

**Maryland Joint Insurance Association  
Annual Summary of Condominium Unit Owner's  
Coverages And Exclusions**

This Annual Summary of your Condominium Unit Owner's policy is to assist you by serving as an overview of the coverages and exclusions under your policy; it is not part of your policy; does not create a private right of action; and is not a substitute for your policy. This Summary is being provided for your general information only. You should read your policy for complete information on coverages and exclusions as all rights, duties and obligations are controlled by the policy and contract of insurance, not this Summary. This Summary outlines the usual coverages and exclusions contained in the policy form and does not include any optional coverages you may have purchased. If there is a conflict between this Summary and your policy, the language of your policy will control.

**Please note: The Standard Condominium Owner's Insurance Policy does NOT cover losses from flood.** Flood insurance may be purchased through the National Flood Insurance Program or other sources.

Summary of Coverages:

The two general types of coverage provided by your policy are 1) property coverage, also referred to as Section I coverage, and 2) liability coverage, also referred to as Section II coverage.

The Property Coverage portion of your policy covers losses resulting from damage to your unit (**Coverage A**), it covers losses resulting from damage to the alterations, appliances, fixtures and improvements contained within your unit; as well as items of real property which pertain exclusively to your unit or which is your responsibility under a corporation or association of property owners. It does not cover the land on which the unit is located. Your policy provides you with coverage for your personal property (**Coverage C**) which is losses to personal property owned by you or used by you subject to specific coverage limits based on the location and type of personal property. Your policy also covers certain additional living expenses and the fair rental value of the part of your unit in which you live if a covered loss makes your unit not fit to live in (**Coverage D**).

The Liability Coverage portion of your policy protects you against claims and legal actions resulting from property damage or bodily injury to others as a result of an accident and for which you are legally liable (**Coverage E**), and medical expenses for bodily injury to others (**Coverage F**).

In addition to the basic property and liability coverage, your policy contains some additional coverages that are summarized below. Each property, liability and additional coverage is subject to the specific terms, conditions, exclusions, limits and deductibles set forth in your policy and the Declaration Page, which is the front page of your policy that provides a listing of all the coverages and limits of those coverages that you have purchased.

## **Property (Section I) Coverages:**

Please refer to your policy for a definition of the **Loss Payment** method.

**Loss Settlement Basis:** Losses for damage to covered structures and property will be settled as follows:

### **Coverage A - Dwelling Structure:**

Replacement Cost

### **Coverage C - Personal Property:**

Actual Cash Value

### **Coverage D - Loss of Use:**

Actual Cash Value

### Perils Insured Against:

- Fire or Lightning
- Windstorm or Hail
- Explosion
- Riot or Civil Commotion
- Aircraft
- Vehicles
- Smoke
- Vandalism or Malicious Mischief
- Theft
- Falling Objects
- Weight of Ice, Snow or Sleet
- Accidental Discharge or Overflow of Water or Steam
- Sudden and Accidental Tearing Apart, Cracking, Burning or Bulging
- Freezing
- Sudden and Accidental Damage from Artificially Generated Electrical Current
- Volcanic Eruption

### Exclusions:

- Earth Movement
- Water Damage –Flood, surface water, waves, etc.
- Ordinance or Law
- Power Failure
- Neglect
- War
- Nuclear Hazard
- Intentional Loss

### Additional/Other Coverages:

- Debris Removal
- Reasonable Repairs

- Trees, Shrubs or Other Plants
- Fire Department Service Charge
- Property Removed
- Credit Card, Fund Transfer Card, Forgery and Counterfeit Money
- Loss Assessment
- Collapse
- Glass or Safety Glazing Material
- Ordinance or Law
- Grave Markers

### **Liability (Section II) Coverages:**

#### Additional/Other Liability Coverages:

- Claim Expenses
- First Aid Expenses
- Damage to Property of Others
- Loss Assessment

#### Exclusions:

- Expected or Intended Injury
- Business
- Professional Service
- Rental
- Motor Vehicles
- Watercraft
- Aircraft
- Communicable Diseases
- Sexual Molestation, Corporal Punishment or Physical or Mental Abuse
- Controlled Substance

This Annual Summary of Unit Owner's Coverages is just a summary of the coverages and exclusions under your policy. It is not an exhaustive list. Some claims may or may not be covered depending on the facts and circumstances surrounding the loss. You should read your policy for complete information regarding your coverage. The Declarations Page, the front page of your policy, will provide a listing of all the coverages and limits of those coverages that you have purchased. Should you have any questions regarding this summary, your policy, its coverages or the limits of coverage, you should contact your insurance producer or agent or your insurance company directly to discuss your policy with them.