

Condominium Unitowners Insurance

Coverage that fits your lifestyle

Your condominium (condo) association may include insurance for the building's structure, but covering your unit and personal possessions is up to you. That's why a State Farm® Condominium Unitowners insurance policy makes so much sense.

Condo Unitowners insurance basic facts

There are two main kinds of coverages that are included:

- **Property:** To protect your home and its contents.
- **Liability:** To protect yourself financially against costly claims and lawsuits.

It's a good idea to review your policy annually to determine if you have enough coverage. Your State Farm agent can help you customize your coverage to keep up with your changing needs.

What's covered?

State Farm can help protect your home and personal property against losses caused by:



Fire or lightning



Windstorm or hail



Explosion



Riot or civil commotion



Impact by aircraft



Impact by vehicle



Smoke



Vandalism or malicious mischief



Theft



Falling objects



Weight of ice, snow, or sleet



Sudden water discharge from plumbing or appliances



Sudden tearing or bulging of heating or cooling systems



Freezing of plumbing system



Artificially generated electrical current (power surge)



Breakage of glass

Coverage for your home would also include loss caused by many accidental direct physical losses. All property coverages are subject to the *Losses Not Insured* provisions of the policy.

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What's not covered?

While the State Farm Condo Unitowners policy provides comprehensive coverage, it does not provide coverage for every loss. Examples of losses not insured include, but are not limited to:

Property losses not insured

- Water damage caused by flood or underground water.
- Earth movement including earthquake or mudslide.
- Damage caused by deterioration, contamination, or nuclear hazard.
- Damage caused by birds, rodents, insects, or domestic animals.

Ask your State Farm agent about a separate *Flood policy* or earthquake coverage that may be available.

Personal liability not insured

- Bodily injury or property damage that is expected or intended by the insured.
- Business pursuits.
- Professional services, provided or not provided.
- Ownership, operation, use, or maintenance of aircraft, motor vehicles, and certain watercraft.

Please refer to the *Losses Not Insured* and *Exclusions* sections of the policy for a complete list.

Understanding the details of your coverage

Condo Unitowners insurance provides the following coverages:

Building Property – Coverage A: This coverage insures your real property, including building additions and alterations, installations, or additions that are part of your unit and are your insurance responsibility according to the governing rules of the condo association.

Personal Property – Coverage B: This coverage insures personal property in your home like clothes and furniture. It also insures personal property you take with you while away from home.

Loss of Use – Coverage C: This coverage may pay for certain losses when your home is damaged and rendered uninhabitable because of an insured loss. It provides for:

- **Additional Living Expense:** We cover the actual loss incurred for increased expenses beyond what you normally spend for food, shelter, and related items for the shortest time required to repair or replace your home, or for your household to settle elsewhere, up to 24 months.
- **Fair Rental Value:** We cover the actual loss sustained for rental income from that portion of your home rented to others or intended for rental, for the shortest time required to repair or replace the part of the home rented or intended for rental, up to 12 months.

Loss Assessments – Coverage D: We pay your portion of a loss assessment levied by the condo association on all members because of damage from an insured loss.

Personal Liability – Coverage L: This coverage may pay for bodily injury and property damage caused by an occurrence for which you are legally liable and to which this insurance applies. In addition, it may pay for your defense against these claims or suits.

Here's how it works – Personal Liability

Let's say a fire starts in your kitchen because you leave your stove unattended. If the fire damages your neighbor's home and injures your neighbors, you could be found liable. That means you may have to pay for any repairs to your neighbor's home, as well as any medical bills they might have from the accident.

When you're deciding how much personal liability protection you need, remember:

- Select liability limits high enough to protect your assets.
- Consider purchasing a *Personal Liability Umbrella policy* that may add an extra layer of protection to your regular policy limits.

Medical Payments to Others – Coverage M: This coverage may pay medical expenses up to the limits in the policy for people who are on your premises with your permission and accidentally injured. It also extends to people accidentally injured by your activities. However, the coverage does not pay for medical expenses for you or members of your family who live with you.

Here's how it works – Medical Payments to Others

Suppose a friend comes to your home and accidentally slams a door on his hand, leading to an injury that requires medical attention. Even though the accident was not your fault, Medical Payments to Others coverage could help pay for your friend's medical bills resulting from this accident.

Other things you'll like about this policy

Your Condo Unitowners policy includes:

Inflation Coverage: This coverage automatically increases the amount of insurance on your home and personal property (not including Special Limits of Liability on Personal Property) as inflation increases the cost of replacing your property. The changes are based on the movement of an inflation index and are reflected in the premium at each renewal of the policy.

Additional Property Coverages

- **Debris Removal** – Pays for reasonable expenses to remove covered damaged property following an insured loss, up to a specified limit.
- **Temporary Repairs** – Pays the reasonable and necessary cost of temporary repairs incurred to protect covered property from further damage.
- **Outdoor Trees, Shrubs, and Other Plants** – Pays for damage caused by fire, lightning, explosion, riot, civil commotion, aircraft, vehicles (not owned or operated by a resident of the residence premises), vandalism, malicious mischief, or theft. The limit for this coverage is 5 percent of the Personal Property – Coverage B limit of liability, not to exceed \$500 for any one tree, shrub, or plant including debris removal expenses.
- **Card, Bank Fund Transfer Card, Forgery, and Counterfeit Money** – Pays for certain losses up to \$1,000.
- **Refrigerated Products** – In certain situations, may pay for loss to the contents of an on-premises refrigerator or freezer resulting from power or mechanical failure.

