

Isn't the Master Insurance Policy Coverage Enough?



No. In fact, in most cases, the Master policy coverage provides only skeletal coverage and never extends coverage to you, as an individual owner, for the liability that you may have.

Here is a general guide to coverages that you should be securing as an individual owner... whether you reside in a condominium project... or a planned unit development made up of single family homes.

If you live in a Condominium or Townhouse Style Development...

The Master policy provided by the Association provides basic coverage for the structure, however, there are at least five items that are not provided by the Association's policy that need to be maintained by the individual unit owner:

1. **Personal Property Coverage** protects things in your home, such as clothes and furniture, for specific perils.
2. **Personal Liability Protection** provides payments for bodily injury or property damage you may be legally responsible for.
3. **Loss of Use Protection** pays for necessary extra expenses (hotel, restaurants, etc.) while your home is uninhabitable because of damage from an insured peril.
4. **Loss Assessment Coverage** offers protection against your portion of a loss assessment levied by the condominium association on all members - for an insured peril.
5. **Real Property Coverage** is designed to pick-up coverage for those portions of the premises not insured by the Master policy and, in some cases, even the Master policy deductible.

The above five coverages are available from a number of insurance carriers under a package called an HO-6 or an "Individual Unitowner Policy."

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About the Author: Tim Cline, CIRMS, is President of Timothy Cline Insurance Agency, Inc. of Santa Monica. Tim is also President of the Channel Islands Chapter of CAI (Community Associations Institute) and recent past President of both the Greater Los Angeles Chapter of CAI and the Los Angeles Chapter of the Independent Insurance Brokers and Agents Association (IBA West). Formally, Tim also chaired the CAI National Insurance and Risk Manager Professionals Networking Committee. Tim is a current member of the teaching faculty of the California Association of Community Managers (CACM).

This letter contains only a general description of coverage and is not a statement of contract. For a more detailed description of the policy conditions and exclusions, please consult the policy itself.
