



**These coverage recommendations are intended for owners that occupy their units only. If your unit is rented to others, please contact us so we can discuss your coverage options. To receive a no obligation HO-6 quote, please visit our website www.binsurance.com or call our office at 860-232-4491.*

Coverage Recommendations for Unit Owners of Savin Rock Condominium Association, Inc.

All unit owners should carry an HO-6 (unit-owners) policy for a number of potential exposures that are not covered by the master policy.

Dwelling Coverage: Due to restrictions in coverage under the master policy, the Association declarations, and/or state regulations, the unit owner may be directly responsible for repairing damages to their unit. The “Dwelling” coverage portion of the unit owner policy would respond to this loss. As such, we recommend dwelling coverage limits of at least \$25,000 to address these situations.

Personal Contents: Your contents, such as furniture, electronics, and clothing, are also not covered by the master policy and should be insured personally. General rule of thumb is \$15,000 per room.

Loss of Use: Should a covered loss occur that renders a unit uninhabitable, expenses associated with obtaining alternative housing are NOT covered by the master policy. Such expenses are covered by each unit owner’s HO-6 policy under the “Loss of Use” coverage.

Personal Liability: If a claim is made or suit filed because of bodily injury or property damage caused by an occurrence for which the insured is legally liable, this coverage will apply. Owners should obtain at least \$500,000 of Personal Liability coverage.

Loss Assessment: Covers loss-related assessments levied by the association against unit owners. For example, the Association may seek to recover the master policy deductible from owners relating to a covered loss that occurred to common elements. We recommend carrying a limit of at least \$25,000 which may be increased based on your individual coverage needs.

Water and Sewer Back-up: This covers losses due to back-up of sewer and water pipes that lead from the street into your unit. This is not automatically part of your unit owner policy and must be added. We recommend a limit of at least \$25,000.

