



## ACE Platinum Portfolio® for Condo and Co-op Owners

As a Condo or Co-op owner, you face several unique exposures that are not typically addressed in a standard homeowner policy. ACE encourages you to work closely with your independent agent to understand the by-laws of your association, and to explore the distinctive insurance solutions offered by our Platinum Portfolio program.



### Condo and Co-op Protection

#### Full Replacement Cost on Additions & Alterations (“A&A”)

- You can select a limit of insurance for the improvements you or a prior owner may have made, such as custom kitchen cabinets, built-in bookcases, custom floor coverings, upgraded bathroom fixtures, security and home theater systems, etc.
- ACE provides a complementary inspection of your unit to help ensure your A&A limit is adequate; our policy includes Full Replacement Cost once your residence is insured to the appraised value, covering losses even if they exceed the stated A&A policy limit. You are even entitled to a cash settlement option should you choose to not rebuild at your current location.

#### Personal Property at Replacement Cost

- Condo association policies do not cover personal property within your unit (furniture, clothing, items in storage, etc.). The ACE Platinum Portfolio settles such property losses without deductions for depreciation.

#### Loss of Use

- The policy covers additional living expenses incurred after a covered loss; providing peace of mind while you seek temporary housing, without compromising your standard of living.

#### Mold & Flood Coverage

- Water damage is one of the most frequent and costly types of loss. These losses can also create significant mold losses. ACE automatically includes \$10,000 of mold coverage, with higher limits available, for replacing property damaged by mold as a result of a covered loss. Coverage may also be used to conduct air quality tests on the home after a mold loss.
- ACE offers an optional flood endorsement to protect your residence and property from flood damage.

#### Loss Assessment Coverage

- \$100,000 in coverage is available for your share of a loss assessment; \$10,000 is provided for assessments made by the corporation or association of property owners resulting from an insurance deductible.

#### “Good Neighbor” Coverage

- In the event of damages caused by you to another person’s property, up to \$10,000 in voluntary payments coverage is available to help deter potential litigation as a result of your action(s).

### Umbrella Liability Protection

#### High Limits of Liability

- If you have a loss which damages your neighbor’s property, do you have enough liability to cover it? What if it was a Picasso, or another extremely valuable work of art? Are you still adequately protected? ACE offers high limits of liability, up to \$100 million, to provide you with the right level of protection.

#### Uninsured/Underinsured Motorist Coverage (“UM/UIM”)

- The ACE Umbrella policy offers options from \$1 million - \$10 million in UM/UIM coverage, protecting you and your family against motorists with insufficient or no insurance that cause you bodily injury, or property damage. Coverage is also available for client regardless of whether they personally own an automobile.

#### Rented or Borrowed Vehicles

- Our liability coverage extends to vehicles you may rent or borrow for up to 45 consecutive days; coverage applies to liability, physical damage to the vehicle and loss of rental income incurred by the rental company.

Important Notice: This brochure contains only a general description of the insurance coverages provided by our policies. Coverage terms are subject to change. The brochure does not include all of the benefits and limitations found in the policy. The insurance policy itself, not this descriptive brochure, will form the contract between the policyholder and the insurance company. Policies issued by Bankers Standard Insurance Co.