



ADDITIONAL REMARKS SCHEDULE

AGENCY CCIG		NAMED INSURED No. 25 Downing Condominium 25 Downing Street Denver, CO 80218	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Chubb Policy #35963634WCE includes:
*Wind/Hail Deductible: \$2,500
Ordinance or Law: Included in full building limit
Equipment Breakdown (Boiler & Machinery)
General Liability includes Separation of Insureds clause

COVERAGE: Directors & Officers
INSURER: Travelers Casualty and Surety Company of America
POLICY #: 106059668 Claims Made Prior & Pending Proceeding Date 01/01/01
EFFECTIVE: 02/26/20 - 02/26/21
LIMIT: \$1,000,000 / \$1,000 Deductible

COVERAGE: Employee Theft/Fidelity (Includes Manager)
INSURER: Great American Insurance Company
POLICY #: SSA392567401526
EFFECTIVE: 02/01/20 - 02/26/21
LIMIT: \$600,000 / \$2,500 Deductible

This coverage applies only to the named insured shown on the certificate and does not apply to any other property, business or association.

The Association's Declarations includes:
If there were a covered property loss at No. 25 Downing, the master association's policy would rebuild the basic structure. Page 29, section 8.6 of No. 25 Downing's declarations state "Insurance coverage on furnishings, including carpet, draperies, oven, range, refrigerator, equipment and other fixtures...installed by...an Owner as well as finished surfaces of walls, floors, and ceiling...and public liability coverage within each Condominium Unit...shall be the sole...responsibility of the respective Owner(s)..." This is known as "bare walls" coverage and is further defined in your insurance and maintenance chart.

Cancellation condition is 10 days before the effective date of cancellation if cancelled for non-payment or 30 days before the effective date of cancellation if cancelled for any other reason.

NO. 25 DOWNING INSURANCE NEWSLETTER

2/27/2020 – 2/27/2021

Annually your Board of Directors purchases insurance for the condominium association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors and officer's coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in No. 25 Downing's declarations, your personal property and liability exposures that are not covered under your association's master insurance policy.

If there were a covered property loss at No. 25 Downing, the master association's policy would rebuild the basic structure. **Page 29, section 8.6 of No. 25 Downing's declarations state "Insurance coverage on furnishings, including carpet, draperies, oven, range, refrigerator, equipment and other fixtures...installed by...an Owner as well as finished surfaces of walls, floors, and ceiling...and public liability coverage within each Condominium Unit...shall be the sole...responsibility of the respective Owner(s)..." This is known as "bare walls" coverage and is further defined in your insurance and maintenance chart.**

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments, floor coverings, appliances, cabinets, wallpaper, etc. and any improvements added by the Unit Owner. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CDs, towels and linens etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if the community is assessed by the association for an underinsured covered claim or the deductible portion of a covered claim. Most HO6 policies include one thousand dollars of loss assessment coverage. Some insurance companies will limit the amount of coverage to one thousand if the loss assessment is used to meet the association's deductible. Check with your insurance agent to see what is available.

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

We recommend that each unit owner take pictures or videos of the inside of your home and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter, at 720-212-2065. **To request a certificate of insurance, please email your request to: certificate@thinkccig.com or fax: 303-799-0156.**