

Are you **PAYING** for
Flood Insurance
YOU DO NOT NEED?



Many people are! If your home is
on high ground, perhaps
WE can HELP you REMOVE the
REQUIREMENT for Flood
Insurance.

**Contact us for a
FREE ESTIMATE.**



515 E. FIFTH STREET
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Don't be forced into
buying Flood Insurance if
it's not necessary.

Contact
LAPHAM ASSOCIATES
to
ELIMINATE
or reduce the
COST of your FLOOD
INSURANCE.

**Contact us for a
FREE ESTIMATE.**



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SERVING OUR CLIENTS SINCE 1958

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**FLOOD
INSURANCE**

Do You Really
Need It?



How to **ELIMINATE** or
MODIFY your lender's
requirement for **FLOOD
INSURANCE.**

REDUCE OR ELIMINATE THE COST OF BUYING FLOOD INSURANCE

HOW CAN WE HELP?

Did you receive a notice from your mortgage lender that you are required to buy flood insurance?

You may have options that allow the lender to eliminate this requirement.

If you think your home is not in a flood zone, *Lapham Associates* may be able to help prove your case.

As professional surveyors, we can determine the true elevation of the ground at your home. If it is above the flood elevation, we can submit a request to FEMA to remove your home from the High Risk Flood Zone.

We will file a request for Letter Of Map Amendment (LOMA) to have your home removed from the flood zone. If your home is removed, the FEMA mandatory flood insurance requirement does not apply.



HOW DOES IT WORK?

A LOMA is a document issued by FEMA which officially removes a home or other building from the flood zone by revising the Flood Insurance Rate Map (FIRM).

If our survey indicates your home is above the flood plain elevation, *Lapham Associates* will submit the elevation information, along with information from you, requesting FEMA to issue a LOMA. A Removal Determination from FEMA will officially remove your home from the flood zone. It may be possible to file an eLOMA request and have the response back within a week.

How will this affect the lenders requirement? Banks and insurance companies base their flood insurance requirements on the best available data. With an approved LOMA, the chances are almost certain that they will eliminate their requirement for flood insurance.

WHAT IF MY HOME IS IN THE FLOOD ZONE?

Flood Insurance rates are based on the possibility of flooding and the severity of problems that can occur when flooding happens. If your home is determined to be in the flood zone, an Elevation Certificate can help reduce the cost of insurance premiums by showing the probability of flooding is less than shown by the FIRM.

For any new construction in the flood zone an Elevation Certificate will be required.

Also, *Lapham Associates'* staff can assist you in planning and making structural changes that will reduce the probability or severity of flood problems. These changes often pay for themselves in reduced premiums over a very short time.

Lapham Associates will assist you in searching for the best solution to your flood insurance needs.



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