

LAKESIDE VILLAGE CONDOMINIUM ASSOCIATION

Welcome to CAU's association master insurance program. This two-page fact sheet is designed to assist you in:

- Purchasing your own insurance
- Filing claims
- Ordering certificates of insurance

Key information regarding the association's master policy:

1. The common elements, limited common elements and units are covered.
2. Improvements and betterments and upgrades made at the expense of the current or previous unit owner are covered. This would include, but is not limited to, upgraded carpeting, cabinets and appliances. Wall coverings, built-in bookshelves and other permanently installed fixtures are also included.
3. "Special Form" coverage, which includes fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden rapid water escape or overflow from plumbing or appliances, frozen pipes, and convector units.
4. No coverage is provided for wear and tear, deterioration, damage by insects or animals, settling or cracking of foundation, walls, basements or roofs. **There is no coverage for damage caused by repeated leaking or seeping from appliances or plumbing. This includes leaking from around the shower, bathtub, toilet or sink.** These events are properly classified as maintenance items. The policy contains full details on coverages, limitations and exclusions.

Key information regarding unit owner's insurance needs:

1. You need a condominium owner's policy, also known as an HO-6, to pick up coverage for your personal property, furniture, additional living expenses (in the event your unit is uninhabitable due to a covered claim), and personal liability.
2. The association master policy carries a deductible. In the event of a claim, the association may seek to recover the deductible from unit owners involved in the claim. Your obligation to pay the deductible may be offset by your HO-6, subject to your own deductible, if you add building coverage. Some insurers cover the claim under loss assessment. Ask your personal insurance agent.



Community Association Underwriters of America, Inc.

CERTIFICATE OF INSURANCE REQUEST FORM

To obtain a Certificate of Insurance, please complete the information below.

Your request can be faxed to 267-757-7410, e-mailed to certs@cauinsure.com, or

visit our website for processing at www.cauinsure.com.

Requests are processed in a timely manner and mailed directly to the Mortgage Holder, unless forwarding instructions are provided below.

ASSOCIATION/COMPLEX NAME: _____

UNIT OWNER/SHAREHOLDER:

(as they appear on mortgage loan, including middle names or initials)

COMPLETE UNIT ADDRESS:
(street name, unit #, city, state and zip code)

MORTGAGE LOAN NUMBER: _____

MORTGAGE/CERTIFICATE HOLDER:

(as should appear on the Certificate of Insurance; including address)

Forwarding instructions:

Company Name: _____ Attn: _____

Company Address: _____

Phone Number: _____

**By providing CAU with a Fax Number and/or E-mail Address,
you will be invoiced \$20.00 for expedited service.**

☐ Fax Number: _____

☐ E-Mail Address: _____