- **Volcanic Action** – In certain situations, may pay for loss to a building and property within a building resulting from volcanic blast or airborne shock waves, ash, or lava flow.
- **Locks** – Pays to re-key the exterior locks to your home if your keys are stolen in conjunction with the theft of other insured property.

Additional Liability Coverages

These coverages will help protect you under the following situations:

- **Claim Expenses** – Includes expenses we may incur in defending a lawsuit brought against you for damages covered under the policy.
- **First Aid Expenses** – Pays for first aid expenses for people other than an insured for bodily injury covered under the policy.
- **Damage to Property of Others** – Pays up to \$500 for certain damage to property of others accidentally caused by an insured.

Loss Settlement Provisions

Building Property

Provides payment based on the cost to repair or replace with similar construction, if actually replaced. Until the actual repair or replacement is completed, there may be a deduction for depreciation.

Please note that wood fences are paid at Actual Cash Value.

Personal Property

We have two loss settlement provisions for you to choose from for your personal property (Coverage B):

- **Limited Replacement Cost Loss Settlement** – Pays the cost to repair or replace the damaged property at the time of loss, if actually replaced, up to the limits of liability.
- **Depreciated Loss Settlement** – Pays the cost to repair or replace damaged property, less depreciation at the time of loss.

Your coverage and deductible can be tailored to fit your needs. Ask your agent about how deductibles and claims can affect your Condo Unitowners policy premium.

Here's how it works – Loss Settlement

Under the Depreciated Loss Settlement provision, coverage is provided for the actual cash value of your personal property. That means an item is only insured for its value AFTER depreciation. For example, if your five-year-old TV is destroyed beyond repair by fire and would cost \$1,000 to replace with a similar TV, you might only be paid \$500 dollars (based on 50 percent depreciation). But with the Limited Replacement Cost Loss Settlement provision, you'd receive the value for a similar replacement TV (\$1,000) once it is replaced. Whatever loss settlement provision you choose, the entire loss is subject to your deductible. Ask your State Farm agent to help you decide which provision is right for you.

Personal Property Special Limits

Special payment limits apply to certain types of property. For example:

ITEM	COVERAGE LIMIT
Money, bank notes, coins (including collections)	\$200
Property used or intended to be used in a business	
On premises	\$1,000
Off premises	\$250
Watercraft and equipment	\$1,000
Securities, checks, travelers checks	\$1,000
Trailers (not used with watercraft)	\$1,000
Stamps, trading cards, comic books (including collections)	\$2,500
Home computers	\$5,000

THEFT LOSS OF	COVERAGE LIMIT
Jewelry and furs	\$1,000
Firearms	\$2,500
Silverware and goldware	\$2,500
Rug, tapestry, wall hangings	
Per item	\$5,000
Aggregate	\$10,000

Antiques, fine arts, paintings, statuary, and similar articles that cannot be replaced by new articles, and property no longer useful for its intended purpose, are limited to their market value.

Insurance may be available for some of these personal property items valued above these listed coverage limits. The addition of a *Personal Articles policy* could provide you with further coverage on some of these items. Ask your agent about your options.

Home safety and damage prevention tips

- Take an inventory, video, and photos of your possessions. Place your inventory, videos, photos, jewelry, and other important documents in a safe deposit box or a separate location. This will help you document a loss if you need to make a claim. To fully document all your covered property, ask your agent for a copy of our Home Inventory Worksheet. You can also download a copy of the Home Inventory Checklist from statefarm.com.®
- Install smoke and carbon monoxide detectors, have all-purpose fire extinguishers available, and check them on a regular basis.
- Check for fire hazards regularly, including unsafe wiring conditions, and have your heating and cooling systems serviced professionally on a regular basis.
- Install adequate locks on doors.
- Don't leave personal property in plain view in unattended places.

It's your home ... protect it with a company you can trust

When it comes to protecting their homes, more people count on State Farm than any other insurer. Why? Simply put, a better value:

- State Farm offers several ways to save, including:
 - Discounts may apply if you already have a qualifying State Farm Auto policy.
 - Home alert discounts may apply if you install fire detectors, smoke detectors, or burglar alarms.
- Your life changes. Let a State Farm agent help you manage your changing insurance and financial needs, from starting a family, to buying a home, to planning for retirement.
- We're here when you need us the most. State Farm has the largest network of claim representatives in North America ready to help you.
- Getting in touch is always easy. Walk in, Mail in, Call in, Click in[®]. Contact your State Farm agent today or visit statefarm.com.

Why try to prepare for the future on your own? With more than 80 years in the insurance business and the financial strength to back up our policies, as well as consistently high ratings from independent rating agencies, you can trust State Farm.

This is only a general description of coverages and is not a statement of contract. Details of coverage or limits vary in some states. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy itself and in any endorsements.

State Farm Fire and Casualty Company
State Farm General Insurance Company
Bloomington, IL

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