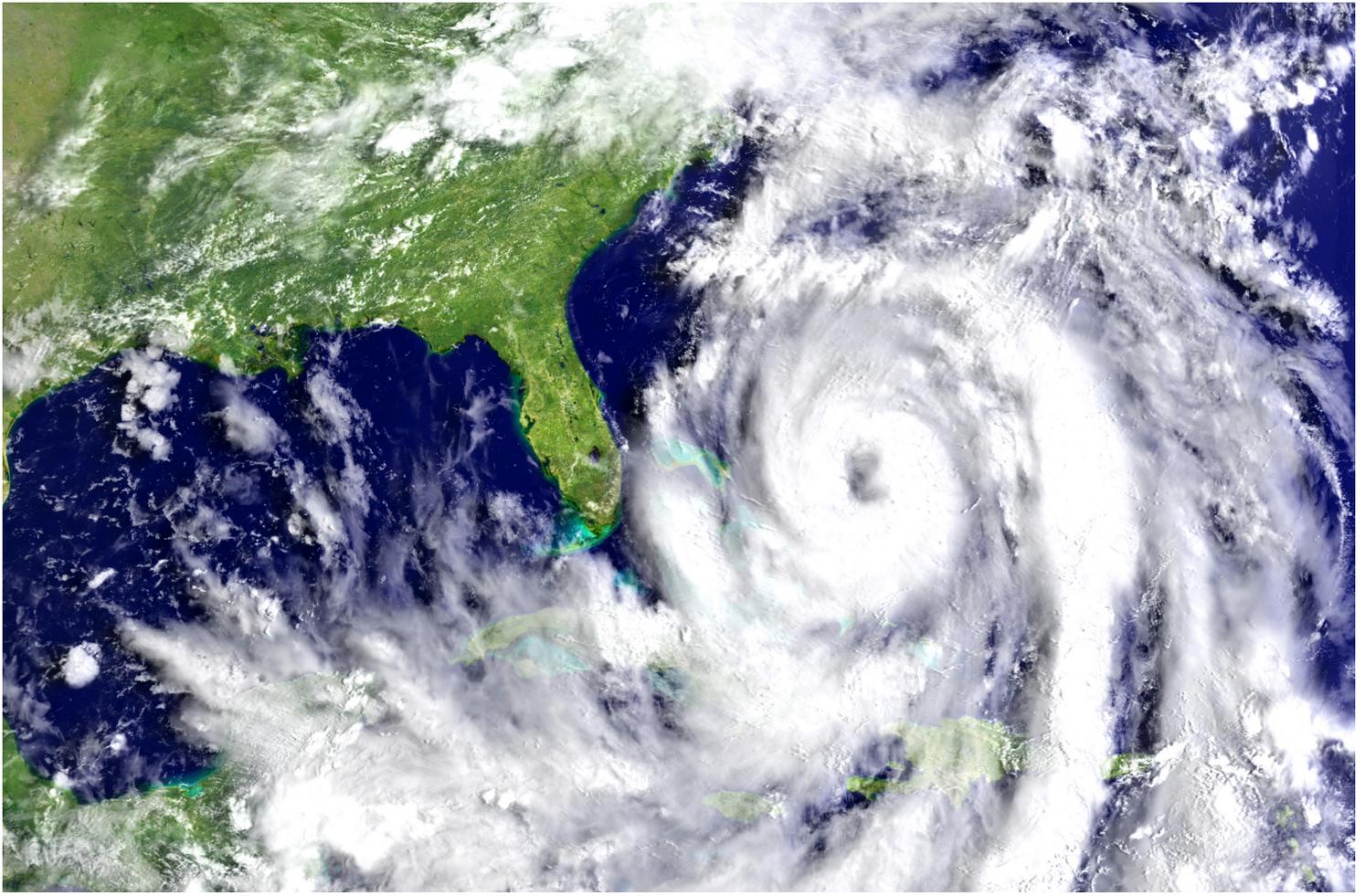
With regard to incidents of mass destruction this may be the case, and there are a number of tips that can be shared with regard to disaster preparedness; However, when it comes to truly understanding flood risk, and providing the best guidance and protection for your clients, real estate professionals should be engaging in an entirely different conversation.

After all, these simple facts paint a clear picture of the truth behind flooding risks and the role of insurance.

- Flooding can happen anywhere. Greater than 20 percent of flood claims come from properties located outside of the high-risk flood zone.
- Every property is in a flood zone of some type, determined by level of RISK, which can be defined or affected by variables such as wildfires, heavy rains, flash floods, elevation and other landscape and ground conditions.
- Even if a property is not in a high-risk flood area, a mortgage lender may still require some type of flood insurance.

Source: FEMA.gov





Beyond these basic facts, it's important to understand that a flood policy is generally obtained at the time of securing a mortgage. In other cases, where it's secured independently of a mortgage, there can be a waiting period ranging from 10-30 days for a policy to go into effect.

The timing of these events may not cooperate with Hurricane Season predictions. Nature doesn't care if we're prepared or not, which is why our #1 tip for flood protection is to have the best information and guidance as early as possible.

To do that, you need an official flood determination that has clear, detailed mapping, shows all structures on a property, has no fine print disclaimers, is insured for errors and omissions and backed by expert support.

We advise ordering a report of this caliber, like our own MyFloodStatus report, on all properties from the very start. Read on to learn 3 reasons why this is so crucial:

1 You Need to Make It Official

Unfortunately, there are many confusing resources out there that don't give you an official, accurate and reliable determination of your flood status and level of risk. Many resources don't utilize detailed mapping technology.

Many resources don't show structures (the key factor in determining flood insurance requirements), some don't include a map at all, and many have disclaimers releasing them from any liability whatsoever.

