

## **LEMAR ESTATES TOWNHOME ASSOCIATION**

### **INSURANCE OVERVIEW**

In this section you will find several documents that can help you understand the insurance provided by our master policy and certain coverage you should include in your personal HO-6 policy to dovetail with the master policy.

A common mistake is to assume that because you are responsible for maintaining your unit's interior and the HOA is responsible for maintaining your unit's exterior, that the same holds true when it comes to insurance. That is not the case. The master policy insures your entire dwelling (excluding personal property), both interior and exterior. However, the master policy only insures your dwelling after its deductibles have been satisfied. If you have a claim that is less than the master policy deductible, regardless of whether the damage is to its interior or exterior, that claim should be filed with your HO-6 carrier. The reality is that most claims are less than master policy deductibles, so they will be handled by personal HO-6 policies.

Specifically, this section includes:

- The master policy's coverage letter that was emailed to all owners when the current master policy took effect (and a good thing to show your HO-6 agent to make sure there are not coverage gaps between you're the master policy and your HO-6 policy).
- The certificate of property insurance that is often required by mortgage companies.
- Some specific questions to submit in writing to your agent when obtaining HO-6 coverage.
- Instructions to assist you with claim processing.