

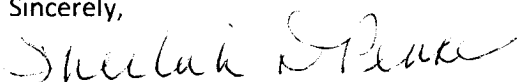
The Honorable Nikki R. Haley  
Office of the Governor  
1205 Pendleton Street  
Columbia, South Carolina 29201

The Honorable Nikki R. Haley,

I am writing to you because my husband and I have recently purchased a home, and we have come up against what I think are some very unfair insurance coverage practices. We shopped around and got several quotes from reputable agencies/agents for the insurance coverage for our home. When purchasing our home, we had not one, but two home inspections done, and both stated that the roof would probably need to be replaced in 1-2 years. This was something we could live with and expect to pay out in 1-2 years; however, now the insurance company is threatening to cancel our insurance if we do not get a new roof within 30 days. I'm sure you understand that our money has been tied up in the home purchase; which had we known that a roof was needed immediately, we could have asked for the seller to replace or allow for this in the purchase price. We are being told that insurance companies will not inspect a home until after the insurance is bound. This does not make sense; the inspection should be done before they say they will insure your home. You walk away with this secure feeling that you have insurance on your home, only to be told (within 120 days I am told they have to cancel, without cause) that you need to make major repairs or they will cancel your policy. If they do not want to insure the property, they should say so up front; not after they have bound your insurance. I am sure that when they cancel, they will keep whatever premiums have been paid to date; just a way they take citizens hard earned money. Now we will have to try to find another insurance company who will insure our home, and come up with another year of premium up front, after having just wasted 3-4 months premium with a company who had no intention of insuring our home. Where is the fairness in this? I know that this will probably not help us in the process of trying to insure our home, but hopefully something can be done to keep insurance companies from continuing to rip off homeowners in the future. I believe that laws should be changed to protect the citizens and hard working people of our state, not the insurance companies. Insurance companies should be responsible for inspecting properties before they promise to insure, then backout. Also, if they do bind a policy, they should first be held to their commitment, and also be willing to give homeowners ample time to repair anything they feel is a liability. By the way, we gave the agent copies of the home inspections as well. I have requested an extension for time to make the repairs, and was told no. We are honest, law abiding citizens of SC who are being harassed and ripped off by the insurance companies.

I am not sure if or what you could do to help future home buyers not have to deal with this, but just knowing that someone is looking into the problems with insurance companies insuring before they look at properties, then expecting the home buyer to work miracles, would be greatly appreciated.

Sincerely,



Sheilah D. Peake  
Concerned Citizen of SC