



Jan 23, 2019

TO: Unit Owners of Oak Bridge Condominium  
RE: Important HO-6 Unit Owner Policy Information

The board and management have renewed the policy of Master Insurance with State Farm Insurance Company effective 01/01/2019 - 12/31/2019. This letter is designed to provide you with information on how to coordinate your unit owner coverage with the condominium master insurance policy and contact info for our insurance agent.

**MASTER POLICY COVERAGE AND UNIT OWNER RESPONSIBILITIES:**

The master insurance policy provides coverage for the majority of the dwelling. Per the Bylaws unit owners are responsible for “walls in”. This includes any interior walls, finished interior surfaces of ceiling and floors, kitchen and bathroom fixtures and any heating, AC, plumbing, and electrical systems which are wholly contained within the unit and service no other units.

**MASTER POLICY DEDUCTIBLE:**

With the Master Policy deductible at \$5,000 per building and \$25,000 for water claims, we strongly recommend you purchase a minimum of \$30,000 Dwelling (Coverage A) on your HO-6 on a “special form” policy as you are responsible for any damage inside your unit; \$25,000 water damage and \$5,000 for all other damage per incident. Please note that some insurance companies do not provide coverage for the Master policy deductible under coverage A (dwelling) on the base HO6 policy. You should contact your agent to determine if you need to add an endorsement to your HO6 to cover the Master policy deductible.

**IMPORTANT: Should you choose not to purchase the HO-6 policy or purchase an H0-6 policy with these specific deductibles, you will be self-insuring your claim expense.**

**HO-6 INDIVIDUAL UNIT OWNERS POLICY:**

It is the sole responsibility of each unit owner to insure building items required by the condominium By-laws (Coverage A), their own personal effects (Coverage C), additional living expenses (Coverage D) and personal liability (Coverage E) as these are not covered under the Master policy. **All unit owners should purchase unit owners or HO-6 Policy with the above-mentioned deductibles!**

**Insurance Agent Contact information:**

**The Master Policy is serviced out of The Tony Leclerc State Farm Agency in North Hampton, NH. They can be reached via phone, text, or email @:**

**Phone/Text: (603) 964-5556**

**Email: jim@leclercinsurance.com**

**Website: <https://www.tonyleclerc.net/>**