How will Flood Insurance Affect the Value of your Home?

Brought to You by George Kasimos Real Estate, LLC GeorgeKasimos@gmail.com

04/01/17

History

- The National Flood Insurance Program (NFIP) was created by Congress in 1968. Every 4 years Congress needs to reauthorize the NFIP. 2017 is when the NFIP needs congressional authorization.
- If you have a federally backed mortgage, and you reside in a designated flood zone, you are required to purchase flood insurance.
- There are 22,000 Flood Zone Communities located in all 50 states.
- In 2012 there were 5.5 million flood policies in force through the NFIP. With the new Flood Maps, with higher elevations, there will be over 10 million flood policies in effect.
- In 2012 the Biggert-Waters Act was passed. This caused premiums to rise dramatically.
- In 2014 we helped pass the Homeowners Flood Insurance Affordability Act (HFIAA). This bill provided temporary relief and slowed down the exorbitant rise in flood insurance premiums.
- Updated Flood Maps are being released throughout the country, the last set of maps being released in 2019.



Maximum Yearly Increases up to 25%

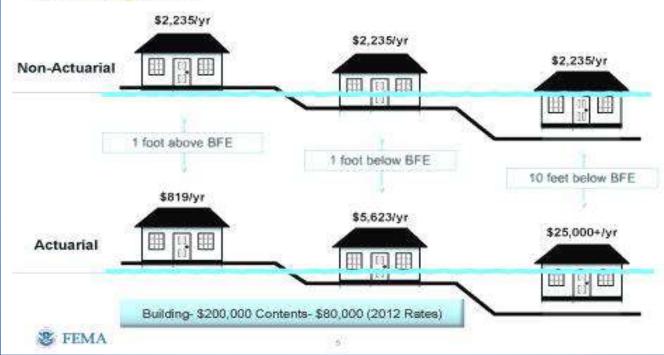
Primary Homes - will receive up to a 15% compounded yearly increase, until they reach their "actuary rate". There will also be a \$25 yearly surcharge.

Secondary, Investment, Substantially Damaged, SRL (Severely Repetitive Loss) and Commercial Property Owners - will receive up to a 25% compounded yearly increase, until they reach their "actuary rate". There will be a \$250 yearly surcharge on these properties.

What is your "Actuary Rate"

