



An Explanation of Your Association Insurance Protection Georgian Townhome Association

The Association provides protection for the interest of the Association, Owner Members, Trustees and Mortgagees.

I. PROPERTY COVERAGE:

- A. **“Risk of Direct Physical Loss” coverage** (subject to policy limitations) The Association is protected by Comprehensive Property coverage, subject to the standard exclusions such as, but not limited to, earthquake, flood, water seepage, war, pollution, normal wear and tear and vermin.
- B. **Replacement Cost** restores Association Insured Property to the builder’s original grade in the event of a covered loss.
- C. **A deductible applies to all property losses.** **Georgian Townhome** association deductible is \$10,000 per occurrence for all property related claims except; Ice Damming, \$10,000 per unit.
- D. **The Association’s insurance policy covers the homes with the builder’s standard grade basic features.** This includes such items as bathroom fixtures, kitchen cabinets, built-in appliances, basic carpeting, partitioned walls, repairing sheetrock and a sealant coat of paint. You are responsible to insure any decorations, additions, alterations, upgrades or options (such as wallpaper, lighting, painting and finished basements) that are made by you, or a prior owner.

II. LIABILITY COVERAGE:

This coverage protects the Association against bodily injury or property damage to others for which the Association becomes legally liable. It is recommended that homeowners purchase insurance to protect themselves from personal liability, as well as for the interior of their home.

III. ADDITIONAL ASSOCIATION COVERAGES:

The Association may also be protected for Fidelity, Workers Compensation and Directors and Officers Liability. For more information concerning these coverages, please feel free to contact our office for details.

For More Information Contact:

*Your Management Company
Representative*

or

*Jessica Due
908-382-6625 X 4152
Jessica.Due@InsurePeopleFirst.com*

IV. CLAIMS:

Any and all claims against the insurance policies held by the Association **must first be reported to the Property Manager and/or Board of Trustees.**

V. HOMEOWNER’S NEED FOR PERSONAL INSURANCE:

In order to complete your insurance protection, you, as a Resident Homeowner, **will need to purchase coverage for your personal contents, loss of use, personal liability, loss assessment, and additions and alterations** (including decorating, upgrades or options made by you or a prior owner.) This policy is commonly known as a **Condominium Homeowners or HO-6 policy.**

As an Owner-Nonresident, insurance is still necessary. The policy that is needed is a Combination Dwelling Policy. The coverages listed above, as well as “loss of rents” should be included.

Please review your policy with your individual insurance agent or **call us at (908) 382-6625** for a complete review of your needs.

This brief general description applies only to policies insured through PeopleFirst Property & Casualty. It does not extend, modify, or explain all the clauses and conditions of the policies and only reflects coverage in place at the time of printing.

With our continued commitment to providing superior service to our customers, we are using a state-of-the-art insurance certificate delivery system. **iCerts.com** provides on-demand, online access to evidence of insurance for lenders, mortgage brokers, real-estate agents and/or closing attorneys, or the condo owner who are in need of evidence of insurance (Master Policy) provided through our agency. Please use the instructions below to process your request 24/7.

If you are: a Lender, Loan Processor, Real-Estate Agent, or Closing Agent, and this request is for a new loan of any kind (includes refi's, LOC, reverse mortgage, etc.), please use our website www.icerts.com to register for a new user account (if you do not already have one), or to login and place an order. All fees should be written into the closing costs.

Note: Please do not redirect the Condo owner/buyer to iCerts.com to order certificates on your behalf, as it is the lender's responsibility to place these types of orders.

- **Please forward all renewal requests to the unit owner for processing through www.icerts.com.**

If you are: a Condo Owner and this request is for an annual renewal, or any other request that does not involve a new loan, please forward the letter you received from your lender requesting an updated certificate to CS@iCerts.com for instructions and further assistance.

- If this is for a renewal, one customized certificate per year will be available to each unit owner based upon an association's annual renewal event (not a new loan), on or after the renewal date of the association.
- If a "generic" certificate is required for your own records (or to outside insurance agents for claims or policy comparisons), one will be provided by contacting our office directly and requesting it (will not include the unit owner or mortgagee clause).

If you should have any questions regarding the iCerts.com program, please contact them directly by email at: CS@iCerts.com for further assistance.

To discuss any policy related concerns or our insurance services in greater detail, please contact by email at: Info@InsurePeopleFirst.com.

For more information regarding ordering certificates, or the top 10 most asked questions regarding iCerts.com services, please visit their "[FAQ](#)" page.

All iCerts.com requests will be responded to during normal business hours in the order received, Monday through Friday, between the hours of 7:30 am and 4:30 pm PST.

Thank you.