

COMPREHENSIVE CONDOMINIUM UNIT OWNERS INSURANCE**COMPREHENSIVE CONDOMINIUM FORM**

- Comprehensive form only.
- All risks on all property coverages.

See ***'Binding Authority' for 'Risks You Must Refer Before Binding' & 'Risks We do Not Write'***

Coverage or additional perils may not be increased, added or bound for any new or existing risks or structure in the imminent path of a major weather event, earthquake, forest fire, hurricane or flood when significant damage from the insured peril is highly probable; or if the area is under a mandatory evacuation notice or alert. **** Refer to the Binding Authority section for Specific Limitations ****

ELIGIBILITY**CUSTOMER INSURANCE HISTORY**

- Insured must have an acceptable loss history.
- Not more than 1 claim in the last 5 years.
- Any water damage claims (Sewer Back Up and others) in last 5 years.

OCCUPANCY

- Occupied by the Insured as principal residence and used for private residential purposes.
- Secondary and seasonal locations are eligible when we insure the primary location.
- If the occupant is different from named insured but is an immediate family member (either the parent or child), the risk may be eligible for a secondary condominium.
- Incidental office use, using part of the premises strictly for office work, is permitted.
- The unit must be part of a provincially registered condominium corporation operating a complex of separate self-contained residential units
 - For newly built Condominium not yet registered, Condominium coverage can be provided

CONDITION

Must be well maintained and in good to excellent condition.

HEATING

Approved primary and secondary heating required. Refer to Heating section for details.

SECONDARY/SEASONAL RESIDENCE

- Secondary / seasonal residences may qualify for the condominium plan.
- Refer to occupancy eligibility for details.

SECONDARY CONDOMINIUM RESIDENCE

- Secondary condominium locations are eligible when we insure the primary if:
 - Occupied by the Named Insured for a minimum of two separate times per month on a year-round basis
 - Occupied by immediate family member (*parent or child*) as a principal residence on a year-round basis (*if parent/child is paying rent, refer to Rented Condominium*)
 - The secondary residence form must be equivalent or less than the principal residence
 - If in a company name it must be a holding company used for tax purposes only, with no business pursuits
 - Principal residence must be insured with IFC
 - If the principal residence is insured with Intact and is in a different province or is outside of Canada, a professional management company or caretaker must be in place, responsible for all upkeep and maintenance of the dwelling
 - All other Condominium eligibility guidelines are met

SEASONAL CONDOMINIUM RESIDENCE

- If in a company name it must be a holding company used for tax purposes only, with no business pursuits
- If the named insured does not reside in Canada and/or maintains a principal location outside of Canada a professional property management company or caretaker must be in place that is responsible for all upkeep and maintenance of the seasonal dwelling. An inspection will be required every 6 months and a minimum deductible of \$1,000 will apply

DEDUCTIBLE OPTIONS

- The standard policy deductible is \$500 and applies to all physical damage losses unless otherwise stated in the policy wording.
- Other deductible amounts available are: \$300, \$1,000, \$2,000, and \$2,500.

WATER DAMAGE DEDUCTIBLE

- The greater of a \$2,000 Water Damage Deductible or, the deductible amount shown on the Coverage Summary page, now applies to all water losses (including those covered by the optional Enhanced Water Damage Package).
- A policy level deductible may be applied for all water losses - \$150 charge (refer to Water Damage Deductible Buy Back Option in the Endorsement section)

FRANCHISE DEDUCTIBLE

- The condominium policy includes a franchise deductible clause.
- This clause waives the deductible if the amount of loss exceeds \$30,000.

MINIMUM AMOUNT OF INSURANCE - \$30,000

MINIMUM PREMIUM - \$250

RATES

Please ensure a comparative rating engine is used to determine rates through the online rating tools, and consent is provided to obtain credit for all named insureds to provide the most competitive rate.

RATING CATEGORIES

- Fire resistive units
- Other than fire resistive

COVERAGE CHART

The following charts are general in nature; refer to policy wording for specific details.

