

# Personal Connections

## Condo for Rent

**D**o you own a condominium that you rent to vacationers? If you do or you are considering it, take a look at some important limitations in your condo insurance policy.

Most condominium insurance policies include a provision which states that, once the property is held for rental, the condo insurance policy no longer covers the personal property of the unit owner. Consider a unit owner in Orlando, Fla., who decides to hold his unit for rent for a few weeks during the winter to attract vacationing families. Once the unit is advertised for rent, he no longer has coverage for his personal items located within the unit if they are damaged. Thus, if fire, vandalism, theft, or another event causes his furniture, decorations or electronics to be damaged, he must pay for the repairs.



Of further concern to unit owners is that most policies do not require that it actually be under a rental agreement; rather, the act of holding it for rent alone can trigger the provision.

Many condo insurance policy companies make it possible to amend the policy to close this gap for additional premium. If you own a unit in a condominium arrangement and are considering holding it for rent, call our service team today. We can help you find appropriate insurance.

### In This Issue:

- Mini-Med Plans Can Cover Insurance Gaps
- Some Water Loss Coverage Isn't Standard
- Free, Safe Home Inventory Software

### Leaving Your Home Vacant

**J**ob transfers can cause a family to move, leaving their house on the market to be sold or rented or simply leaving it empty. This time can be several months or longer, and much can happen to the home while no one is living there.

According to a survey performed by Trusted Choice, 54% of homeowners incorrectly believe their current home insurance policies would cover a loss even if the home is vacant. In fact, many home insurance policies will remove coverage for specific losses that are more likely to occur when a home is vacant, such as vandalism, glass breakage and plumbing leaks. A family member or tenant living in the home or doing regular checkups on its condition might not satisfy the policy's requirement that the named insured occupy the home.

Fortunately, there are methods of insuring a home that must be left vacant if the named insured must move out. For more information, call our service team today.

## Mini-Med Plans Can Cover Insurance Gaps

If your employer is no longer providing health insurance or has shifted to a high-deductible plan, consider asking about a “Mini-Med” plan. These plans, sometimes referred to as gap cover, are not a substitute for major medical insurance. Rather, they are designed to help curb medical costs by paying a portion of costs that would otherwise be your responsibility.

Such plans may be available only to individuals who are employed or self-employed. They are considered supplemental coverage and often come in two forms: Discount Medical Plan and True Mini-Med insurance plan. The former provides access to a network of physicians who offer services at a discounted rate. With this plan, you would be responsible for full payment of the adjusted bill. It is not an insurance plan, and you would not submit a claim. It simply offers services at a discounted price.

The latter is an insurance plan that offers reimbursement for covered services. This plan does not usually include co-pays or deductibles. Discounted services are offered by in-network providers. This plan may also offer access to dental, vision, prescription, and other health expense discounts.

For more information concerning a Mini-Med plan that could help you curb your out-of-pocket health costs, give our service team a call.



## Some Water Loss Coverage Isn't Standard

When water damages a home, there's more than just an issue of drying out. Moisture can become trapped in walls and under floors, even deep inside cushions and bedding. Mold and foul odors can result. If the water comes from a sewage line or floodwaters, there are myriad other problems involving bacterial contamination.

The National Association of Insurance Commissioners says that 65% of homeowners do not have flood insurance; 56% do not have insurance for a water line break; and 55% do not have insurance for a sewer line break. None of these losses are reimbursed under standard home insurance. Additionally, renters often don't carry insurance on their household possessions at all!

Your agent can assist you in discovering your options for water damage insurance. They can even help you find out if you live in a flood-prone area and are eligible for federal flood insurance. Call us for more information on insuring your home and household goods against water damage.

*Source: NAIC Press Release, May 2008*

## Free, Safe Home Inventory Software

Homeowners are often told by insurance professionals that a home inventory is an essential part of ensuring the claim is settled properly. Many homeowners seek assistance in creating an inventory that is effective.

The Insurance Information Institute (I.I.I.) has answered the call. The organization now makes available on its website, [www.iii.org](http://www.iii.org), software that allows homeowners to keep records of belongings in room-by-room files. It allows users to record vital information, such as purchase price, date purchased, serial numbers and photos. Users can also set up an online account to keep the information in a secure environment so ready access is available in the event the home is damaged or destroyed.

The I.I.I. software is created by insurance folks, so users can be confident in its effectiveness at claim time. It is offered free of charge. For more information on how this free software could be the reason your claim is paid the way you expect, visit [www.iii.org](http://www.iii.org).