

Lindsay Insurance Group, Inc.

Strath Haven Condominium Association

801 Yale Avenue
Swarthmore, PA 19081

Re: The Association Master Insurance Policy and the Unit Owners Policy

PROVIDE A COPY OF THIS LETTER TO YOUR HOMEOWNERS INSURANCE AGENT

Dear Unit Owners:

Strath Haven Condominium Association has purchased insurance through Lindsay Insurance Group, Inc. This provides coverage for the building and the association liability. However, since the building coverage is limited under the association policy, each unit owner should have a Unit Owners (HO-6) insurance policy to cover their unit and their liability. Following is a description of what is covered by the association policy and what should be covered by your HO-6 insurance policy.

Association Master Insurance Policy:

The association master insurance policy provides property coverage for the building on a replacement cost basis with a "special" cause-of-loss coverage form. The association property policy has a \$5,000 per occurrence property deductible for all covered claims. The association master policy will not respond with coverage until the damage exceeds the deductible. Each unit owner is responsible for this deductible, (discussed under Unit Owners, HO-6 section).

The building coverage of the master insurance policy includes coverage for originally installed fixtures and equipment in the units as well as all upgrades and improvements & betterments that have been made to the unit. This includes: drywall, paint, wallpaper, carpets, flooring, cabinets, etc.

Liability coverage for the association common area is provided in the association policy with a limit of \$1,000,000 per occurrence. Because this coverage only applies to the association common area, each unit owner needs to have their own liability coverage, (discussed under Unit Owners, HO-6 section).

REPLY TO: 790 PENLLYN PIKE, SUITE 200 BLUE BELL, PENNSYLVANIA 19422 (215) 540-2400 FAX 215-540-5444