PERSONAL PROPERTY	COMPREHENSIVE CONDOMINIUM
Moving personal property to another home	60 days
Contents in a condo storage locker	Included
Overland Water (included in EWDP) ^{1, 2, 3}	Optional
Replacement cost	Included
Sewer Back Up (included in EWDP) ^{1, 2}	Optional
Temporarily away - worldwide location	Full contents limit
Permission to remove property	90 days
Trees, shrubs and plants (excluding cannabis plants)	5% of personal property amount
Water damage per policy ²	Included

Note 1 – Enhanced Water Damage Package (EWDP) is available for an additional charge (refer to Endorsement section for details)

Note 2 – Subject to the greater of \$2,000 deductible or the deductible amount shown on the coverage summary page for Water Damage (including the Enhanced Water Damage Package)

Note 3 – Condominium Protection coverage subject to maximum limit of \$250,000 for Overland Water (if eligible)

LOSS OF USE OF YOUR UNIT	COMPREHENSIVE CONDOMINIUM
Additional living expenses - including temporary membership in fitness or health club facilities	50% of Personal Property Amount
Fair rental value	
Maintenance fees	
Prohibited access by civil authority	

CONDOMINIUM PROTECTION	COMPREHENSIVE CONDOMINIUM
Unit improvements and betterments	* \$500,000
* Unit additional protection	Limit is per occurrence for any one or a combination of these coverages.
* Common elements loss assessment	
* \$1,000,000 condominium protection coverage	Optional - \$30 additional premium
Fittings and fixtures temporarily removed	10% of unit protection
Loss assessment due to application of a deductible in the condominium master policy	Included - \$2,500 limit for earthquake peril

* **IMPORTANT:** Coverage amount may be subject to a **Sublimit** – Refer to Condominium Unit Owners wordings for specific details

SPECIAL ADDITIONAL COVERAGES	COMPREHENSIVE CONDOMINIUM
Arson or theft conviction reward	\$1,000
By-laws coverage	\$30,000
Credit, debit, ATM cards, cheque forgery	\$10,000
Doors and glass forming part of unit	Included
Fire department charges	No special limit
Freezer foods	Up to personal property amount
Mass evacuation	30 days
Lock repair or replacement	\$1,000

PERSONAL INSURANCE PRODUCT MANUAL

CONDOMINIUM

SPECIAL LIMITS	COMPREHENSIVE CONDOMINIUM
Business property	\$7,500
Cannabis in all consumable forms and cannabis plants (except for medical use)	\$500
Money, bullion or cash cards	\$1,000
Securities	\$6,000
Spare automobile parts	\$1,000
Utility trailer	\$1,000
Watercraft	\$3,000
If loss is caused by theft or mysterious disappearance:	
Bicycles (limit each bicycle)	\$1,000
Coin collections	\$1,000
Collectible cards (sports cards) & comic books	\$5,000
Jewellery, watches, furs	\$6,000
Luggage, pet carriers and handbags (including but not limited to, purses, wallets, totes, clutches, carrier bags and other items of a similar nature)	\$10,000
Stamp collections	\$2,000
LIABILITY COVERAGES	COMPREHENSIVE CONDOMINIUM
Standard limit	\$1,000,000
Draft or saddle animals	Included
Inboards up to 50 hp	Included
Inboard/Outboard up to 50 hp	Included
Legal liability to employees	Included
Loss assessments – legal liability	Included
Outboards up to 25 hp	Included
Swimming pools	Included
Voluntary compensation for residence employees	Included
Voluntary medical payments	\$5,000
Voluntary property damage	\$1,000
Watercraft up to 26 feet in length	Included

RENTED CONDOMINIUMS

Comprehensive form only – All risks on all Property Coverages

See '**Binding Authority**' for '**Risks You Must Refer Before Binding**' & '**Risks We do Not Write**'

