



Condominium Unit Owners Coverage

Your Association's insurance coverage does not cover everything and many governing documents require each owner to purchase an HO-6 policy. Please consult an insurance professional for guidance when purchasing a homeowners insurance policy. In the meantime, here is some information to help get you started.

BUILDING ADDITIONS AND ALTERATIONS (Coverage A: Dwelling)

If you or a prior owner has made improvements or upgrades to the unit *i.e.*; *carpeting, hardwoods, appliances, cabinets, fixtures*; you have the option of increasing the standard limit up to \$100,000 to cover these alterations and improvements. Coverages vary by carrier but most include wind and hail on replacement cost basis. Some carriers may even include the peril of flood.

When the master association policy is deficient as a result of depreciation, deductibles, coinsurance penalty, or perils insured, this coverage can also apply to these deficiencies to help you recover loss to "building items".

PERSONAL PROPERTY (Coverage C)

Coverage C provides coverage for the unit owner's personal contents within the unit. Coverage is written on a replacement cost basis and includes the perils of wind and hail. Limits determined by the unit owner.

LOSS OF USE (RENTS/ADDITIONAL LIVING EXPENSE)

If the unit sustains a loss caused by a covered peril and the unit cannot be occupied or rented, this coverage may provide reimbursement for additional living expenses and/or loss of rents.

LOSS ASSESSMENT

This coverage protects the unit owner against certain assessments made by the Association/Regime. HO-6 policies usually include a limit of \$1,000 and increased limits may be available for additional premium.

COMPREHENSIVE PERSONAL LIABILITY

Coverage for bodily injury and property damage for occurrences within the insured's premises are covered regardless if your condominium is a primary or secondary residence. Coverage is also afforded for rental property as well. Limits of \$300,000 and \$500,000 are available.

Information and descriptions contained herein are not intended to be complete descriptions of all terms, exclusions and conditions applicable to these coverages, but are provided solely for general informational purposes.