NFIP Rating Examples: The Impact of Loss of Subsidies

Rate comparisons



Elevation Certificate Explained

	-	2 1 5 0	ones when the TRM). See the	risk was constructed CERT section of the n or after January 1,	a Certificate (EC) is requ after publication of the 1 NFIP Manual for furthe 2007 must include 2 pho	Flood Insurance Ri r clarifications A	ate Map (Post- Il elevation rated		Policy Number: Transmittal or policy number
Address	doess	Name not need to the App		NATIONAL FL	GENCY MANAGEMENT AG	M È	M.B. No. 3067-0077 spires December 31, 200	15	is not required but will help espedite
Match					ION CERTIFICAT	-		7/1	processing.
Building Street Address					the instructions on pages ROPERTY OWNER INFORM		For Insulance Company Use	151	Rating
and City must	8.	BUILDING OWNERS N	AME	ODUTION A-1	NOPEN I OWNER BY ON	ou non	Polcy Number /	4	Information
match that on app. If not		BUILDING STREET AD	DRESS (Including	Apt., Unit, Suita, and/or Br	to No.) OR P.O. ROUTE AND	BOX NO.	Company NAIC Number		Match Zone (B8) is required. Base
matching, document	/	CITY STATE ZIP CODE							Flood (B9) is
explanation	-	PROPERTY DESCRIPT	ON Lot and Bloo	Numbera, Tax Parcel Nu	mber, Legs Description, etc.)			-	required
Map Panel	1	PUE DING LEE (an. Br	eldertal Newson	dering Addition Accounts	N etc. (Inc. a Community areas	Francisco			except with A- un-numbered
<u>Number</u> <u>Match</u> Must match		LATF'UDELONGITUDE (OPTIONAL) HORIZONTAL DATUM. SOURCE [] GPS (Type)							
app.	1.	With the local state of the loca			SURANCE RATE MAP (FIRM	B.CODELETION	Contraction of the Contraction	_	app or document
	1	C.NEP COMUNITY IN A			COUNTY NAME	INFORMATION	BR STATE	=/	discrepancy.
Required:		Contraction of the state	a commutant nos	1001 B2	COOK THEME		da sourc	y.	
Diagram 1-4 is non- elevated	j	BILMAP ALO PANEL NUMBER	B5.SUPPEX	BE FIRMINDEX DATE	87 FIRM PANEL EFFECTIVE-REMISED DATE	BIL FLOOD ZONES	88. BASE FLOOD BLEVATIO (Zone 40, uso depth of floor	NS	If not "finished
building 5-8	1	310 Indicate the source of th	e Base Flood Eleva	ion (BFE) data or base flood	depth entered in 89.	-			construction",
are elevated. Diagram 6-8	1.	FIS Picile 311, Indicato the elevation di	D FIFM	Community Determ	ined Other (De	sabe): 88			a new EC is required when
have		312. Is the building located in	a Coestal Barrier R	coources System (CBFIS) as	co or Otherwise Protected Area (C	XPAI/7 Yes N	o Designation Date	_	construction is
enclosures.					EVATION INFORMATION (S.				done. Ensure app matches.
		21. Building elevations are to 13 new Elevation Cartillo		action Drawings"		Frished Construction	-		app mairnes.
Lowest floor for and A numbered		2 Building Diagram Numbe	r_(Salect the build	ng diagram mout similar to th	e building for which this contificate	is being completed - see	pages 6 and 7. If no diagram		
zones if diagram number is 1-4 or vents in enclosus for diagram 6-8. Also for V zones diagram 1-4, or non-compliant.	rno	Complete Items C3-e-i Section B, convert the d Section D or Section G, Datum Conversi Beviation relatence math	30, AE, AH, A (sith below according to th stum to that used for as appropriate, to do bri/Comments	BFE), VE, V1-V30, V (we B to building diagram specified the BFE. Show field measur current the datum convension - the revision reference mark	emans and datum conversion ca r. used appear on the FIRM? 🔲 1	If the datamic different in culation. Use the space p	on: He datum used for the BPE in excisied or the Commercial areas of		Necessary in all V zones. Use as lowest floor if diagram 5, or if enclosure is less than 300
non-computant		a) Top of sectors floo		t or enclosure)	1(m)	a.			sq ft of
		C) of Bottom of lowest h	orizontal structural m	writter (V zones on M)	t(m)	-	1		breakaway walls,
Always required		() d) Attached garage (lop of sieb)		t(m)	App must		1	wans.
[If diagram no. is (c2) is 1-4, and	n	(2) e) Lowest elevation of	f machinery and/or ing (Describe in a C		tim)		8		
item (a) is more	-	a () Lowest adjacont ()			- R.(m)	anything in (d) or (e).	-	5	Seal is required
than 2 ft above		g) Highest adjacent (0(m)	(d) May be			OR license
item (f) document	1			s) within 1 ft, above adjacent codivental in C3.h sq		used as LFE (see	L		number (see selow).
foundation type.	1X/·	1			ENGINEER, OR ARCHITE	manual pg	0.000		Stead
1	11	This certification is to be	signed and sealed	by a land surveyor, engin	ear, or architect authorized by	LFG 2).	nomation.		A license number
	41	I certify that the informat	ion in Sections A, I	B, and C on this certificate	represents my best efforts to w sprisonment under 16 U.S. Coe	respect une una medital	de.	- 1	s required if no
Highest Adjacen	# //	CERTIFIER'S NAME	W Staterow may	or particulate of the or s	iprodiversitier bilder 10 0.0. Coe	LICENSE NUMBER			ical. (See above).
Grade required only for zones	V /.	TITLE			COMPANY NAME				Only exception is tone A un-
AO, and A un-	1/	THLE			CUMPANY NAME			1	numbered
numbered.	1	ADDRESS			CITY	STA	TE ZIP COOL		without BFE or tone AO
For A zones w	with .	SIGNATURE			DATE	TEL,	PHONE		one AO.
diagram 6-8, i is ≥ 2 , and (i)	if (h)	MA Form 81-31, Janua	ry 2000	Ses rey	tor continuation.		Replaces all previous	editions	
same or great		New EC form & a	nstruct-	/					
enclosure squ	lase	tions revised 2/13	/2006 must		-			1	
footage, use (lowest floor.	b) for	be used for ECs of on or after Januar		the signature of be dated. The en	a surveyor, architect or e ception is A un-numbere	d without BFF and	AO In the		
Otherwise, us	ie (a).	and must include	at Jeast		oplicant or agent signatur				
		two photographs.	(D) On the						
		new form items a (formeriv located							
		are arranged unde	r C2.						
		Items h and i are							
		incorporated in A	o and A9.						

