



INSURANCE HIGHLIGHTS

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A Monthly Newsletter
For Friends and Clients



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What to Look for in a Neighborhood

When looking for a house, there's certain details you've dreamed about. Maybe it's the peaceful back porch to sip your morning coffee on or the large kitchen with an open concept first floor, perfect for hosting family get-togethers.

While the home itself can be painted and made your own, the location it's in can be make or break. We've compiled a list of items to check off when searching for your next home.

Culture and Visual Appeal

Even the perfect house can be in the wrong neighborhood, for you. There's a lot to consider when looking for a home, but ultimately it should feel like you were meant to live there. When looking at houses, take a walk around the block and take in the sights. Are lawns mowed and landscaped? Is there a high amount of noise pollution? Are houses maintained? Are sidewalks and roads clean? Does the culture match your lifestyle?

Consider visiting the neighborhood at different times to get a feel for what an average morning or evening is like and how the culture may change. Whether you need a quiet, family friendly block for your growing household or an area with a bit more night life, the neighborhood you choose should make you feel comfortable.

Crime Rate

Home is where you can rest easy knowing your family is safe and secure. Talk to neighbours and the local police force to learn the crime rate in a potential neighborhood. Just a few streets can separate a safer neighborhood from a more dangerous one, so be sure to center your research around your potential home's street address.

Convenience

Do you like city life or prefer rural living? Is it desirable to be just minutes from work, your child's school, and grocery stores, or is it better to be away in your own personal oasis? Living in close proximity to these locations may help you save time, gas money, and may ultimately reduce stress levels (not to mention increasing your happiness and overall mental health).

Taxes, Fees and Rules

Depending on the area, tax rates can be quite high. You can typically access your areas property tax on your city/municipality website.

Ask for a list of rules or expectations. You may be limited on certain renovations or expected to follow rules around fences, pools and even your mailbox.

Protect Your New Home

Once you have found your perfect home... protect it. Give us a call to get your free home insurance quote.



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13823 Grant St. New Springfield, OH 44443 Toll Free: (877) 707-9055





GUESS THE CELEBRITY?

Send your answer to service@mvpins.com. and you could

WIN A \$10 GIFT CARD

Every correct answer will be entered into a drawing, and we'll select one winner.

Last month's winner was:

Gary Rush

It was...**ELVIS**

No purchase necessary. Contest open to everyone.



That's ALOT of STUFF

Did You Know...The average household has 300,000 regular items in it!

That is close to a third of a million items in your home. Could YOU name everything in YOUR home? Make a home inventory list, and take photos incase you ever need to make a claim!!! Give us a call to be sure all that STUFF is properly insured!



HOME REBUILD COST ANALYSIS

When the time comes to consider which type of home insurance to buy or how much coverage you need, think twice about just renewing the coverage you currently have. In many situations, your coverage can become ineffective or provide insufficient coverage to meet your needs if a significant issue occurs on the property. Be sure to take a closer look at your home insurance plan to ensure it offers the right level of coverage for your home right now. If it doesn't, you could face financial loss later when you have to file a claim.

To estimate your insurance needs, consider a home rebuild analysis. This will help you get an accurate idea of what it would cost to rebuild your home at today's construction costs. Update your home insurance policy to reflect the true cost so that if an event occurs in which your home is at risk of damage, you will have the coverage available to minimize those losses. Update your home insurance policy at least once every year or so to reflect changes in construction costs.

in place to protect against a significant loss is a considerable undertaking. If your home is impacted by fire or destroyed in a storm, for example, then the amount of damage present can warrant the need to not only replace what you've lost, but also to rebuild your property. That is why a home rebuild cost analysis is necessary.

This type of process helps to identify the costs of rebuilding your home, not just covering its value. Rebuilding your home includes coverage for the construction process. With a home rebuild cost analysis, it becomes easy to learn what the true cost of rebuilding your home will be. Unfortunately, most people do not have enough coverage to completely rebuild their homes with no out-of-pocket expenses to them. However, with a home rebuild cost analysis, you can better calculate what that amount of money would be.