A MyFloodStatus report uses state-of-the-art mapping technology ensuring the exact location of the lot and block and provides clear maps that include structure location and their relation to the Special Flood Hazard Area or SFHA. They are low-cost, certified and insured, reducing your liability. They are official determinations backed by expert support.



ANATOMY OF A FLOOD DETERMINATION REPORT: SUPERIOR FEATURES THAT MAKE A DIFFERENCE.

Special Flood Hazard Determination Form
Clear determination, complete information, no disclaimers, certified and insured.

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) OMB Control No. 1660-0040 Expires: 10/31/16

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS
2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property)
3. Your Street
4. Your Block
5. Your Lot

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name
2. County(ies)
3. State

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number
(Community name, if not the same as "A")
2. NFIP Map Panel Effective / Revised Date
3. Is there a Special Flood Hazard Area (SFHA) on the map?
4. Flood Zone
5. No NFIP Map Date

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP).
2. Federal Flood Insurance is not available (community does not participate in the NFIP).
3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA) and may not be available.
CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTER "A")?
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk will not be removed.
This determination is based on examining the NFIP map, any Federal Emergency Management Agency information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

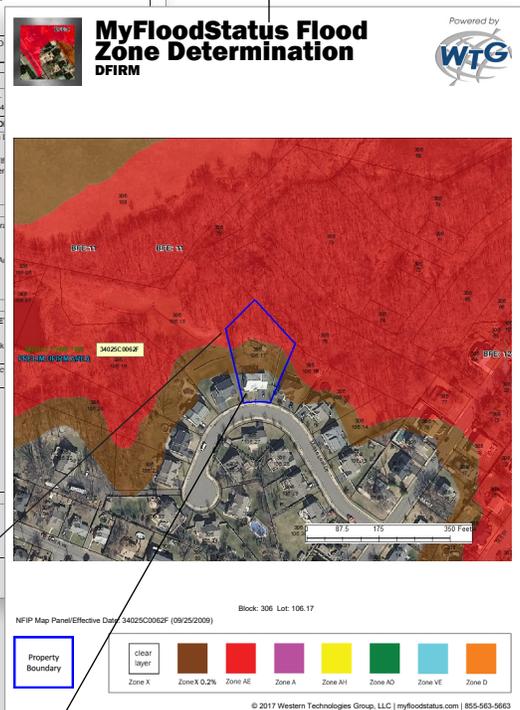
THIS DETERMINATION COMPLIES WITH THE FLOOD DISASTER PROTECTION ACT OF 1973.
* Special Flood Hazard Area AE appears on the property, however no structures are affected at this time.
WTC# 824281-916891-AY

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (if other than Lender)
Western Technologies Group, LLC
PO Box 636
Somerville, NJ 08876
908-728-1143

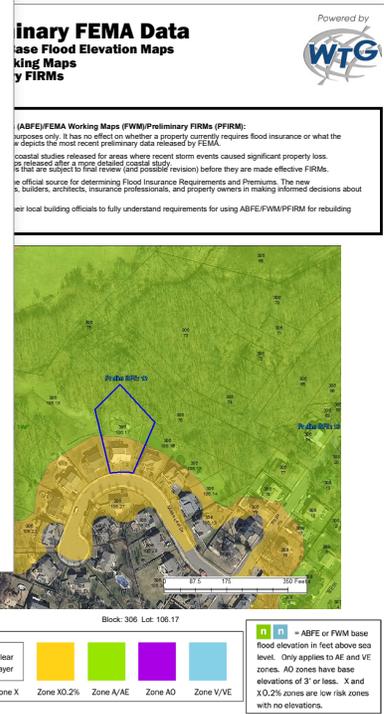
FEMA Form 086-0-32 (06/16)

Effective Map
Current map with Flood Zones clearly identifiable by shape and color.



Property Boundary is clearly identified.

Structure location is clearly visible in relation to the flood zone.



Preliminary Map
We include FEMA's preliminary map, showing proposed future changes.



2 Save Time and Money

Lenders are required to run a flood determination report whenever they are making, increasing, renewing or extending a loan for a residential or commercial property. However, many times this occurs further into the real-estate transaction process, and it only occurs when there is a loan.

The flood determination report dictates the level of required flood insurance, if any, and this can affect the buyers' investment valuation, and potentially derail the transaction.

Getting an accurate, structure-based flood determination up front can help you avoid backtracking, save time and money (as well as frustration), and can help set clear expectations for the entire transaction process.

3 Protect Investments at ALL Levels of Risk

As mentioned earlier on, every property is in a flood zone of some type. When a property is in a SFHA (a high-risk zone), insurance coverage is *required* by a federally-backed lender.

When a property is not in an SFHA, and insurance isn't required by a lender, it can still be in a moderate-to-low risk zone. Flood insurance should always be considered if the property is in the proximity of moderate risk, even if it's physically in a low-risk zone.

Properties outside of high-risk areas can acquire a Preferred-Risk Policy or PRP. These policies offer low-cost coverage in moderate-risk zones under the National Flood Insurance Program.

In order to obtain this coverage, a certified flood determination that guarantees the accuracy of all information is required, and it's the *first step* toward acquiring all other documents (such as LOMA's or elevation certificates) that may also be required.

- If a PRP is being secured through NFIP, there is a 30-day waiting period for the flood policy to go into effect if its not tied to a mortgage.
- If it's being secured through a private insurance company, the waiting period is 10 days.
- At times, private insurance carriers can put a moratorium on writing policies for a specific area if a pending weather event is coming.

You can surely understand how these details can challenge attempts to secure flood coverage in reaction to an impending storm or hurricane season.

Moreover, you can see how valuable it is to have an accurate, official determination on any and every property, regardless of season, location or assumed flood status.

