

THE VILLAGE

Welcome to CAU's association master insurance program. This two-page fact sheet is designed to assist you in:

- Purchasing your own individual insurance
- Filing claims
- Ordering certificates of insurance

Key information regarding the association's master policy:

1. The common elements, limited common elements and units are covered.
2. Units are covered based on original condominium plans and specifications. For example, fixtures, cabinets, floor coverings and appliances would be replaced with new items of **like kind and quality to those originally installed. Upgrades are not covered.** This includes but is not limited to upgrades to carpeting, cabinets, appliances, wall coverings, built-in bookshelves and other permanently installed fixtures.
3. "Special Form" coverage, which includes fire, lightning, windstorm, hail explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden rapid water escape or overflow from plumbing or appliances, frozen pipes, and convector units.
4. No coverage is provided for wear and tear, deterioration, damage by insects or animals, mold, settling or cracking of foundation, walls, basements or roofs. **There is no coverage for damage caused by repeated leaking or seeping from appliances or plumbing. This includes leaking from around the shower, bathtub, toilet or sink.** These events are properly classified as maintenance items. The policy contains full details on coverages, limitations and exclusions.

Key information regarding unit owner's insurance needs:

1. You need a condominium owner's policy, also known as an HO-6, to pick up coverage for your personal property, furniture, additional living expenses (in the event your unit is uninhabitable due to a covered claim), all upgrades, improvements and betterments and personal liability.

In older communities, it may be difficult to differentiate between the original specifications of your unit and subsequent improvements that were made. In cases where you are uncertain about your needs, consult with your personal insurance agent about adding an estimated amount of insurance coverage to your HO-7 policy.

2. The association master policy carries a \$2,500 deductible. In the event of a claim, the association may seek to recover the deductible from the unit owner(s) involved in the claim. Your obligation to pay the deductible may be offset by your HO-6, subject to your own deductible, if you add building coverage. Some insurers cover the claim under loss assessment. Ask your personal insurance agent.

Claims

If you have a claim, notify your association's Manager or designated Board member and your own homeowner's insurance carrier. **Claims that involve your personal property, furniture and upgrades, must be placed with your homeowners insurance carrier.**

Claim payments under this policy are made to your board of directors as insurance trustee.

Certificates of Insurance

Certificates of insurance may be requested by calling (800) 228-1930 Ext. 7110 or by visiting our website at www.cauinsure.com.

If your mortgage holder sends you a written request, please send a copy to us:

**Certificate Department
Community Association Underwriters
2 Caufield Place
Newtown, PA 18940**

Requests can also be faxed to us at (267) 757-7410.

We appreciate your business, and we are committed to providing you and your community with prompt and professional service. Please call our customer service department at 800-228-1930, Ext. 7149 or Ext. 7163 if we can be of further assistance.