

SPECIAL ALERT CONCERNING FLOOD INSURANCE

From: _____
Name of Licensee, team or company

Property Address: _____

- The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where the property is located.
- Most mortgage lenders will require the buyer to purchase flood insurance in connection with the purchase of this property if the property is located in a flood hazard area.
- Due to recent amendments to federal law governing the flood insurance program, flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for the property.
- Buyers should not rely on the flood insurance premiums paid on this property previously as an indication of the premiums that will apply after purchase.
- Buyers considering purchase of this property should consult with one or more flood insurance carriers for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.
- Sellers in "high risk river" or "high risk coastal" flood hazard areas may need to furnish an Elevation Certificate so a buyer will be able to obtain an accurate premium rate quote. A certificate may be available from the town, but if not, a certificate can only be obtained through a state-licensed land surveyor.
- Agents are not experts on the National Flood Insurance Program. Buyers and sellers with questions about the program should consult their insurance agent or the Federal Emergency Management Agency (FEMA) 1-888-379-9531. The following websites may also be helpful:

FloodSmart.gov:

- Residential Coverage
- Residential, Policy Rates
- Commercial Coverage
- Commercial, Policy Rates

Msc.fema.gov

- Homeowner's Guide to Elevation Certificates
- Overview of NFIP
- Changes to the policies and rates of the NFIP
- Determine Your Flood Zone: "V" (high risk coastal), "A" (high risk river), "X" (low risk) or "D" (unmapped)

Buyer or Seller

Buyer or Seller

Received on: _____
Date