

MASTER INSURANCE POLICY

Note: This is a reprint of a September, 2006 letter to Unit Owners, The Homes at Swan Pond Condominium, from Jeff Grosser, Rodman Insurance Agency.

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TO: Unit Owners, The Homes at Swan Pond Condominium

FROM: Jeff Grosser, Rodman Insurance Agency

RE: **MASTER INSURANCE POLICY**

Please be advised that, as of November 1m 2006, your association's master insurance police will renew with Middlesex Mutual Insurance Company through Rodman Insurance Agency.

You are advised that the master policy provides property coverage for all permanently installed fixtures, improvements and betterments within your unit *against covered causes of loss*, whether those items are originals or replacements. The coverage remains subject to the same deductible as the expiring policy:

\$10,000 PER OCCURRENCE FOR ALL COVERED CAUSES OF LOSS

It is the Board's policy that losses (or portions thereof) not exceeding the association's deductible shall be the responsibility of the unit owner(s) involved in the loss.

As a result, it is imperative that you check with your own (insurance) agent to make sure that your Unit-Owners Policy (HO-6) provides adequate coverage to meet any deductible obligation that you might have. It is recommended that your (own) coverage include \$15,000 under "Coverage A – Dwelling" to respond not only to the association's deductible but (also) to losses that might be excluded under the master policy. Your coverage should also include the "Unit Owners Special Coverage A" endorsement (Form HO-1732). **PLEASE CONFIRM WITH YOUR AGENT THAT YOUR POLICY WILL RESPOND TO THE ASSOCIATION'S DEDUCTIBLE**

*The master policy **DOES NOT** provide coverage for your personal effects (i.e. clothing, furniture). Please speak with your personal agent to discuss your specific coverage needs.*

- If you have any questions about this issue, please call me directly or have your agent call me at 781-247-7800, Extension 888.
- If your mortgage requires a **Certificate of Insurance**, please contact **Sarah Hale** at 781-247-7800, Extension 809.
- You can also obtain a Certificate of Insurance by visiting the Rodman Insurance Agency website at www.rodmanins.com and clicking on *Condo Certificates* to create your own.