

A photograph of several modern, curved glass skyscrapers under a blue sky with light clouds. The buildings have multiple balconies and large windows reflecting the sky.

# Important Facts About Your Unit Owner's Policy

The insurance industry has been experiencing an increase in losses not covered for unit owners. Here are some of the major reasons why an insurance company has denied claims for repairs to a condominium unit and personal property.

## It is a unit owner's responsibility to be aware of the following:

1. Please notify your insurance broker if you or your tenant have **moved out** of the unit and the unit is **unoccupied** or **vacant**. Should a loss occur before your insurer is notified, coverage could be null and void and all claims would be declined.
2. Insurers exclude water damage caused by a ruptured pipe due to freezing if you are **away from your home** for as few as 4 consecutive days (length of time will vary by company). To help prevent this type of damage, and have the exclusion lifted, companies will typically accept one of the following measures:
  - Have a competent person enter your unit daily to ensure the heating is maintained.
  - Have a low temperature sensor hooked up to your monitored alarm system.
  - Shut off the water and drain your pipes and plumbing fixtures.
3. If you do not purchase **Sewer Backup Coverage** for your unit, damage caused to your contents and unit improvements will not be covered. The corporation's policy excludes unit improvements and contents of the individual unit owners that are damaged by a sewer backup.
4. If you run a **home based business** or **daycare**, your policy will exclude or put a cap on the limit of business related property in your home, and will exclude all liability for visitors to your unit related to the business. For example, if a client comes to pick up an order and trips on the stairs, your personal policy will not respond as this is a business-related claim.
5. If you have rented your unit and have not notified your insurance company or broker, your coverage could be null and void and all claims would be declined.
6. **Illegal activity** in the unit, such as a grow-op, will void the insurance.