

# Insurance Outlook for 2023

Insurance on a rental property is extremely important. Getting the proper coverage at a competitive price is always our goal.

Over the past decade, catastrophic events have occurred, which has put pressure on the overall insurance market. On a micro scale (Calgary and area) we have dealt with the following: A 100 year flood, 3-5 annual wind/hail storms per year, burst pipes, and tenant vandalism to name a few. On a macro scale (Alberta, Canada, Worldwide) we have seen Quebec ice storms, BC Flooding, the Fort McMurray fire, Tornadoes, etc. The list goes on. When we add in economic factors such as supply chain issues and increased labour costs, insurance rates have only one way to trend.

## **What this means to you as an insured:**

Whether these claims happen at your property, or in a different City or Province, we are all impacted by these events. Due to the increased costs to pay claims, and the frequency at which claims are happening, rates continue to rise.

Being an informed landlord, and understanding what coverage options are available to you is important. Can you get a lower premium from a different insurance company? Maybe. Do they offer the same coverage benefits of this policy? Not likely. Our focus is on providing industry leading coverage to meet the specific needs of landlords.

Please reach-out to me personally if you have any questions with respect to this Insurance program.

Greg Sanden, CAIB

President

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# Master Insurance Policy Overview

<b>Insurer:</b>	Intact Insurance
<b>Premises:</b>	As described on the individual certificates (Location specific)
<b>Building &amp; Contents Coverage:</b>	All risk coverage of direct physical loss or damage to the insured property, subject to the standard exclusions set out in the BF02 wordings.
<b>Policy Highlights:</b>	<ul style="list-style-type: none"><li>Vandalism including Tenant Vandalism \$5,000 deductible</li><li>Sewer Back-up \$5,000 deductible</li><li>Water Escape \$5,000 deductible</li><li>180 Day Vacancy- Subject to certain conditions</li><li>By-laws coverage</li><li>Overland water coverage \$40,000 limit on qualifying locations \$5,000 deductible</li><li>Glass breakage \$500 deductible</li><li>\$1 million primary liability and \$4 million umbrella liability (\$5 million total)</li><li>Condo Additional Protection- Loss Assessment coverage \$50,000</li><li>Rental Income</li></ul>

Full Policy wordings are available from the Insurance Broker upon request.



# Not all policies are created equal...

Did you know that our Insurance program offers some coverages that you may not be able to obtain through other Insurance policies?



## Replacement Cost Coverage

Our policy pays out based on a Replacement Cost basis. As long as we are insuring the property to at least 90% of the actual replacement cost, insured losses will be paid out on a replacement cost basis. A co-insurance penalty would apply in instances where the property was not insured to the 90% valuation. Please contact your Property Manager if you feel your property is under-insured.



## 180 Day Vacancy

Most policies severely limit coverage once a property is vacant for more than 30 days. On top of a decrease in coverage, comes an increase in cost. The requirement from Intact, is that if a property is vacant, it must be inspected once a week by a Power Properties representative to ensure the property is secure, and free of any issues that could cause a claim. Coverage remains unchanged as long as this condition is met.



## Overland Water (or Flood) Coverage

This coverage is available to locations that do not fall inside a flood plain. Coverage availability is determined by postal code, and will either show as covered, or declined on the Certificate. If your property does not qualify for coverage, there is no additional charge.



## Tenant Vandalism

This is a standard exclusion under other policies. With our policy, Tenant vandalism is included, subject to a \$5000 deductible.



## All Risk Coverage

Most rental property policies cover you for standard coverage. Our policy is All Risk Coverage, which means unless there is a specific exclusion in the wording, coverage is afforded.





## Upgrade to Roof or Siding Clause

After an insured claim to the roof or siding, Intact will pay up to \$2500 towards the cost to upgrade to a more hail resistant material.



Are you interested in joining our Master Insurance Policy?  
Contact our office to receive a free quote for your property.

 (403) 509-0040

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