



Kings Point Insurance Guidebook

Condominium Owners





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Contacts

Questions about your unit owner's policy?

Contact the expert:

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RE: Unit Interior Insurance

Dear Residents;

We would like to bring to your attention some important information regarding the coverage provided by the Condominium Association's Property Insurance Policy.

The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific to what the unit owner's responsibilities are and what the Condominium's responsibilities are. It is standard practice and highly recommended that unit owners purchase insurance for the contents and interiors of their units. This is not something that is included in your closing or your mortgage; it is something that needs to be purchased by the unit owner to protect everything inside your apartment. **The condominium insurance policy only covers the common areas and inside of the units from the sheet rock back.**

The best way to understand what the responsibility of the Association is to know what is **NOT** covered by the Association's property policy.

According to Florida Law (F.S. 718.111 (11)(f)3) the Association's policy must exclude:

- All personal property within the unit (clothes, computers, electronics etc.)
- Floor, wall coverings, and ceiling coverings
- Light fixtures
- Electrical fixtures, appliances, water heaters, water filters, built-in cabinets and counter tops
- Window Treatments Including: curtains, drapes, blinds, hardware, and similar window treatments components

Any items not specifically addressed and or mentioned by the Florida Statute, coverage would be then determined by the provisions of the Condominium Declarations or By-laws or case law.

Such property and any insurance thereupon is the responsibility of the unit owner. You are not required to purchase insurance by law, and by not having insurance you choose to self-insure (meaning paying out of your own pocket).

There are personal insurance policies available to cover the above mentioned property. Also these policies provide liability coverage to provide payment for negligent acts against a Third Party's property or bodily injuries. These types of policies are called "Condominium Unit Owners Coverage (HO6).

These personal insurance policies come in handy especially when "Water Damages" arise from bursting pipes or backed up toilets. Sometimes when these events occur it's very difficult to determine who is ultimately responsible for the damage and in many cases each Unit Owner has to take care of their damages on their own.

Example: Toilet backs up causing damage to the unit where it occurred and two units below. The units have wood floor damage, carpet, furniture, cabinets. These items are not covered by the Condominium Association's property policy and if nobody is found negligent each unit is responsible for their own damaged property.

Other scenarios in which Water Damage can occur and nobody may be found negligent: Pipe Burst, Sprinkler Discharge, Fire Fighters response and action.

Having a personal insurance policy can alleviate the headache of not knowing what to do. The insurance company can coordinate payment with all the other parties or other insurance companies involved or simply pay the claim to the insured unit regardless of who is at fault.

We recommend that you to contact an Insurance Agent if you currently don't carry a personal policy to protect the property NOT covered by the Association's policy.

Hazard Insurance Quick Reference Table

AS GOVERNED BY FLORIDA STATUTE 718

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	YES	NO
3. UNIT INTERIOR WALLS Party Walls, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	NO	YES
6. UNIT AND COMMON AREA <ul style="list-style-type: none"> - Structural Floors - Structural Ceilings - Structural Walls 	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS <ul style="list-style-type: none"> - Appliances - Electrical Fixtures - Water Heaters - Cabinets 	NO	YES
10. INTERIOR UNIT Air Conditioners	YES	NO

The above information is intended to assist in determining the general responsibilities for both parties

