

Loss of Use:

This part of your policy provides coverage for additional expenses you may incur if part of your condo unit becomes unusable due to a covered loss. This can include costs for a hotel or restaurant bills until the repairs to your condominium are made.

The policy automatically provides 40% of the amount of your Personal Property coverage for Loss of Use. There is no additional charge for this coverage.

Additional Coverage and Discounts:

Arbella pays for expenses incurred by an insured at our request such as loss of earnings due to assisting us in the investigation of a claim.*

There are premium credits available for smoke detectors, burglar alarms, and when you insure your automobile with Arbella. Contact your Arbella agent for details on these and other discounts you may qualify for.

POINTS TO REMEMBER WHEN BUYING CONDOMINIUM INSURANCE:

- Determine your insurance responsibilities as a unit owner
- Establish the value of your property
- Obtain adequate insurance to cover losses on all property through individual policies
- Be aware of policy limits and exclusions, and consider purchasing supplemental Coverage



ARBELLA™

INSURANCE GROUP

The Arbella Insurance Group, founded in 1988, is a customer-focused regional group of five property and casualty insurance carriers. We provide personal and business insurance in Massachusetts, business insurance in Rhode Island, and personal insurance in Connecticut.



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CONDOMINIUM INSURANCE

PROTECTION FOR YOU AND
YOUR PROPERTY

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CONDOMINIUM INSURANCE

The purchase of a condominium represents a significant investment. So it's important to provide adequate safeguards to protect your dwelling and your personal property.

Investing in condominium insurance will help you protect your home from certain losses that may occur within your specific unit. Your condominium association's insurance covers the condominium complex from damages, but does not protect you against losses that occur in your owned unit.

The Association generally provides insurance for the majority of the building that includes the exterior portions of your individual unit and all common areas. You may be responsible for insuring your own interior building items such as the interior walls, cabinets and flooring. Your Condominium By-Laws spell out exactly what building items you will be responsible for and what items the Association will insure. Be sure to have your Arbella agent review these documents to determine proper coverage.

Condominium insurance will provide you with the protection you need for:

- Additions and Alterations
- Personal Property
- Loss of Use
- Personal Liability
- Medical Payments

We recommend that you take a household inventory to help determine your precise insurance needs. This will not only help you arrive at an appropriate amount of insurance, it will also assist you in making a claim in the event of a loss.

* The intent of the information in this booklet is for descriptive purposes only. Coverage is subject to policy terms, conditions and limits. Not all Coverage is available in all states. Exclusions may apply. Please refer to your actual policy form.

Dwelling:

Your "dwelling" is the real property owned by you and for which you are responsible. This may include cabinets, walls, ceilings and fixtures within your condominium. You should refer to your ownership documents to determine exactly what you own and what you need to insure. Arbella provides coverage to these areas of your unit under our Condominium Insurance policy by offering protection to the fixtures and improvements that are within your owned unit.

Personal Property:

Personal property consists of your general household belongings such as furniture, clothing, jewelry, appliances, computers, kitchenware, etc. that is not used for business. The amount of Personal Property coverage you purchase should reflect the total value of your belongings.

Personal Property is covered anywhere in the world; however, refer to your policy for limitations. An example of this coverage is:

- Any personal property normally kept at another residence or any other location, such as a college dormitory, is limited to 10% of the Coverage C amount. If you have children away at school, this could become important. If 10% of your contents amount is not enough coverage, you may want to increase the Coverage C amount.

Personal Property is covered from damage caused by specific perils. Some of the covered perils listed in your policy include:

- Vandalism
- Explosion
- Fire or lightning
- Vehicle damage

The basic policy covers personal property on an Actual Cash Value basis. This means that each item is covered for its market value at the time of a loss. Because furniture and clothing depreciate very quickly, the actual cash value is often well below the cost to replace an item. You may want to change your policy to Replacement Cost coverage for an additional premium.

You also may insure certain high value items separately. This will provide broader coverage for the items, and your deductible will not apply to these items. Examples of personal property include:

- Jewelry
- Musical Instruments
- Fine Arts
- Computers

A recent appraisal may be required to obtain this coverage for an item.

With regard to computer equipment, optional coverage is available which broadens coverage significantly.

Personal Liability and Medical Payment to Others:

Personal Liability coverage protects you in the event that you are sued for bodily injury or property damage caused by your negligence. An example of this is a slip and fall accident that occurs within your unit. Coverage for defense and court costs is included at no additional cost.

The policy automatically provides \$100,000 of personal liability coverage. Higher limits are available for a small additional charge. This is not just premises coverage, it applies anywhere, to any loss of a personal nature for which you are legally liable.*

Medical Payment coverage pays for medical expenses caused by injuries that occur on your premises or caused by you or an animal you own. You do not need to be legally liable or negligent in order for this coverage to apply.

The policy automatically provides \$1,000 of coverage for medical payments to others. For a small additional charge, coverage can be increased to as high as \$5,000. A complete list of exclusions and restrictions can be found in the policy contract.

