

Do You Have the “Right” Coverage?

Periodically, since the Homeowners’ Association purchased a blanket policy for the property, questions have arisen concerning what is the appropriate coverage for the unit owner or resident. Some residents have HO-B policies, others HOB-T, and some HOB-Con.

HOB-Con: A policy written on a HOB-Con form will provide the type of coverage needed. This form broadens the coverage to include any interior and exterior building items that are the responsibility of the Homeowner.

HOB-T: If you are a tenant and rent the unit, a HOB-T form provides coverage for your personal belongings and personal liability relating to the unit.

HO-B: An HO-B covers the entire structure, interior and exterior. This type duplicates the coverage of Homeowners' Association's policy for the exterior.

The exterior portion of the buildings and liability for the common areas are covered by the blanket policy carried by the Homeowners’ Association. Homeowners are included as Additional Insurance for liability for the common areas. Portions of the interior, personal belongings and any additional exterior additions (patio covers) and personal liability for the unit are the responsibility of the Homeowner.

There are additional endorsements available to cover

- Glass,
- provide replacement cost, and
- to cover certain types of assessments.

Your agent should be able to provide guidance as to what additional endorsements would be appropriate. In addition, your policy may prefill any deductible applied to the building in the event of a loss. (Prefill means to pay the difference in the deductible for your policy and the deductible for the policy carried by the Homeowners’ Association.)

You should contact your insurance agent to discuss your coverage. Be sure you have the “right stuff”. In the event of a loss, your ability to be reimbursed for damage will depend on it!

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