



## INSURANCE INFORMATION FOR ROSSMOOR RESIDENTS

What is covered and what is not covered

Location: **800 Rockview Drive**  
in the Mutual Operations offices

Telephone: **925-988-7649**

Email: **bcampos@rossmoor.com**

Hours: **Monday through Friday,  
8 a.m. to 4:30 p.m.**

This insurance information is applicable for all Mutuals in the master insurance policy carried by the Golden Rain Foundation (except Mutual 58 and 61). Please consult the Mutual Board Office for further information.

### WHAT IS COVERED BY YOUR MUTUAL'S PROPERTY POLICY?

Your Mutual's property insurance offers broad policy terms covering all Mutual buildings and Trust facilities under one master insurance program. The policy pays the cost of repairing or replacing damaged property in compliance with current building codes as defined in the master insurance program policy terms and conditions.

The policy excludes damage caused by an

earthquake and contains a \$250,000 deductible that must be satisfied before any claims are paid. The Mutuals participate in a Deductible Sharing Agreement in order to satisfy the deductible. Please consult your Mutual's CC&Rs, bylaws, Occupancy Agreements and Policies to determine when your Mutual is responsible for providing the insurance for the property.

### WHAT IS NOT COVERED BY YOUR MUTUAL'S PROPERTY POLICY?

Your Mutual's insurance policy does not provide protection for your personal property or your personal liability or costs you may incur when displaced from your manor. To make certain you are sufficiently prepared in the event of a loss,

we recommend you and your personal insurance agent or broker meet annually to determine your personal property and liability insurance needs. Every manor owner needs to purchase a condominium insurance policy, usually an HO-6 policy form.

See next page for personal insurance coverage recommendations



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## PERSONAL INSURANCE COVERAGES TO CONSIDER

- **Dwelling:** Covers the replacement value of the interior ceilings, walls, floors, permanently attached fixtures, including permitted improvements and alterations within your manor. See Frequently Asked Questions.
- **Personal Property:** Covers the current replacement value of your property such as furniture, moveable fixtures, artwork and appliances (not built-in or portable).
- **Additional Living Expenses:** Cost for alternative living quarters while displaced from your manor.
- **Personal Liability:** Injury or damage that occurs to another while at your manor, or damage you cause to another manor.
- **Loss Assessment:** For a loss not covered by the master insurance program and assessed to owners by the Mutual. Does not apply to earthquake unless you purchase insurance for earthquake loss of your property.

## EVIDENCE OF INSURANCE

**Arthur J. Gallagher & Co. Insurance Brokers, Inc.** is the insurance broker for Golden Rain Foundation and the Mutuals and is responsible for issuing evidence of insurance. You may order evidence of the insurance coverage provided by your Mutual's insurance policy from the Gallagher Certificate Center by Calling: **925-953-5204**

Faxing: **925-953-5277**

Emailing: **rossmoor@ajg.com**

Be prepared to give your manor address, the requesting party's name and address, phone number and loan number, if applicable.

## FREQUENTLY ASKED QUESTIONS

### **Does the master property insurance policy cover the interior of my unit?**

"Walls-in" coverage is provided for interiors ONLY IF the Mutual's governing documents, such as CC&Rs or bylaws, require the Mutual's master program to insure this property. Check with your Mutual to confirm whether or not this coverage requirement is included in the governing documents.

### **How does the Shared Deductible**

### **Agreement impact the personal insurance I purchase on my manor?**

The Shared Deductible Agreement provides a sharing of cost among the Mutuals for loss amounts up to the Master Property policy deductible of \$250,000.

**Why do I need Dwelling Coverage?** As a manor owner, you have responsibility for certain damage caused by appliances, systems or system components that you own or for which you are otherwise responsible. For this reason, you should consult with your personal insurance agent/broker on dwelling and other related coverages to consider