

Stein Insurance Agency, PO Box 603, Lindstrom, Minnesota 55045
651-257-1042, www.steininsurance.com

Dodd Marsh Highlands Townhomes- Highlands Townhome Association

Insurance Information For Unit Owners

Association Master Insurance Policy:

Insurance Carrier	Nationwide Insurance
Policy Effective Dates	07-23-2025 thru 07-23-2026
Property Deductible	\$50,000 – 5% Wind/Hail per building
Association Liability Limit	\$1,000,000/\$2,000,000

This Master Policy Provides Building Coverage In Accordance With Your Association Agreements. The Following Permanently Attached Items Are Included For Coverage Under The Master Policy If Checked Here. If Not Checked Below, Unit Owner Should Cover These Items Under Personal Insurance. These Items Include:

<u>X</u>	Ceiling Or Wall Finishing Materials
<u>X</u>	Finished Flooring
<u>X</u>	Cabinetry
<u>X</u>	Finished Millwork
<u>X</u>	The Following Fixtures Or Equipment Serving A Single Unit - Electrical, Heating, Plumbing, Ventilating & Air Conditioning
<u>X</u>	Built-In Appliances
<u>X</u>	Other Improvements And Betterments (Regardless Of When Installed)

Note: Buildings And Above Checked Items Are Covered On A Replacement Cost Basis.

Property Coverage On The Master Policy Is Provided On A ‘Special’ Cause Of Loss Form. This Covers Against Direct Damage Or Physical Loss Subject To Excluded Perils. Examples Of Such Excluded Perils Are; Flood, Earth Movement, Seepage, Wear And Tear, Latent Defect, War, Nuclear Etc..

Owners Personal Insurance Each Owner Must Obtain A Personal “HO6” Insurance Policy Covering Owners Personal Liability, Personal Property And Improvements & Betterments. This Policy Should Be Extended To Include Additional ‘Back Up Of Sewer & Drains’ Coverage And Also ‘Loss Assessment’ To Cover Master Policy Deductible Or For Real Property Losses That Do Not Meet The Association Policy Deductible. Check With Your Personal Insurance Agent For Other Coverage Recommendations.

- Claims Must Be Submitted Through A Board Member Or Your Property Manager
- Please Contact Stein Insurance Agency With Any Questions #651-257-1042

*If you have a mortgage, please advise your **lender** to contact: **Stein Insurance Agency**
651-257-1042 and speak to David Roeber for a copy of the certificate of insurance.*