



FREQUENTLY ASKED QUESTIONS

1. What is a Flood Zone Determination?

A flood zone determination is a document that provides information and confirms the flood status of a specific property. The MyFloodStatus(MFS) Flood Zone Determination includes (i) the FEMA standard flood hazard determination form that identifies the zone and states whether flood insurance is required under the NFIP rules (ii) visual verification maps that present imagery our experts use in their analysis (iii) flood zone legend (iv) advisory/preliminary maps (when available) so the property owner can have a 'heads up' on potential future changes in their flood zone.

2. Can a Flood Zone Determination be used to lower insurance premiums?

Yes. If the property has been misidentified and is not in a high-risk flood zone, our report can be used to lower or remove flood insurance premiums. In cases where there is conflicting information (i.e. you were previously told a property was in a Special Flood Hazard Area and our report shows it's not), the insurer may then require an elevation certificate and subsequent LOMA to definitively resolve the issue. We provide guidance on obtaining elevation certificates and we also provide LOMA application services.

3. Can this document be used to challenge the current flood status?

Yes. In some cases, the report can be used to challenge the current flood status. There are many properties that have been previously misidentified, putting the homeowner in a high-risk flood zone when in fact they never were. The MyFloodStatus Flood Zone Determination can be used to challenge these incorrect determinations.

4. There is a high-risk SFHA (Special Flood Hazard Area) zone on the property but it does not touch the home. Is the property in a high-risk zone?

Under the NFIP program rules the property would not be in a high-risk zone. NFIP guidelines refer to structure location. Flood insurance is required when a structure is in a special flood hazard area. If a property touches the Special Flood Hazard Area but the structure does not, flood insurance is technically not required; however, we always recommend a preferred risk policy which has a very low premium.

5. Why is your report better or more accurate than other flood zone determinations?

- Our reports are pinpoint accurate, certified and insured for \$2M of E&O per report. We use the best technology available to identify exactly where the structure on any property lies in relation to the Special Flood Hazard Area.
- We offer visual verification to prove a habitable structure's location. Our reports also include Preliminary FEMA data wherever FEMA is proposing map changes.
- For no additional cost agents and/or their clients have free access to our Flood Resource Center. Our Certified Floodplain Managers are available to help navigate the report and advise on next steps when necessary.



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6. Will mortgage lenders or insurance companies accept your flood report?

We are certified by FEMA to do flood determination reports. In most cases our flood determination reports are accepted without question. In instances where our conclusion is different than a lender or insurance company we can provide additional advocacy on behalf of the homeowner.

7. Can this report be used to help sell a home?

Yes. We advise real estate agents to run the report at the beginning of any transaction and use the report at the listing presentation. We also recommend you attach the report to your listings so other agents and their buyers understand the true status of the habitable structure.