Elevation Certificate Explained

	im Section A.		arance Company Use:								
B/LDNG STREET ADDRESS (Including Apl., Unit, Suits, and/or Bidg, Kay ORIPLD, ROUTE A	ND BOX NO.	Poky	Nonul.								
CTV 6	state zipcode	Conc	aryNNCNumber.								
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)											
Copyboth sizes of this Elevation Conflicate lor (1) community official, (2) insurance agenchompany, and (3) building owner.											
COMMENTS											
Variable contraction and a			teck have if attachments								
SECTION E - BUILDING ELEVATION INFORMATION (SURVE											
For Zone AD and Zone A (without BFE), complete items E1 through E4. If the Elevation	n Certificate is intended for use as supporting it	formation for a U	SMA or LOMPLE.								
Section C must be completed E1. Building Diagram Number - Select the building discremented similar to the building	for which the coefficients in bases correlated	ana recent Recel	Londone operation								
epresents the building, provide a sketch or photograph)	in wis risting the story completes -	en troba actor	. mouspanatura								
E2. The local the colorn floor (including becoment or endocure) of the building is 🔄	ti(m) ru(an) shove or below (ches	k une) the righter	l adjacent grade, (Use								
ratural gasak il avaitablek											
E3 For Building Diagrams 6-8 with spenings (see page 7), the next higher loss or eleve grade. Complete terms C3:h and C3:J or (set of term.	eed roor (elevation tòro die building is _tu)	nin (ani) abo	elle tigher adjicent								
E4. The top of the platform of machinery another equipment servicing the building is	tiónó 🛛 initem) 🖂 above or 🔛 below (chao	k one) the hiches	Ladiscent grade, (Use								
ratural grado, il availabilo).		1999-1990-1990 1990-1990	0.000.000.000.000.000.000								
E5. For Zone AO only. The fixed depth number is available, is the top of the battom for		foodplan mine	parter: ordinanes?								
Ves No Unknown. The local official must certify this information in 1											
SECTION F - PROPERTY OWNER (OR O' The procedy owner or carrier's sufficient representative who completes Sections A.			15 Sec. 24 Co. 25								
issued BFE) or Zone 4O must sign here. The statements in Sections A. B. C. and E.		en joerna men	W-BSLED OF DORMUNIY-								
PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAM											
ACORESS	ary	STATE	ZPCCCE								
SIGNATURE	DATE	TELEPHONE									
COMMENTS	(A POLISIA)										
COMP13											
C			eck here if allachments								
SECTION G - COMMUNITY INFORMATION (OPTIONAL)											
 The local official who is authorized by law or ordinance to administer the community's flice threads. Complete the applicable iteration and sign below. 	oodplain management ordinance can complete	Sedions A, B, C	(or E), and G of this Eleva								
	o almost and ambreast by a losse of a surger	and the of a large	hited who is authorized by								
		G1. The information in Sector: Grans taken from other exerumentation that has been algred and emboased by alloers of aurwyor, organes; or activised who is authorized by a orised law to certify deviation information. (Indexte the source and date of the deviation data in the Comments anal balow.)									
orisoal law to certify elevation information. (Indicate the source and date of the	e develori dala in the Commants area britra.)										
orisoal izw to estily develop information. (Indicate the source and date of the G2. G2. A community official completed Section E for a building located in Zone A (with	e closition data in the Commants area being.) but a FEMA issued or community issued BFE(
orisati kwite certily elevation niormation. (Indicate the source and diace of the G2 A community official completed Socials E for a building located in Zone A (with G3 The holowing information (Items G4-G8) is previoud for community Completion	e desvation data in the Commants area below.) aut a FEMA-assure encommunity-issued BFE) wragement purposes.	orZone AD.									
anisosi izw to certily deviation information. [Indicate the source and date of the G2. 🗌 A community atticid completed Section E for a building located in Zone A (with	e closition data in the Commants area being.) but a FEMA issued or community issued BFE(orZone AD.	COUPANCY ISSUID								
