



Condominium HO-6

Offer HO-6 coverage for harder-to-place rental and seasonal use condominiums.

Most condominium programs cover just owner occupancy. Not many accept units that are full-time rentals or seasonally used. American Modern welcomes them all, and we even accept short-term and occasional rentals.

Discounts help customers save

Property coverage has up to ten available discounts, making it pretty easy for you to save a customer 20 percent or more:

- Auto policy with agent – 5%
- Multiple policies with American Modern – 5%
- No claim in past 3 years – 10%
- Paperless documents – 1%
- Paying in full – 3%
- Central station fire / smoke alarm – 5%*
- Central station burglar alarm – 5%*
- Local smoke and / or burglar alarm – 2%*
- Deadbolt, smoke alarm, fire extinguisher – 2%*
- Limited access community – 5%*

** up to 10% total*

Key program points

- Owner, rental and seasonal occupancy – short-term and occasional rentals allowed
- Properties can be titled in the name of an individual, in the name of a single family (important for seasonal use units) or an LLC (important for rental properties).
- Units in a high rise building are eligible.
- Liability coverage is extended to a property manager who oversees a rental property on behalf of the owner. Landlord personal injury is an optional coverage.
- Water coverage is included.

Recommendation

Be sure to contact the community's insurance agent to understand the coverage purchased by the homeowners association to protect the building, and also contact the community's property manager to understand the unit owner's responsibilities and any insurance requirements specified in the governing documents.

Occupancy types	<ul style="list-style-type: none"> • Owner – O • Rental – R • Short term or occasional rentals are permitted 	<ul style="list-style-type: none"> • Seasonal – S • Vacant units can be placed in the Dwelling Basic program
Property description	<ul style="list-style-type: none"> • Average condition and better • No age limit 	<ul style="list-style-type: none"> • Units in high rise buildings are eligible
Value range	<ul style="list-style-type: none"> • \$1,000 min. 	<ul style="list-style-type: none"> • \$500,000 max. (Coverage A)
Insured for	<ul style="list-style-type: none"> • Replacement cost 	
Protection classes	<ul style="list-style-type: none"> • 1 to 10 	
Coverage	<ul style="list-style-type: none"> • Named peril for dwelling and personal property 	
Deductible	<ul style="list-style-type: none"> • \$500 default 	<ul style="list-style-type: none"> • Optional \$1,000, \$2,500, \$5,000
Loss settlement	<ul style="list-style-type: none"> • Replacement cost for dwelling • Actual cash value for personal property / replacement cost upgrade is optional 	
Included coverage	<ul style="list-style-type: none"> • Premises liability – \$100,000 included with options up to \$1M • Medical payments – \$1,000 included with options up to \$10,000 • Property manager liability – R • Water damage – 100% Coverage A and 100% Coverage C, mold and remediation are excluded, can buy-down to 25%, 50% or 75% 	<ul style="list-style-type: none"> • Loss of use – 40% Coverage A limit, \$100,000 max. • Loss assessment – \$1,000 with options up to \$50,000 • Debris removal • Fire department surcharge – \$500 • Ordinance or law – 10% Coverage A with options up to 100% Coverage A
Optional coverage	<ul style="list-style-type: none"> • Short term rental – R • Occasional rental – O S • Landlord personal injury, such as wrongful eviction claim – R • Personal property – up to \$500,000 • Premises liability – R S – \$100,000 up to \$1M 	<ul style="list-style-type: none"> • Water backup and sump overflow – \$5,000 limit • Earthquake – 15% Coverage A and C • Identity recovery – O S • Home equipment breakdown protection • Theft while rented – options between \$1,000 and \$5,000
Discounts	<ul style="list-style-type: none"> • Auto policy with agent – 5% • Multiple policies with American Modern – 5% • No claim in past 3 years – 10% • Paperless documents – 1% • Paying in full – 3% 	<ul style="list-style-type: none"> • Central station fire/smoke alarm – 5%* • Central station burglar alarm – 5%* • Local smoke and/or burglar alarm – 2%* • Deadbolt, smoke alarm, fire extinguisher – 2%* • Limited access community – 5%* <p>* up to 10% total</p>
Payment options	<ul style="list-style-type: none"> • Full pay • Monthly, EFT only • 2-Pay, billed or EFT 	<ul style="list-style-type: none"> • 4-Pay, billed or EFT • 6-Pay, billed or EFT

Capital letters following a coverage or description show any restriction on the eligible occupancy types.

Quote today on AMsuite®

Coverage is subject to policy terms, conditions, limitations, exclusions, underwriting review and approval, and may not be available for all risks or in all states. Rates and discounts vary, are determined by many factors, and are subject to change. Policies are written by American Modern Property and Casualty Insurance Company.

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