Flood Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

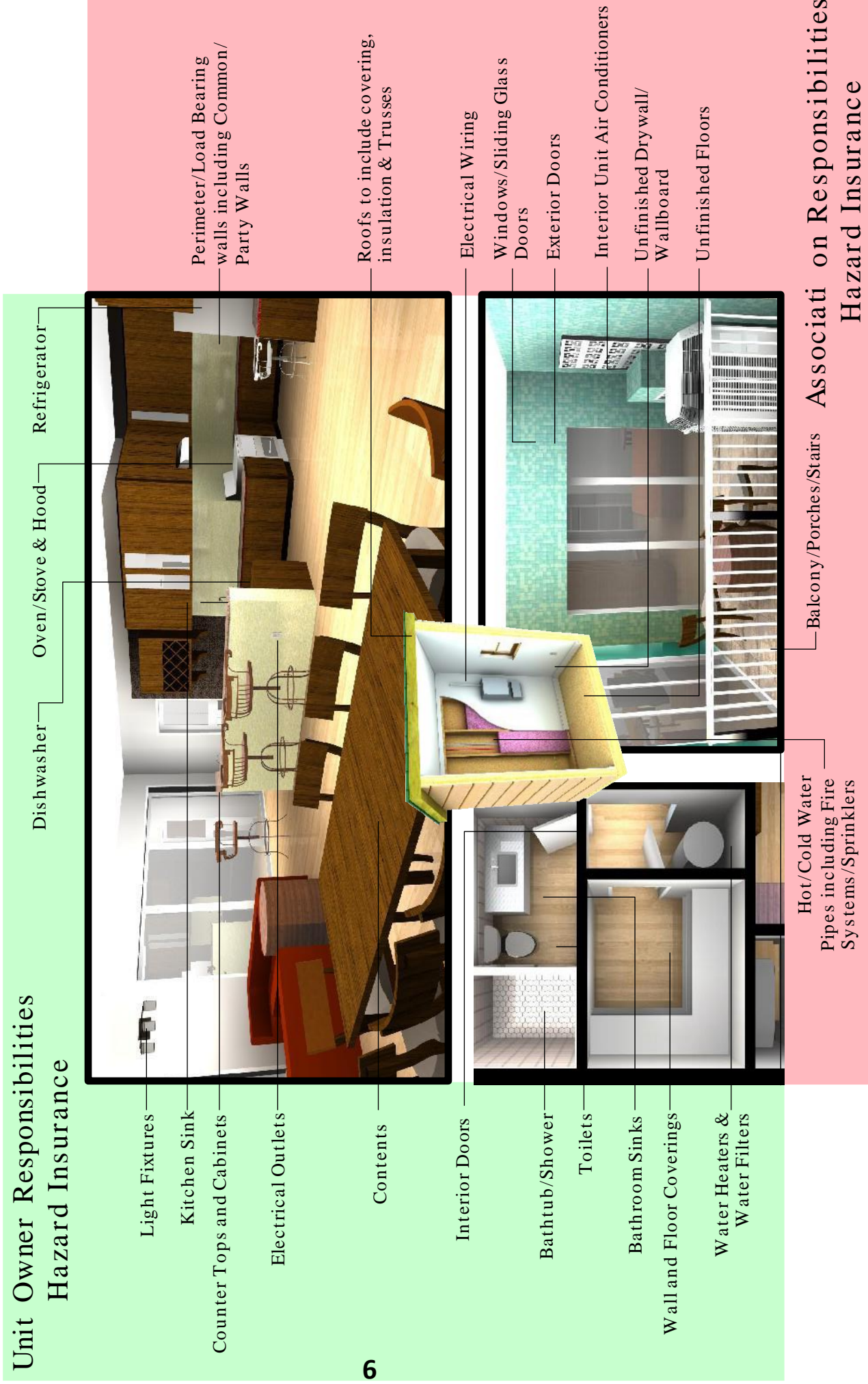
BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Windows etc.	YES	NO
3. UNIT INTERIOR WALLS Party Walls, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	YES	NO
6. UNIT AND COMMON AREA <ul style="list-style-type: none"> - Structural Floors - Structural Ceilings - Structural Walls 	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS <ul style="list-style-type: none"> - Appliances - Electrical Fixtures - Water Heaters - Cabinets 	YES	NO
10. INTERIOR UNIT Air Conditioners	YES	NO

The above information is intended to assist in determining the general responsibilities for both parties



Unit Owner vs Association Hazard Insurance Coverage Areas

This diagram is provided for illustration purposes only and should not be solely relied upon as the basis for insurance. We recommend you review Florida Condominium Statute 718 and your specific condominium documents for updated insurance and maintenance responsibilities



Summertime Checklist for Winter Residents



Unoccupied units can often be the source of problems when the proper steps are not taken to mitigate losses.



