

FREE CHECKLIST · TENNESSEE

New Homeowner Insurance Checklist

Buying a home comes with a long to-do list, and insurance is one item your lender won't let you skip. Use this checklist before closing, on moving day, and after you settle in, so the policy fits the home you actually bought.

Quick takeaway

- Lenders usually need proof of homeowners insurance before closing, so start shopping a few weeks early.
- Insure the home for what it would cost to rebuild, which is often different from the purchase price.
- Flood and water backup are usually not covered unless you add them.
- Update your car, umbrella, and life insurance to match your new address and new mortgage.

Before closing

- ☐ Ask your lender what coverage and deductible they require, and how to list them on the policy (the mortgagee clause).
- ☐ Get a rebuild cost estimate for the dwelling (Coverage A), not just the sale price.
- ☐ Ask about the roof: age, material, and whether roof damage is paid at replacement cost or actual cash value.
- ☐ Decide on your deductible, including any separate wind or hail deductible.
- ☐ Ask whether the home is in a flood zone, and whether flood insurance makes sense even if it isn't required.
- ☐ Request a binder or evidence of insurance and send it to your lender and closing agent.

Coverages to compare

- ☐ Dwelling, other structures (fence, shed, detached garage), and personal property limits.
- ☐ Replacement cost on contents, not just actual cash value.
- ☐ Personal liability and medical payments to others.
- ☐ Water backup and sump pump overflow.
- ☐ Service line and equipment breakdown, if offered.
- ☐ Ordinance or law coverage for code upgrades on older homes.
- ☐ Scheduled items for jewelry, firearms, or other valuables.

After you move in

- ☐ Make a quick home inventory video of each room.

- ☐ Put your policy number and claims phone number somewhere easy to find.
- ☐ Change your address on your car insurance and ask about bundling.
- ☐ Review your life insurance or mortgage protection now that you have a mortgage.
- ☐ Consider whether an umbrella policy makes sense as your net worth grows.
- ☐ Note your renewal date and review coverage every year or after big projects.

Tennessee notes

Tennessee homes face spring severe storms, hail, and tornado risk, and parts of Middle Tennessee sit near rivers and creeks that can flood. A standard homeowners policy usually covers wind and hail, subject to your deductible, but usually excludes flood. New flood policies through the National Flood Insurance Program generally have a 30-day waiting period, according to [FloodSmart](#), so don't wait until a storm is in the forecast.

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