

Moermond, Marcia (CI-StPaul)

From: Ben Johnson <ben@benljohnson.com>
Sent: Thursday, October 31, 2019 11:17 AM
To: Moermond, Marcia (CI-StPaul)
Subject: Re: 578 Lafond Ave - Judy Carvalho/Brent Johnson

Think Before You Click: This email originated outside our organization.

Marcia,

The following is a copy of the reply from State Farm (insurer) regarding this matter:

Explanation of Building Replacement Cost Benefits

RDP with Endorsement Policy

Coverage A - Dwelling - 33 Fire, Lightning, & Removal

To: Name: CARAVALHO, JUDY

Address: 578 Lafond Ave

City: Saint Paul

State/Zip: MN, 55103-1618

Insured: CARAVALHO, JUDY Claim Number: 232090G83

Date of Loss: 11/16/2017 Cause of Loss: FIRE

Your insurance policy provides replacement cost coverage for some or all of the loss or damage to your dwelling or structures.

Replacement cost coverage pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

- 1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss; and*
- 2. Notify us within 30 days after the work has been completed.*
- 3. Confirm completion of repair or replacement by submitting invoices, receipts, or other documentation to your agent or claim office.*

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$275,057.48. The enclosed claim payment to you of \$168,274.82 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss.

Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$52,536.18.

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim specialist prior to beginning

All policy provisions apply to your claim.

Hopefully, this helps.
Sincerely,

Ben Johnson

| 952.484.6202 | ben@benjohnson.com |

Public Insurance Adjuster | MN Lic. #40214330

On Mon, Oct 28, 2019 at 9:04 PM Ben Johnson <ben@benjohnson.com> wrote:

Marcia,

Thank you for the call and email. I am expecting to hear back from the insurer on Tuesday and will hope to have a written statement from them in the next day or so.

Sincerely,

Ben Johnson

| 952.484.6202 | ben@benjohnson.com |

Public Insurance Adjuster | MN Lic. #40214330

On Mon, Oct 28, 2019 at 3:25 PM Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Hi Ben,

Thanks for taking a few minutes to go over this file with me. I look forward to hearing from you on any additional information State Farm Has on any payouts they may make in addition to the \$167,000 they have already distributed.

Thank you, Marcia

Marcia Moermond

Legislative Hearing Officer

Saint Paul City Council

651-266-8570