HAWLEY TEAM

kw FLORIDA LIVING KELLERWILLIAMS

INSURANCE AT A GLANCE

11640 Court of Palms #103

Palmas Del Sol at Gulf Harbour

Two policies, and the expensive one is already paid

A condo comes with two insurance policies rather than one. The association insures the building, wind included. You insure what sits inside your walls. That is why a condo costs a fraction of what a house does to insure.

TYPICAL ANNUAL PREMIUM

$1,061 to $1,494

Lee County average for a condominium unit owner policy. The lower figure is policies written without wind, the higher includes it. Florida Office of Insurance Regulation, data as of 31 March 2026.

FOR COMPARISON

$3,576

Lee County average for a house, wind included.

The association already covers

Article 12.2.1 of the Declaration requires Palmas Del Sol to carry fire, wind, general property and extended coverage on the whole condominium at replacement value, and that expressly includes the Units. The 2026 budget sets aside $728,000 for it, roughly $6,618 a unit, already inside the $4,530.29 quarterly assessment.

You cover, from the drywall in

The Declaration names what falls to you: personal property, floor, wall and ceiling coverings, electrical fixtures, appliances, water heater, water filters, built-in cabinets and countertops, window treatments, and anything a previous owner added, plus liability and loss assessment cover.

Why this unit should price at or below that average

- Impact-rated windows and doors
- Reinforced concrete construction
- Third floor, above ground level
- No claims in the last five years

Ask your agent about the hurricane deductible. It is a percentage of your coverage rather than a flat figure, and on a condo policy it applies to your coverage, not the building's.

IMPORTANT DISCLOSURES

We are not insurance agents. The Hawley Team and KW Florida Living are licensed real estate professionals. We are not licensed insurance agents, brokers or advisers. Nothing in this document is insurance advice, an offer of insurance, a quote, a binder, or any promise that coverage or a particular price will be available to you. No insurance carrier is named, recommended or implied.

Where the figures come from. County premium averages are published by the Florida Office of Insurance Regulation in its Property Insurance Stability Report of July 2026, reflecting data reported as of 31 March 2026 under section 627.7154, Florida Statutes. FLOIR calculates them by dividing total premium written in the county by policies in force, and states that actual charged premium will vary based upon company, insured value, deductibles and policy terms. A county-wide average is not a prediction of the premium for this or any particular unit.

Do not rely on this document. These figures are illustrative only and must not be relied upon for any purchase, financing, insurance or other decision. Before relying on any number, obtain your own written quote from a licensed Florida insurance agent for this specific unit, and have your lender confirm the coverage it will require.

Association coverage can change. Statements about what the association insures are summarised from the Palmas Del Sol Declaration of Condominium and the association's 2026 budget. Coverage, deductibles, premiums and assessments are set by the association's board and its insurers and change over time. Review the association's current policy declaration pages and financial statements yourself.

Flood. Flood coverage and any requirement to carry it depend on FEMA mapping, your lender and the association's own policy, all of which can change. Verify flood zone, elevation and lender requirements independently.

Introductions. If we introduce you to an insurance professional, we receive no compensation for the referral.

Prepared 10 November 2026. Figures current as of that date and subject to change without notice.

The Hawley Team
KW Florida Living
Each Keller Williams office is independently owned and operated.

Martin Hawley, REALTOR
(239) 451-5065 · martin@teamhawley.com
12840 University Drive, Fort Myers, FL 33907