CREX
INSURANCE AGENCY
YOUR PROTECTION SIMPLIFIED

# Reading Your Dec Page

*The declarations page is the summary at the front of your policy. Here is what each line is telling you.*

Every policy opens with a declarations page: your coverages, limits, deductibles, and premium in a few pages, usually marked Page 1 of 4, Page 2 of 4, and so on. Most people file it unread. A steward who can read it holds the whole insurance conversation in their hands. Take yours out and walk it line by line.

## Named Insured and Mailing Address

Must match the church's legal name exactly, the same name on your deed and IRS letter. A mismatch here can slow a claim when speed matters most.

## Policy Period

Your effective and expiration dates. The expiration date is your renewal date, the one the whole timeline counts back from. Write it where the council can see it.

## Building Limit

The most the policy pays to rebuild. Test it against today's construction cost, not the purchase price and not the market value; sanctuaries, steeples, and stained glass rebuild at specialty cost. If this number has not moved in years while construction costs have, that is a question.

## Business Personal Property

Contents: pews, sound systems, kitchen equipment, office computers, the organ if it is not separately scheduled. A room-by-room walk with a phone camera is the cheapest coverage audit there is.

## Liability Limits

Usually two numbers: per occurrence, the most paid for one incident, and aggregate, the most paid in a year. Boards are often surprised how quickly a serious injury reaches the per-occurrence number.

## Deductibles, Read This One Twice

A flat deductible is a dollar figure. A wind and hail deductible is often a percentage, and the percentage applies to the building limit, not to the damage. On a two million dollar building, a two percent wind-hail deductible is forty thousand dollars out of the church's pocket before the first insurance dollar arrives. This single line is where Midwest churches get surprised.

## Endorsements and Sub-Limits

The list of forms that add and remove coverage. This is where abuse and molestation coverage is often sub-limited to a fraction of the liability limit, and where coverages quietly narrow at renewal. Dec pages have been getting thinner; if the list looks short, ask for the full policy.

## Premium

What you pay. The only line most people read, and the least informative one on the page, because a low premium with a hollowed-out endorsement list is not a bargain.

## What Is Not on the Dec Page

Exclusions. They live in the policy body, not the summary, and silence on the dec page is not coverage. When in doubt, the full policy answers what the summary cannot.

***Want a second set of eyes on yours? A private early review reads it line by line, at no cost.***

*Begin at crexchurch.com. Your current agent and carrier are not notified.*

Crex Insurance Agency • Steve Robbins • 952-240-4547 • steve@crexchurch.com • crexchurch.com