

BRENTWOOD FOREST CONDOMINIUM ASSOCIATION

INSURANCE PROGRAM SUMMARY

POLICY TERM: 9-15-2019 TO 9-15-2020



What the Association Master Property Policy (MPP) Covers: The Association has purchased the MPP to cover common property elements (property owned "in common" by all Brentwood Forest unit owners) and unit-owner's Improvements and Alterations. Improvements and Alterations includes but is not limited to interior wall coverings, floor and ceiling coverings, lighting fixtures, appliances, heating and cooling units, plumbing fixtures, and cabinets contained within a unit. The MPP covers all buildings on a blanket, agreed value (no coinsurance), replacement cost basis. Coverage is provided for all causes of loss not specifically excluded, plus Earthquake. Damage from flood, insects, rodents, settling, maintenance are typical excluded losses.

General Liability

Limit: \$1,000,000 each occurrence and \$2,000,000 maximum per year. Unit-owners are insureds as respects their liability for the portion of the premises not owned solely by the unit-owner.

Automobile Liability

Limit: \$1,000,000 each accident for Hired and Non-Owned Automobile Liability.

Directors & Officers Liability

Limit: \$2,000,000 maximum per year. Covers the Association, Board Members and others acting at the Board's direction.

Fidelity – Dishonesty and Crime

Limit: \$2,200,000 Protects the Association's funds from theft by employees, board members and others.

Cyber Liability

Limit: \$1,000,000 maximum per year. Covers the Association for liability and expenses related to a cyber event including security breaches and crisis management.

Umbrella Liability

Limit: \$15,000,000 maximum per year. Provides an additional amount of insurance over General Liability, Automobile and Directors & Officers Liability. Follows unit-owners as insureds provided by General Liability.

Condominium Unit-Owners Property Coverage: As a Unit-Owner, you are responsible to insure your personal property within your unit. Special consideration should be taken to include an adequate amount of property insurance. The Condominium Unit-Owners insurance should include, as a minimum, Special Coverage including all causes of loss unless excluded, **plus Earthquake**.

Increase in Value of Your Unit: If modifications and improvements to your unit exceed \$10,000, please notify the Crane Agency.

Insuring the MPP Deductible Assessments: You are responsible for these Association MPP deductibles:

- \$10,000 deductible per building for losses other than Wind and Hail and Earthquake
- 2% of each building limit for Wind and Hail (approximately \$2,500 per Unit Owner)
- 5% of each building limit for Earthquake (approximately \$6,125 per Unit Owner)

The highest Association MPP deductible should be added under Dwelling Coverage in your Condominium Unit-Owners Policy (\$10,000). Also, Unit-Owners Loss Assessment Coverage should be purchased to cover other assessments including damage to roofs, liability and underinsured losses. We recommend a minimum amount of \$25,000 for Loss Assessment.

Suggested Minimum Unit-Owners Coverage Including Replacement Cost on Dwelling and Personal Property:

Special Form/Earthquake:	\$500 Deductible/Earthquake Deductible as Per Insurer
Dwelling:	Amount: \$10,000 (MPP Deductible) *
Personal Property:	Amount: Choose an Adequate Amount to Replace Your Personal Property
Additional Living Expense:	50% of Your Personal Property Limit
Loss Assessment:	\$25,000 Minimum (Including Earthquake) *
Sewer or Drain Backup	\$10,000
Personal Liability:	\$500,000 (Umbrella should be considered for higher limits)

* Some insurers may cover the MPP Deductible under Loss Assessment. Ask your personal insurance broker if this is available.

To request a Unit-Owners insurance quote, contact Kim Briggs Phone: (314) 206-4142 or kim@craneagency.com.

This is a summary of insurance coverage for the Association and Coverage Suggestions for Unit-Owners. This is not a contract. The terms of the policy will control the insurance contract without regard to any statement in this summary.