It's also important to consider the replacement value of your home versus the actual cash value. Depreciation can have a significant impact on your actual cash value claim. For example, if your siding needs to be replaced at 15 years old, but it has a 20-year lifespan, you will be expected to cover most of the roof's cost. Replacement value, on the other hand will cover rebuilding costs, regardless of depreciation. It's important to take all costs into consideration.

Do you have enough coverage? Contact us for more information on your home insurance.

How Can You Ensure You Have Enough Coverage?

Determining if there is enough homeowners coverage



LOWER YOUR ENERGY BILLS... START WITH THE BASICS

Use a laptop rather than a desktop computer. Laptops typically use only a fraction as much electricity as desktops-it is hard to be precise because power consumption varies substantially from computer to computer. This is not a big deal if our computer is on for only a few hours a day, but if yours is on for much of the day most days, it could easily add \$100 to \$200 to your annual electricity bills, compared with perhaps one-third of that amount or even less for a laptop.

Bottom Line Personal interviewed Pierre Delforge, director of Clean Buildings in the Climate & Clean Energy Program with the National Resources Defense Council.



PET OF THE MONTH: ANDY

sent in by **Joe & Lina Dostilio**

Send us a picture of YOUR pet, and you could **WIN A \$10 GIFT CARD**

Email your pictures to service@mvpins.com. or mail to 13823 Grant St. New Springfield, OH 44443

No pictures will be returned, and not all pictures will appear. No purchase necessary. Contest open to everyone.



NEW 2023 REFERRAL PROGRAM



\$10 GIFT CARD FOR YOU

\$10 DONATION TO CHARITY

Each time you refer a friend or family member to MVP Insurance, we'll send you a \$10 Gift Card to either Giant Eagle or Amazon, your choice. **AND ALSO**, MVP will donate \$10 per referral to a local charity at the end of the year.

Refer 100 friends to us and YOU get \$1,000 in Gift Cards and Local Charity will get \$1,000.

THANK YOU

We would like to express our sincerest gratitude to all the people who referred their friends & family to us this month...

Also for all your Wonderful Reviews

David got us a great insurance rate very quickly. He is **WONDERFUL!** Super friendly and great to work with!

Barbie Hopkins

Every experience with MVP Insurance I've ever had, has been a 5 stars plus! Anything I need is taken care of seamlessly. Jeannie is amazing! I would definitely recommend MVP insurance to all my friends & family!

Katie f

Josh and the entire staff at Medure Varrati Insurance are excellent! They always respond to questions quickly, return calls when they say they will, and keep our insurance costs low. When my husband and I moved to the area, we had to find a new insurance agent and we're very grateful we found Josh and Medure Varrati Insurance. Highly recommend!

Shelley J

Check out more reviews at: www.mvpins.com

DID YOU KNOW?

43 percent of American households have **NO** individual life insurance.

(Life Insurance Marketing Research Association (LIMRA) survey) and LifeHappens.org.

A healthy 35-year-old man would pay **LESS** than \$15 a month for a 20-year, \$250,000 term policy?

Erie Family Life 10-Year-Term

Ultra-Select Non-tobacco Class
(Qualification required)

Age	\$100,000		\$250,000		\$500,000	
	Male	Female	Male	Female	Male	Female
30	11.48	11.06	14.03	12.97	20.41	18.28
35	12.08	11.65	14.24	13.39	21.26	19.13
40	12.76	12.16	17.43	15.52	28.06	24.23
45	15.31	13.86	22.74	19.56	34.43	29.76
50	18.03	15.90	28.69	24.87	50.58	42.93
55	24.91	19.90	44.42	33.79	82.46	59.93
60	37.66	27.29	75.23	51.22	141.96	91.81
65	57.98	38.94	119.43	72.04	226.96	134.73
70	98.95	61.89	205.71	117.09	398.23	222.28

Erie offers a multi-policy discount of up to 5% for anyone that purchases at least 100k in term insurance.