actical levite costly devices information. (Indexise the source and deal of the B) ⊂ A community disks and perfect levit as back by posted in Zone A (with Ga. □ The holowing information (here) G4(G) is provided for community Exception [G4 REFLAT KLARER	e develon dala in the Comments area below. aut a FEMA-assuer or communely-leaued BFE) anagement parpusas. Diel: CATE CEPTIFICATE O	orZone AD.	COLPANCY ISSUED								
Cost and both of the start of	e develon dala in the Comments area below. aut a FEMA-assuer or communely-leaued BFE) anagement parpusas. Diel: CATE CEPTIFICATE O	orZone AD.	COUPANCY ISSUID								
orical is to be origination information. (Notice the source and date of the Call of the source and the source and the source and the source of the	e develori dala in the Commants area bolow.) nu a FEMA-escase encommuney-issued BFE) wragement parpusas. 08: CATE CEPTIFICATE O ent	orZone AD.									
orical ava configuration information. (Hostian to concern endotation the Community of observations of control available of the control of control of the faith and the control of the control of the control of the faith and the control of the faith and the faith and the faith and the faith and the faith and faith and	e divellon dala in Fre Commanis ana balawi nu a FRM-actuate en community-located BFE) veragement purposes. Se: CATE CEPTRECATE O vert	orZone AD.	Del171:								
circular via conferencia minimizaria, finada for source and sourch of 20 → Community obsides completed Source (Part Mark Real 52 → Community Exception 63 → The Interrupt adamters (Temp Sofe(3)) a prostation (Community Exception 64 → State (Figure 7) → State (Sofe (Figure 7)) → State (Sofe (Figure 7)	e disulor dala in Pe Commenta ena balani nu a FEMAcasa or oromono-parla di BPE) avragment puptaes osi compicati puptaes osi compicati commencation oromoni 	orZone AD.	Delite:								
cool ave bordy-exact information. (Hostian the source and taxes of the Cool of the constraint of the solution of th	ndsadon dala in Fe Commensi ana basa) ari a FEMAesuse or community karual BFE) wangamari papasa. Bio Comp Cemmer	orZone AD.	Delite:								
cool ave bordy exotor information. (Hostate for excert and fact of the cool of the cool of the cool of the cool of the cool of the source of the the Cool of the foreign excert and the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the cool of the cool of the cool of the Cool of the cool of the co	edivation data in the Comments areas lossing and a FRMAessics or communicational BFE investment pages or Comments and the Comments and the or Comments and the Comments and the Original Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Comments and the Original Comments and the Comments and	orZone AD.	Delite:								
cloal ave boothy dock on referencies. (Hosties the source and dock of the Constraint of the constraint of the back by boothy booth of the Adv	edivation data in the Comments areas lossing and a FRMAessics or communicational BFE investment pages or Comments and the Comments and the or Comments and the Comments and the Original Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Comments and the Original Comments and the Comments and	orZone AD.	Delta:								
Coole was bondy exoting induction (induction). (Induction for exampless, the first paiding stream and the stoch and systematic fibres and with the fiber basic systematic fibres (See Big exampless). (See See See See See See See See See Se	edivation data in the Comments areas lossing and a FRMAessics or communicational BFE investment pages or Comments and the Comments and the or Comments and the Comments and the Original Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Comments and the Original Comments and the Comments and	orZone AD.	Delta:								
crisol av bordsy decision information. (Hodias the source and decision the Constraints of the source and the source and the source of the Constraints of the source of the source of the source of the Constraints of the source of the source of the source of the Constraints of the source of the source of the source of the Constraints of the source of the source of the source of the Constraints of the source of the source of the source of the Constraints of the source of	edivation data in the Comments areas lossing and a FRMAessics or communicational BFE investment pages or Comments and the Comments and the or Comments and the Comments and the Original Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Original Comments and the Comments and the Comments and the Comments and the Original Comments and the Comments and	orZone AD.	Delta:								

