



Prairie Ridge Condo Association

The Master Policy for your Association through Berkshire Hathaway Homestate Insurance Company is a Special Form, "All In" policy that has a term length from 04/01/2026 to 04/01/2027.

Deductible

The Association's Master Policy provides blanket building coverage in the amount of \$32,708,000 with a \$50,000 deductible per occurrence. A 5% Per Building Deductible will apply in accordance with how many buildings are shown on the Schedule in the policy. Please refer to payment schedule for the wind/hail deductible per building. The policy provides replacement cost coverage and insures against direct physical loss, with some exclusions such as floods and earthquakes. In the event of a loss, you could be responsible for paying for a part or all the deductible. For this reason, it is recommended that your Loss Assessment Endorsement coverage be at a minimum of \$50,000. We recommend Coverage A on the HO6 policy be \$50,000. **The unit owners should carry sewer and drain coverage on their HO-6 policy.**

Important! Some carriers are adding exclusions and/or limitations to HO6 assessment coverage, including, but not limited to, capping loss assessment coverage. Please reach out to the carrier of your HO6 policy to ensure your policy fully covers you in the event of a loss.

FAQ's & Other Information

Q. What does "All In" coverage mean?

- All In coverage includes everything permanently and physically attached to the building. It does not provide coverage for personal property or liability for the unit owners. It is the responsibility of each unit owner to purchase an HO6 policy with a carrier of their choice.

Q. What should an HO6 policy cover?

- The HO6 policy should provide the following protection:
 - Personal Belongings (furniture, clothing, household goods, etc.)
 - Personal Liability
 - Loss Assessment Endorsement
 - Sump Pump/Sewer Endorsement
 - Coverage A \$50,000

Q. Whom do I contact in the event of a claim?

- All claims should be reported as soon as possible. This can help to minimize losses and get your immediate help in dealing with your claim. You should also contact the agent of your HO6 policy.

Q. Whom do I contact for certificates of insurance?

- Please contact the Associations' insurance agent.

If you, or your personal insurance agent, have questions about the Association's Master Policy, please contact me.

John Volgren, Agent

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