Set thermostat to 78 degrees



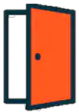
Schedule regular seasonal HVAC maintenance



Close Blinds



Unplug Appliances



Leave interior and closet doors open



Remove all items from balcony



Arm Alarm



Turn off water main



Refresh Batteries- Replace all batteries in smoke alarms or equipment



Access- provide management the ability to access the unit in the event of an emergency.



Check **HO6 policy** for vacancy provisions.

Coverage of your unit owner's insurance policy HO6 could be limited or excluded if the unit is not checked once a month.

The following items should be included in that inspection.

- **HVAC System-** Thermostat, Temperature, and Filters
- **Plumbing-** Faucets, Hot Water Heater, Under Sink Pipes
- Doors, Windows, and Appliances
- Look for signs of water intrusion



IMPORTANT!

What is Condo Loss Assessment?

A condo loss assessment occurs when a condo association asks condo owners to help pay for the costs of damage to common property or personal injury on the premises

Examples of loss assessment Situations:

The condo complex suffers a catastrophic loss and does not have enough insurance to cover the damages	The association bought less insurance than the amount they're sued for by an injured guest.
Damage is caused by something not covered by the association's insurance.	The association's policy includes a high deductible and condo unit owners are assessed to help pay it.

To find out what details about the specific Loss Assessment exposure of your community please contact Brian Burns at brian.burns@usi.com or 727-686-9680.



Requests of Certificates of Insurance

Contact our Certificate Department at
westcoastcondo@usi.com or fax 855.299.7117

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Agency Street Address City, State, Zip Code		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Email Address	
		INSURER(S) AFFORDING COVERAGE	
		NAIC #	
INSURED Vendor Name Street Address City, State, Zip Code		INSURER A : INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N N						<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.I. EACH ACCIDENT \$ 500,000 E.I. DISEASE - EA EMPLOYEE \$ 500,000 E.I. DISEASE - POLICY LIMIT \$ 500,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

UNIT OWNER NAME is included as Additional Insured with regards to General Liability, Auto Liability and Umbrella Liability. Coverage is Primary and Non-Contributory. Waiver of Subrogation applies in favor of UNIT OWNER NAME with regards to General Liability, Auto Liability, Umbrella Liability and Workers Compensation.

30 Days Notice of Cancellation, Except 10 Days for Non-Payment Applies.

CERTIFICATE HOLDER

CANCELLATION

Unit Owner Street Address City, State, Zip Code	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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EOI Direct

Requestors of Certificates of Insurance

With our continued focus on providing superior service to our customers, USI Insurance Services now offers alternatives for your insurance certificate requests.

EOI Direct provides around-the-clock online access to insurance information for lenders, mortgage brokers, closing agents, homeowners, and realtors in need of Master Policy data for community associations insured through our agency.

EOI Direct
412 E. Park Center Blvd. Suite 315
Boise, ID 83706
Phone: (877) 456-3643 Fax: (208) 694-3848
Email: help@eoidirect.com

To request a Certificate of Insurance call the number above, or to request it online follow the instructions below:

- Visit www.eoidirect.com
- Follow the links to register and write down your User ID and Password so you can login to your account when prompted
- There is a delivery charge for mortgagee clause additions, but there is no cost to register for this service and Master Policy information is available free of charge online
- Once you have logged on to your account, click on "Evidence of Insurance" to search and access the association policy information you are seeking.
- For additional assistance, EOI Direct's customer service department is available Monday through Friday from 9:00am to 8:00pm ET

**If you need additional policy information, you can contact our
Certificate Department at 813.639.3000 or westcoastcondo@usi.com.**