



HO 6 – Condominium Owners Policy

Definition: HO-6 provides coverage for the homeowner for building and personal property. However, the dwelling coverage is less extensive due to the Association purchasing insurance to cover the building.

Policy Highlights:

Coverage A: Dwelling Coverage: While the Association maintains building coverage for the Association termed “single entity”, the homeowner’s policy needs to include dwelling coverage and incorporate any additions and alterations, improvements and betterment’s made by the unit owner or previous unit owner. In the event of a covered loss the Association’s policy and homeowner’s policy merge to make the homeowner whole. Unit owners at Springfield Park Place are responsible for any covered, standard grade damage up to the association’s \$25,000 deductible. Please verify with your personal carrier that your personal insurance will respond accordingly and that proper limits are in place.

Coverage B: Other Structures: Covers other structures on the residence premises, set apart from the dwelling by clear space (e.g. tool shed, detached garage). This also includes structures connected to the dwelling by only a fence, utility fence or similar connection.

Coverage C: Personal Property: Coverage is defined as and should include such items as the couch, jewelry, clothes, dishes, etc. (All those things you would take with you when you move).*

Coverage D: Loss of Use: If a covered loss makes the unit uninhabitable, the policy covers the living expense that results.

Coverage E: Liability: Protects the insured should a claim be made or suit be brought for damages because of bodily injury or property damages caused by an occurrence for personal liability within the home. The policy will provide defense and pay damages up to the limit of liability for which the insured is legally liable.

Coverage F: Medical Payments To Others: Will pay the necessary medical expenses incurred or medically ascertained within 3 years from the date of the accident causing the bodily injury within the home.

For More Information Contact:

Ryan Weiner, AAI, CIC
Sr. Vice President
Community Association
Division
Brown & Brown Insurance
1-800-634-8237
or
Your Management Company
Representative

Loss Assessments is defined as a charge by the Association to each homeowner collectively for their share when such an assessment is made necessary by a loss to the Association.

Important Points:

Homeowners to verify with their agent coverage for water damage, sewer backup, sump pump failure and specific Association deductibles. Homeowners are responsible for any standard grade damage up to the association’s deductible. Please verify with your personal insurer that your policy covers such responsibility.

* In many policies Coverage C will combine personal property and additions/alterations (improvements/betterments) as one limit. Therefore, this coverage limit must represent the full value of your improvements as well as your personal property.



An Explanation of Your Association Insurance Protection

*Springfield Park Place Condominium Association
11/15/16 – 11/15/17*

The Association provides protection for the interest of the Association, Owner Members, Trustees and Mortgagees.

I. PROPERTY COVERAGE:

- A. **“Risk of Direct Physical Loss” coverage** (subject to policy limitations) The Association is protected by Comprehensive Property coverage, subject to the standard exclusions such as, but not limited to, earthquake, flood, water seepage, war, pollution, mold, normal wear and tear and vermin.
- B. **Replacement Cost** restores Association Insured Property to the builder’s original grade in the event of a covered loss.
- C. **A deductible applies to all property losses.** Your Association’s deductible is \$25,000 per occurrence for all basic property related claims and \$25,000 per unit, per occurrence for all water, sewer, sprinkler and ice damming claims. Any damage up to the association’s insurance deductible will be the responsibility of the unit owner to address with their personal insurance carrier.
- D. **The Association’s insurance policy covers the homes with the builder’s standard grade basic features.** This includes such items as bathroom fixtures, kitchen cabinets, built-in appliances, basic carpeting, partitioned walls, repairing sheetrock and a sealant coat of paint. You are responsible to insure any decorations, additions, alterations, upgrades or options (such as wallpaper, lighting, painting and finished basements) that are made by you, or a prior owner.

II. LIABILITY COVERAGE:

This coverage protects the Association against bodily injury or property damage to others for which the Association becomes legally liable. It is recommended that homeowners purchase insurance to protect themselves from personal liability, as well as for the interior of their home.

For More Information Contact:

*Ryan Weiner
Senior Vice President,
Community
Association Division
Brown & Brown Insurance
610-694-1856
or
Your Management Company
Representative*

III. ADDITIONAL ASSOCIATION COVERAGES:

The Association may also be protected for Fidelity, Workers Compensation and Directors and Officers Liability. For more information concerning these coverages, please feel free to contact our office for details.

IV. CLAIMS:

Any and all claims against the insurance policies held by the Association **must first be reported to the Property Manager and/or Board of Trustees.**

V. HOMEOWNER’S NEED FOR PERSONAL INSURANCE:

In order to complete your insurance protection, you, as a Resident Homeowner, **will need to purchase coverage for your personal contents, loss of use, personal liability, loss assessment, and additions and alterations** (including decorating, upgrades or options made by you or a prior owner.) This policy is commonly known as a **Condominium Homeowners or HO-6 policy.**

As an Owner-Nonresident, insurance is still necessary. The policy that is needed is a Combination Dwelling Policy. The coverages listed above, as well as “loss of rents” should be included.

Please review your policy with your individual insurance agent or **call us at 800-634-8237** for a complete review of your needs.

This brief general description applies only to policies insured through Brown & Brown of Lehigh Valley, Inc. It does not extend, modify, or explain all the clauses and conditions of the policies and only reflects coverage in place at the time of printing.