

# Brown & Brown Insurance of Georgia, Inc.

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September 10, 2018

## MASTER vs. HO6

The Master policy we have in force for **Creekwood Commons Townhome Association** is written to provide very broad coverage on the structure itself. The insurance provided covers the entire structure inside and out, **INCLUDING additions and improvements** made to the unit. Examples would be: wall covering, upgraded wall to wall carpeting, built in cabinets, etc. The Master policy has a deductible of **\$10,000 PER UNIT for all covered water losses, \$5,000 PER OCCURRENCE for all covered wind/hail losses, and \$5,000 PER OCCURRENCE for all other covered losses.** The deductible(s) would be your insurance responsibility for any covered cause of loss. You should discuss this with your insurance agent providing your personal insurance policy on your unit to make certain it is written correctly to respond to this deductible.

The Master policy insures against a loss sustained from the perils insured against under the policy. This would include damage resulting from fire, lightning, windstorm, hail, vandalism, and water damage occurring from a sudden and accidental discharge of water such as a frozen pipe bursting, a washing machine hose malfunctioning, etc. This policy is not intended to cover losses resulting from maintenance issues such as roof leaks. In order to have coverage for resulting water damage from a roof leak, there would need to have been damage to the building from a covered peril to respond to such damage such as windstorm damage to the roof thus causing resulting water damage to the inside. To assist in eliminating gaps in insurance, additional coverage should be carried on a personal basis. Water damage resulting from seepage of surface waters is excluded from the policy.

The Master policy also includes general liability for the common areas with a limit of \$1,000,000.

Each unit owner would need to carry a **Condominium Unit-Owner's Policy** (or a **Dwelling Fire** policy if you do not reside in the unit) to insure the contents (personal belongings) within the unit, liability coverage for personal exposure, and coverage to respond to the Master policy deductible **and** total cost of additions and improvements if not included in the Master policy in the event of a loss. The personal policy should also include Loss Assessment coverage to protect against an assessment from the Association for an uninsured loss, an underinsured loss, or as a result of the deductible for a given loss. These items are not and cannot be included in the Master Policy.

If we can be of further assistance in answering any questions we can be reached at 770-952-7725. If you would like a Condominium Unit-Owners quote or a review of your current personal coverage, please contact Katrina Johnston in our Personal Lines Department. Thank you for your continued support of the services we provide to Creekwood Commons Townhome .