

Your Associations' Master Insurance Program

Your Condominium Association's building and units are insured by a master insurance plan that includes coverage to replace Common Elements, Limited Common Elements and Units. If there is an insurance claim and a unit, or units, are damaged, the master policy will pay to fix the damage to the extent and condition the unit was originally designed and conveyed when brand new and at today's replacement cost. This means all cabinetry, flooring, walls, ceilings, appliances, electrical and plumbing will be restored with like kind and quality materials as it was originally designed and built, subject to the master policy deductible. However, any changes, or upgrades made to a unit since the day it was conveyed by the Developer must be insured by the unit owner, whether you are the owner that added the upgrades or not.

Master Policy Deductible Responsibility

Maryland Law now allows the Association to assess the unit where an insurance claim originates for the master policy claim deductible up to a maximum of \$5,000. Please be sure to discuss this matter with your personal agent to see if your homeowner's policy will pay for master policy deductible assessments levied against you by the Board of Directors. Remember, if your unit is where an insured claim/damage originated, then you will be assessed for the master policy deductible.

*See "Additional Coverage Available"

Proof of Insurance

If you have a mortgage or loan against your unit, the lender will often request proof of the Condominium Association's master insurance policies. Simply go to our website at **www.imgoc.com** and click on "Certificate of Insurance Request". You will need your loan number and all mortgage information to complete the form before submitting it to our office. Your request will be processed by our office within 48 hours of our receipt and the Certificate of Insurance will be sent to your lender directly with a copy to your email address. Please save your copy in the event the lender sends you a subsequent letter stating they don't have a copy. When looking for your email from our agency with your document, also check your "Junk" or Spam" folders.

Suggestions of Unit Owner's Insurance Needs

Property and Liability Protection Unit owners should obtain a homeowners insurance policy (aka HO-6) to protect their personal insurance needs.

Homeowner policies generally insure against Fire, Lightning, Hail, Theft, Freezing, Wind-storm, Vandalism, Riot or Civil Commotion, Accidental Discharge or overflow of water from within a plumbing, heating or air system, plus other perils specified in the policy.

Liability coverage is also included in the condo owners policy and should be dovetailed with a Personal Excess, or Umbrella Liability policy. The liability protection can be extended to include rental units.

*Additional Coverages Available

PERSONAL PROPERTY - furniture, clothing, dishes etc.

REPLACEMENT COST ENDORSEMENT - Will eliminate the deduction for depreciation at the time of loss

RENTAL TO OTHERS ENDORSEMENT - Since the HO-6 policy is designed for an owner-occupant, this endorsement is necessary to extend protection for a unit being rented.

LOSS OF RENTS - can be purchased to protect the income lost due to an insured peril, causing the tenant to move out.

LOSS ASSESSMENT COVERAGE - Will indemnify a unit owner for an Association assessment levied for reimbursement due to a deficiency in the liability limits of the master hazard policy.

MASTER POLICY DEDUCTIBLE ASSESSMENT - Can be insured under your homeowner's policy if you are assessed by the Association for the master policy deductible.

FLOOD INSURANCE - A master flood policy for a condominium association insures the building and the units with replacement protection from flood damage. However, if coverage is desired for personal contents, flood protection is the unit owner's responsibility **if coverage is desired for personal contents, or upgrades.**