CAU

Community Association Underwriters of America, Inc.

CERTIFICATE OF INSURANCE

DATE: 6/29/2017 4:19:23 PM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an additional insured, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such an endorsement(s).

PRODUCER

Community Association Underwriters Of America
7418 East Helm Drive - Suite #204
Scottsdale, AZ 85260

If you have any corrections or changes please Fax to (267)757-7410, email to certs@cauinsure.com or visit our website at www.cauinsure.com.

COMPANY	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE
A QBE Insurance Corporation	CAU228899	6/24/2017	6/24/2018

INSURED Mitchell Lofts Homeowners Association
C/O Vision Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048

COVERAGES AS OF 6/24/2017

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

	AMOUNT OF INSURANCE	DEDUCTIBLE
A PROPERTY		
RESIDENTIAL BUILDINGS	Guaranteed Replacement Cost	$5,000
OTHER BUILDINGS	Guaranteed Replacement Cost	$5,000
STRUCTURES	Guaranteed Replacement Cost	$5,000
COMMUNITY PERSONAL PROPERTY	Guaranteed Replacement Cost	$5,000
A EARTHQUAKE	None	
A FLOOD	None	

	LIMIT OF INSURANCE	TYPE OF LIMIT
A LIABILITY		
BODILY INJURY AND PROPERTY DAMAGE	$2,000,000	OCCURRENCE
PERSONAL INJURY AND ADVERTISING INJURY	$2,000,000	OFFENSE
PROPERTY DAMAGE LEGAL LIABILITY - REAL PROPERTY	$1,000,000	OCCURRENCE
MEDICAL PAYMENTS	$5,000	EACH PERSON

	EACH LOSS	EACH POLICY YEAR
A DIRECTORS & OFFICERS LIABILITY		
ERRORS & OMISSIONS INSURANCE	$1,000,000	$1,000,000

	AMOUNT OF INSURANCE
A FIDELITY	
EMPLOYEE DISHONESTY	$50,000

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE: Robert W. Chandler

Account:34494

Mitchell Lofts Homeowners Association

Welcome to Community Association Underwriters' insurance program. This two-page fact sheet is designed to assist you in:

- **Purchasing your own insurance**
- **Filing claims**
- **Ordering certificates of insurance**

Key information regarding the association's insurance policy:

1. The common elements, limited common elements and units are covered.

2. Units are covered based on original condominium plans and specifications. For example, fixtures, cabinets, floor coverings and appliances should be repaired or replaced with new items of like kind and quality to those originally installed. Upgrades are not covered. This includes, but is not limited to, upgraded carpeting, cabinets, appliances, wall coverings, finished basements, built-in bookshelves and other permanently installed fixtures.

3. The covered causes of loss include: fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden and immediate water escape or overflow from plumbing or appliances, frozen pipes, and convector units.
   The association's policy includes the following deductibles:
   - $5,000 Basic
   - $5,000 Water Damage
   - $5,000 Per Unit Ice Damming

   Please refer to the actual policy for additional deductibles, terms, and conditions.

4. No coverage is provided for wear and tear, deterioration, damage by insects or animals, settling or cracking of foundation, walls, basements or roofs. There is no coverage for damage caused by continuous or repeated leakage or seepage from appliances or plumbing. This includes, but is not limited to, leaking from around the shower, bathtub, toilet or sink. These events are properly classified as maintenance items.

Key information regarding unit owner's insurance needs:

1. You need a condominium owner's policy, also known as an HO-6, to pick up coverage for your personal property, furniture, additional living expenses (in the event your unit is uninhabitable due to a covered claim), all upgrades, improvements and betterments and personal liability.

Note: This fact sheet is intended to provide a brief summary of insurance issues. In all cases, the declarations, terms, conditions and exclusions of the actual policy will apply.

In older communities, it may be difficult to differentiate between the original specifications of your unit and subsequent improvements that were made. If original plans and specifications can not be determined, local builders' grade is used to adjust a claim. In cases where you are uncertain about your needs, consult with your personal insurance agent about adding an estimated amount of insurance coverage to your HO-6 policy.

2. The association insurance policy carries a deductible. In the event of a claim, the association may seek to recover the deductible from unit owners involved in the claim. Your obligation to pay the deductible may be offset by your HO-6 policy, subject to your own deductible, if you add building coverage. Ask your personal insurance agent.

Claims

If you have a claim, notify your association's management company or designated board member and your own homeowners insurance carrier. Claims that involve your personal property , furniture and upgrades must be submitted to your homeowners insurance carrier.

Claim payments under this policy are made to your board of directors as insurance trustee.

Certificates of Insurance

Unit owners can request certificates of insurance by either:

1. Going to our web site at: www.cauinsure.com. Click the "Certificate of Insurance" button and follow the prompts.
2. Calling (267) 757-7110 to obtain a CAU Certificate of Insurance Request Form. Send the completed form to CAU in one of the following ways:
   - Fax the CAU Certificate of Insurance Request Form to:
     (267) 757-7410
   - Mail the CAU Certificate of Insurance Request Form to:
     Certificate Department - CAU, 2 Caufield Place, Newtown, PA 18940

Web and faxed certificate of insurance requests are processed within 24 business hours.

We appreciate your association's business, and we are committed to providing you and your community with prompt and professional service. If we can be of further assistance, please call our customer service department at 800-228-1930.

Note: This fact sheet is intended to provide a brief summary of insurance issues. In all cases, the declarations, terms, conditions and exclusions of the actual policy will apply.