Is a 25% flood insurance increase Affordable?

This is how a 25% compounded increase affects us.

Current Premium	Increase(25%)	Surcharge	Premium
Year 0			\$2,000
Year 1	\$500	\$250	\$2,750
Year 2	\$687	\$250	\$3,687
Year 3	\$921	\$250	\$4,858
Year 4	\$1,214	\$250	\$6,322
Year 5	\$1,580	\$250	\$8,152
Year 6	\$2,038	\$250	\$10,440
Year 7	\$2,610	\$250	\$13,300
Year 8	\$3,325	\$250	\$16,875
Year9	\$4,218	\$250	\$21,343
Year 10	\$5,335	\$250	\$26,928

How will this affect our local and national economies?

How will this negatively impact the value of the properties in a flood zone?



How do I lower my Flood Insurance Premium?

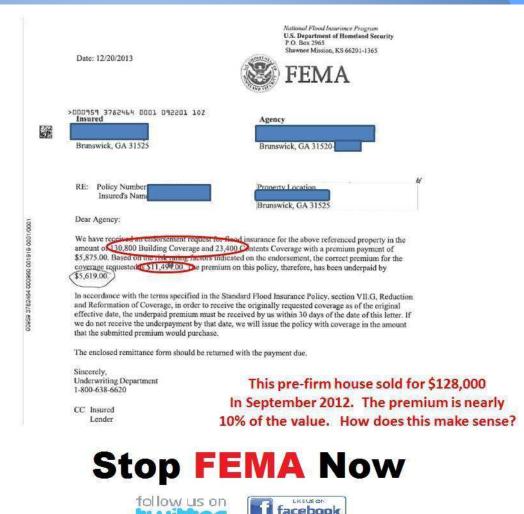
Depending on your particular situation, some or all of these solutions may help lower your premiums

- Make sure your Flood Agent "rated" your home correctly
- Add Flood Vents (Visit <u>www.FloodFlaps.com</u>)
- Backfill crawl space or basement
- Raise your home above the BFE
- Your town can apply for discounts on Flood Ins. Premiums
- Lower your deductible
- Sign up for "PRP rate"

How does the rise in Flood Insurance Premiums affect the value of your property?

\$100K Mortgage @ 4.25% rate, 30 years fixed= \$500 a month (\$6,000 yearly)

If your property has a a \$500 a month flood insurance premium, that property loses \$100K of mortgaging buying power. This is a \$11,494 yearly flood insurance premium for a home valued at \$128,000





This is what a \$65,000 premium looks like.

This home has never flooded.

The max coverage is for a \$250,000 policy.



This home is being elevated because the property will become "unmarketable" because of the exorbitant rise in premiums"



Contact: George Kasimos

Cell 908-868-0122

GeorgeKasimos@gmail.com