INSURANCE HIGHLIGHTS



MANAGING YOUR CREDIT CARD DEBT

Your personal credit score is just as important as some of the other important numbers in your life. Financial institutions calculate your credit score, which determines what type of interest rate you will receive on a mortgage or credit card. Many other institutions are now using credit scores to calculate how high your health and auto insurance premiums will be as well.

Tips for Those Who Want a Solid Credit Rating

- Treat your credit cards like cash; deduct money from your chequing account every time you make a purchase.
- Pay the entire balance of your credit card each month.
- Limit the usage of credit cards to two or three maximum and select cards with no annual fees, 30-day grace bill periods, rebate incentives or other incentives (airline mileage, auto points, etc.) programs and single-cycle billing.
- Use your credit card with incentives for regular expenses such as groceries.
- Conduct an assessment of your expenses quarterly and make adjustments to your spending if you are going over budget.

Plan Ahead

Seek out financial assistance if you feel overwhelmed by debt. By reaching out to a financial advisor, you will be able to find specific ways in which you can minimize your debt and improve your personal financial situation.



How severe weather affects YOUR business!

Business risks are ever-present. Your employees may go on strike, or your vendor may go out of business. In every situation, you have to prepare your business for the unknown.

Severe weather is one unknown that could upend your business if you aren't mindful. The following are a few ways you can prepare your business for severe weather.

Prepare Your Facilities

Damage from tornadoes can cost your business thousands of dollars. These natural disasters break windows, blow off roofs, and damage company vehicles. Unfortunately, you can't stop a tornado from happening. To prevent significant damage to your facilities, take the following precautions:

- Board your windows.
- Secure items that could fly away.
- Fix or reinforce weak areas of the building.
- Secure business equipment.
- Remove any outdoor displays and signage if you have advance warning.
- Seek shelter for you and your employees immediately.

The more steps you take to reduce the impact severe weather has on your business, the less likely you'll sustain significant damage.

Buy Business Insurance

Business insurance protects you financially when it comes to severe weather. With commercial

property insurance, you won't have to worry about spending capital on restoring your business. Instead, you'll make a claim against your business insurance. The insurance may cover the damage.

With business insurance, you ensure your business is back operational as soon as possible. This can prevent you from losing a lot of business revenue.

Create An Emergency Response Plan

Beyond boarding your windows and having business insurance, create an emergency response plan. An emergency response plan outlines the steps you and your employees must take during severe weather and the storm passes. With an emergency response plan, you can increase your employees' safety and reduce the financial loss your business sustains from the event.

Severe weather affects businesses just like it affects everyone else. The best way for your business to survive severe weather is to plan for it in advance.

Protect your assets from severe weather losses. We are here to get you the correct policy at the right price. Give us a call for YOUR free business insurance quote.



Electrical Safety

When replacing light bulbs in fixtures and lamps, always select the correct bulb, based on the bulb's wattage. To do so, look inside the light source and find the label that outlines which size bulb to use. Using the wrong size can cause the lamp or fixture to overheat and start on fire.

Safety with Small Appliances

- Buy appliances that have labels, indicating that they have been tested for safe use.
- Unplug toaster ovens and coffee makers when not in use.
- Store appliances away from water sources.

Electrical System Warnings

- Cover electrical outlets and switches with faceplates when they are not in use, especially if you have young children. Kids may unknowingly stick their fingers or small toys into the openings.
- Discard all cords that are frayed or have exposed wires.
- Never tie or knot cords or place furniture on top of them.
- Be sure the electrical outlet in your bathroom has a Ground Fault Circuit Interrupter (GFCI).

If you notice your lights flickering often or your power going out frequently, (not grid related), contact an electrician to inspect your home for damage.



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