

Cascade Insurance Group, LLC

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Council of Co-Owners of Keene Mill Woods Condominium Insurance Summary Effective 11/01/2024 to 11/01/2025

Cascade Insurance Group is the broker handling the insurance for the Condominium's building, community-owned amenities, and business liability. Building coverage includes the units as originally conveyed by the developer. Liability insurance is provided for injuries on community owned areas and at sponsored association events.

Insured property losses include damage by fire, lightning, smoke, water damage, windstorm, hail, and others.

Unit-owners can be responsible for repairing unit damage and paying a Master Policy deductible, up to the Deductible of \$25,000, regardless of fault, for damage originating in your unit. To protect yourself you should purchase your individual Condo Insurance to include "Loss Assessments Coverage" up to a minimum of \$25,000.

The Condominium Association's Master Policy does not cover:

- Insurable building damage repairs costing less than the current \$25,000 DED for losses.
- Damage or loss to any personal belongings, household goods, including vehicles.
- Extra living expenses for housing and meals when individual condo units become uninhabitable.
- Unit-owner's Additions and Alterations – the units are covered by the Master Insurance Policy "as conveyed by the developer". This means for example if you, 1. Upgrade your flooring, cabinets, counter tops, etc. you then become responsible for these items. You should purchase a condo unit owner's policy with coverage for "Dwelling or Additions/Alterations" (the terms are synonymous) up to the amount of additions or alterations that have been completed within your unit.

Claims - notify the Condominium's Property Manager when a potential claim arises and we will work with them on reporting the claim.

Certificates of Insurance – if your mortgage company requests an updated insurance policy please email the letter from the mortgage company to Chad@Cascadeig.com or fax it to 703-656-4968. Their letter will have most of the information we need to complete their request. Please include your email, phone number and full address.

Unit owners need to buy their own condo unit insurance even if you rent your unit. A tenant's policy does not cover additions/alterations & upgrades or loss of rents if the unit becomes uninhabitable due to a covered loss.

Contact your insurance broker or let **Cascade Insurance Group** find the policy best suited for you. Call us at **703-551-2000** or email David@Cascadeig.com to get a quote.



David Dodero, Cascade Insurance Group – Insuring Residential Association and Unit Owners for over 30 years. We offer, Auto-Home-Business & Life Insurance. Licensed in VA, MD, DC, WVA, & PA