

BETHEL GRANT
UNIT OWNER INSURANCE QUESTIONS

Bethel Grant Homeowner's Association:

Although the association's policy is broad in scope, extending building coverage to the inside of units as well as the building exterior, a unit owner still needs coverage to complete the insurance protection.

It is of interest to review the attachment and this letter to be informed on the insurance necessary between the association and unit owner as well as some terminology.

- What insurance do unit owners need to buy?

An HO6 form, condominium unit owner's policy, is what OWNER/OCCUPANTS need. HO6 is a term most companies use. It insures your contents or personal effects, any unit building losses you are responsible for, added expenses of living elsewhere following an insured loss, liability protection for you, medical payments coverage for guests and loss assessment protection.

- Bethel Grant Homeowner's Association:

The association policy covers the buildings, betterments, wall-to-wall carpet and built in appliances on a special form replacement cost, blanket basis. There is a \$10,000 deductible for each covered loss. The policy has no co-insurance restrictions and provisions for inflation. The current building limit is \$14,650,000.

The association has determined the first \$10,000 (Effective October 1, 2003) be the responsibility of the unit owner, which is readily insurable on the HO6 building coverage.

The association policy provides coverage for bodily injury and property damage up to \$6,000,000 aggregate (\$3,000,000 per occurrence) for which the association may be liable.

- Claims:

In the event of building damage, you should first contact your management company, Windsor Realty Group, Ltd, at 610-941-3200. You should also notify the company that insures your unit if your property is damaged.

- Mortgage Company:

If you or your mortgage company need formal evidence of your home being insured, call your management company, Windsor Realty Group, Ltd, at 610-941-3200 for a certificate of insurance. Please have the mortgage company name, address and a representatives phone number. A loan number will be helpful. Please allow time for the certificate to be prepared.

- Inventory, Loss Assessment Coverage and Investment Owners are described in the attachment.

- Renters:

Renters of unit should purchase a Renters Policy, often called Tenants HO4. This insures personal property or contents, loss of use, and liability. There is no coverage from insurances of the unit owners or the master policy.

- Please Note:

This letter and attachment are only general descriptions of State Farm's Standard Condominium / Association Insurance policy. For a statement of coverages, read the policies. The association rules may influence the submission of claims or the extent of the association's policy proceeds which owners may receive. Please contact management or the board for any clarification of limitations or rules, which may apply.

- Attachment:

State Farm Fire and Casualty Co., A Guide to Insurance for Residents of Condominium / Associations.