ELIGIBILITY	<p>Must be an existing client to qualify for rented condominium.</p> <p>Verify and add a policy note with responses to the following questions:</p> <ul style="list-style-type: none"> • How many rental units does the insured own in total? This includes with another carrier • How many unrelated families, individual, or combination reside or will reside in the dwelling/unit(s)? • How often is the interior and exterior of the dwelling/unit inspected? • Who is responsible for dwelling inspections and/or maintenance? If this is a property management company, the name of the company must be provided • What is the basis of the rental agreement? Month to month, annual lease, etc. • How was the condition of the dwelling verified (Google Streetview, rental listing, photos) <p><i>*Mandatory at the time of new business, addition of new risk, or change in occupancy</i></p> <p>Photos maybe required if google street view and/or rental listings are unavailable.</p>
OCCUPANCY	Maximum of 2 unrelated families, individuals, or combination of per unit/household.
CONDITION	Must be well maintained.
HEATING	Approved primary and secondary heating required. Refer to Heating section.

AMOUNT OF INSURANCE

Two options available for Condominium Protection.

- \$250,000
- \$500,000

These are single limit amounts that include:

- Unit Improvements and Betterments
- Unit Additional Protection
- Common Elements Loss Assessment

DEDUCTIBLE OPTIONS

- The standard policy deductible is \$500.
- Other deductible amounts available are: \$300, \$1,000, \$2,000, \$5,000 and \$7,500

Apply to company for higher deductibles.

WATER DAMAGE DEDUCTIBLE

- The greater of a \$2,000 Water Damage Deductible or, the deductible amount shown on the Coverage Summary page, now applies to all water losses (including those covered by the optional Enhanced Water Damage Package).
- A policy level deductible may be applied for all water losses - \$150 charge (refer to Water Damage Deductible Buy Back Option in the Endorsement section)

RATES

Rates will only be available through online rating tools. Please ensure a comparative rating engine is used to determine premiums.

MINIMUM PREMIUM

- Minimum premium for Landlord's contents (personal property) is \$15
- Minimum premium for rental income (fair rental value) is \$15
- Minimum sum premium of \$250 applies (total of condominium unit & landlords contents premium).

COVERAGE CHART

The following charts are general in nature; refer to policy wording for specific details.

COVERAGE TYPE	RENTED CONDOMINIUM
Perils insured	All risks
By-laws coverage	\$30,000
Condominium Protection	\$250,000 Included \$500,000 (available for purchase)
<ul style="list-style-type: none"> Units Improvements and Betterments 	Included
<ul style="list-style-type: none"> Unit Additional Protection 	Included <ul style="list-style-type: none"> A limit of \$50,000 applies when the Condominium Corporation has no insurance A \$100,000 limit applies when the amount of damage is within the Condominium Corporation's deductible.
<ul style="list-style-type: none"> Common Elements Loss Assessment 	Included <ul style="list-style-type: none"> A limit of \$100,000 applies when the Condominium Corporation has not insured the Common Elements to 100% of replacement value
Cost to find new tenants (if tenant leaves due to insured loss)	\$250 for advertising, credit checks and / or reference checks
Fair rental value	Optional
Fire department charges	Included
Fittings and fixtures temporarily removed	10% of condominium protection
Overland Water (included in EWDP) ^{1, 2, 3}	Optional
Personal Property	Optional
Replacement cost	Included
Sewer Back Up (included in EWDP) ^{1, 2}	Optional
Trees, shrubs and plants (excluding cannabis plants)	5% of condominium protection, to a max. of \$1000 per tree, shrub or plant
Water damage per policy ²	Included

* **IMPORTANT:** Coverage amount may be subject to a **Sublimit** – Refer to Rented Condominium wordings for specific details

Note 1 – Enhanced Water Damage Package (EWDP) is available for an additional charge (refer to Endorsement section for details)

Note 2 – Subject to the greater of \$2,000 deductible or the deductible amount shown on the coverage summary page for Water Damage (including the Enhanced Water Damage Package)

Note 3 – Condominium Protection coverage subject to maximum limit of \$250,000 for Overland Water (if eligible)