

CONDO INSURANCE



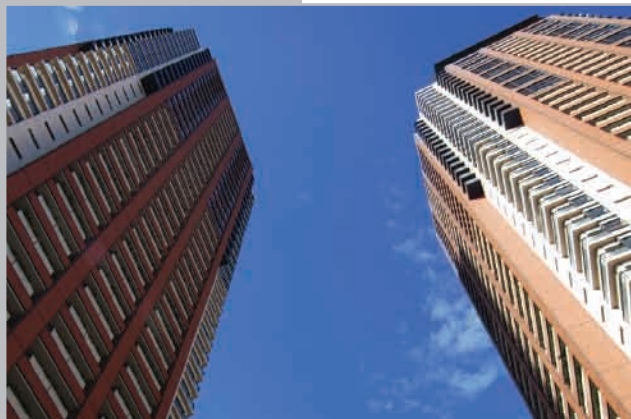
UNIQUE PROTECTION FOR CONDO OWNERS

Condo owners require specialized insurance protection.

Our clients save time and money with our comprehensive and flexible condo package. We understand the unique coverage that is required for condo owners and are able to share this knowledge with you so you can make informed insurance decisions.

Consider This

- * A condominium owner is actually protected by two policies: the owner's individual policy and the Condominium Corporation's master policy.
- * The Master Policy provides Liability coverage for the building and common areas including the roof, sidewalks, stairs, gyms, swimming pools, lobby and common interior areas.
- * If a fire occurs in the building and the damages exceed the coverage purchased under the Condominium Corporation's Master Policy, the Condominium Corporation would divide the shortfall (the uninsured difference) equally amongst the unit owners.
- * If someone slips and falls in the gym and is granted an award by the courts, the Corporation's Master Policy may not contain a high enough liability limit to cover this award. The additional or uninsured amount is then divided amongst the unit owners and it is their responsibility to pay their prorated portion.
- * Shortfalls in the master insurance policy are often covered under the condo unit owner's individual policies, so that you do not have any additional unexpected fees.
- * It is important for condominium unit owner's to have their own Liability Insurance.
- * Even though the roof over a unit owner's head may be protected by the master policy, the unit owner's personal belongings and personal liability are not covered.



Specialized Products

Unit Improvements & Betterments

Without the Improvements and Betterments coverage included in the Condominium Owner's policy, any renovations or upgrades made would not be covered and you would lose the investment you made.

Loss Assessment Coverage

If a loss occurs in a common area such as the pool and the loss exceeds the limits under the Master policy, each unit owner would be assessed to pay their share of the uninsured amount, unless proper coverage is in place.

Additional Protection

If the Condo Corporation's policy has inadequate insurance or no insurance, the unit owner's policy would pay for damages to the unit, excluding unit improvements or betterments, even if the unit owner is found responsible.

Personal Liability

This coverage protects a unit owner for liability that arises out of the ownership or use of their premises and common areas.

Master Policy Deductible

Under the loss assessment and liability loss assessment extension, there is coverage for the unit owner if they are assessed to pay part of the corporation's deductible.

Contact Us

We also offer competitive premiums, reliable claims service and dedicated Account Managers. Our team, at Jones DesLauriers Insurance Management Inc., has the understanding, expertise and experience to manage even the most complex insurance challenges.

Call us toll-free to reach one of our broker representatives in your area to discuss your specific requirements and the value added services we can provide.

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