

Vine Ridge Resort Park Model Home Insurance Program

Program Administered by Martin Merry & Reid Limited
3 Church Street, Suite 404, Toronto, ON M5E 1M2
(416) 366-3333 / mmreid@mmr.ca
Underwritten by Certain Underwriters at Lloyd's

Coverage Highlights

Package wording including:

- Replacement Cost on Park Model Units and Contents
- Detached Private Structures
- Personal Property / Contents
- Additional Living Expense
- Premises Liability only
- \$1,000 Per Occurrence Deductible all losses

Extensions:

- Tear out and repair
- All Fixtures and Fittings
- Debris Removal
- Building By-Laws Coverage
- Lock and Key Replacement
- Fire Department Charges - \$5,000 maximum sublimit
- Frozen Food Replacement - \$500 maximum sublimit
- Property removed to another premises – 90 days
- Prohibited Access – 2 weeks/\$2,500
- Voluntary Medical Payments - \$2,500 per person; \$10,000 per occurrence sublimit

Exclusions:

Loss or Damage caused by any of the below are not insured:

- Moving your unit to Another Location (Unit is insured only when situated on a Vine Ridge Resort Property)
- Wear and Tear, Inherent vice or latent Defect
- Settling, Expansion, Contraction, Earth Movement
- Rust, Corrosion, Dry Rot, Fungi or Spores
- War, Terrorism, Nuclear Incident or Radioactive Contamination
- **Vandalism Damage by Renters**
- Damage caused by animals you own or by birds, vermin, skunks, rodents, (other than raccoons and squirrels), bats or insects, except loss or damage to unit glass
- Pollution
- Earthquake and Flood
- Continuous / Repeated Seepage or Leakage of Water
- Sewer / Septic Backup
- Freezing during the normal Heating Season
- Weight of Snow, Sleet or Ice

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Frequently Asked Questions

May I purchase Insurance through this Program if I do not purchase the Vine Ridge Open and Closing (Winterizing) Package?

The Vine Ridge Park Model Home Insurance program is available **exclusively to those Unit owners who participate in the Open and Closing Package** offered by Vine Ridge Resorts. The program is able to be offered at highly competitive rates due to the risk profile of the resorts, discounts based on anticipated program volumes and the specific coverage provided.

How do I pay for my insurance premium?

Premiums are to be paid in full to Martin Merry & Reid Limited on the day your coverage is bound. Payment can be made through online banking or by credit card (a 3% service charge will apply). If you have any questions regarding payment, please contact Martin Merry & Reid Limited at 416-366-3333.

What am I Insured for?

The Policy covers physical loss or damage to your Unit and Contents, unless the cause of the loss or damage is excluded. Loss due to Fire, Theft and Vandalism (unless your Unit is Vacant) is covered. Loss due to Flood, Earthquake, and Water Damage is **not** covered. All Insurance Policies have Exclusions, Limitations, Terms and Conditions that form part of the Insurance Contract. It is important that you read the policy when you receive it and contact us with any questions you have.

The policy also covers Bodily Injury to Others or Damage to their property caused by your use, occupancy and/or ownership of the Unit. Examples of this would be:

- Someone visiting you trips and injures their ankle
- A fire in your Unit results in damage to a neighbouring Unit
- Something blows off of your deck in a windstorm and strikes someone walking by

The policy does **not** cover liability arising out of your personal actions, or the actions of your family or guests. This form of Liability coverage is typically provided by your Homeowners' / Tenants' policy for your Primary Residence. Examples would be:

- Your dog bites someone
- Your child damages someone else's property
- You allow a guest who has had too much to drink while visiting to drive and they injure someone

Am I allowed to rent my Park Model Home to a third party?

Yes, the policy would allow rental of the unit to a third party a maximum of 6 weeks annually with a minimum of 2 night stays.

Questions about the Insurance Program?
Contact Martin Merry and Reid Limited at (416) 366-3333 or via email at mmreid@mmr.ca

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What does "Vacant" Mean?

Vacant means that all occupants have moved out with no intention of returning, or in the case of a new unit, no occupant has moved in within the preceding 9 months.

Who is covered under the policy?

Your Park Model Home policy provides coverage for the person named in the policy. ***If there are other owners of the property, they must be named on the policy.*** The insurance company will pay only the percentage of loss to each named insured. Example: John Smith and Jane Doe are 50% owners but only John Smith is named on the policy. If there is a \$100,000 loss, the insurance company will pay \$50,000 in total. Jane Doe was not listed as 50% owner and therefore has no insurance protection under the policy.

Why do I need separate Homeowners' or Tenants' Insurance?

The Park Model Insurance Program covers your unit as a seasonal residence and only provides coverage for liability that arises out of your Ownership of the Unit itself (such as someone slipping and injuring themselves). The Park Model Home Insurance Program does not provide coverage for your Personal Liability (such as your dog biting someone and injuring them).

Additionally, the Policy **does not provide** coverage for money, valuable or unusual items, such as jewellery, Collectibles or Works of Art. You should make sure that the Insurance on your Primary Residence includes coverage for these items.

What does "Replacement Cost" mean?

Replacement Cost allows you to replace the insured item with a new item of the same kind and quality if that object is destroyed or rendered unusable due to an insured loss. The insurer does not apply any depreciation in this case. As with all policies, there are restrictions and limitations for this coverage to respond.

Can I buy Additional Coverages like Earthquake and Flood?

No, additional coverage options are not available under the Program.

Can I "buy down" my Deductible?

No, there are no deductible options available under the Program.

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What do I do if I have a loss?

You should inform your broker directly if you have suffered a loss for which you are insured. If the loss was due to burglary, theft or vandalism, the police must also be notified. You will be required to provide information regarding the loss. Reasonable steps should be taken to guard against additional damage and you should not dispose of any damaged items without first speaking with your representative.

What happens if I buy a New / Different Model Home?

If you are purchasing a new Unit through Vine Ridge Resorts, simply contact us and provide us with the details about your new unit and the date that you take possession. We will amend your policy and any additional or return premium will be invoiced accordingly.

What do I do if I sell my Unit?

If you sell your Unit, you need to cancel your policy. You cannot transfer your insurance policy to the purchasers, however they can apply for their own insurance through the program.

What Happens if I Move my Unit?

Coverage under the program applies only to stationary Units at the Vine Ridge Resort Properties. If you are moving your unit away from a Vine Ridge Resort property, you will need to obtain separate insurance.

Why did my policy limit(s) change when my Policy Renewed?

The replacement cost of your unit and contents limits will automatically increase each year to account for inflation. The replacement cost of your unit will be annually verified with Vine Ridge Resorts.

Can I cancel my Insurance?

You can cancel your insurance by sending us your instructions to cancel the Policy along with the completed signed cancellation form. All Insureds Named on the Policy must sign the form. Please see the last page of your policy declarations.