

RETIREMENT LIVING PROTECT – COVERAGES AND HIGHLIGHTS

Ecclesiastical Insurance has designed a comprehensive and flexible product designed specifically for Retirement Communities. Coverage is provided for losses caused by direct physical loss or direct physical damage arising from ALL RISKS, unless otherwise excluded, plus the following EXTENSIONS (which are in addition to the policy limit). The limit of coverage for loss of any or all items under these EXTENSIONS shall be an aggregate of \$500,000 per Occurrence for both ON and OFF Premises unless stated otherwise.

PROPERTY - ON PREMISES EXTENSIONS

- Personal Property of Residents - \$5,000 per unit (option to increase to \$10,000)
- Consequential Loss Including Off Premises power (\$25,000 for spoilage of medications and \$25,000 for food)
- Fine Arts
- Accounts Receivables
- Valuable Papers and Records
- Building By-Laws
- Debris Removal
- Trees and Shrubs in the Open - \$25,000 (no sub-limit per item)
- Cost of preparing Proof of Loss
- Building Damage by Theft
- Additions Under Construction
- Newly Acquired Contents
- Personal Property of Officers & Employees
- Sewer Back-Up (where available)
- Pollution Clean Up & Removal (\$25,000)
- Lock & Key Coverage
- Fire Department Service Charges
- Automatic Fire Suppression System Recharge Expense
- Special Event Increase on Contents (25%)
- Arson, Theft & Vandalism Reward (\$5,000)

PROPERTY - OFF PREMISES EXTENSIONS

- Temporary Accommodation for Resident Staff & Employees – including cost of furniture storage & kennel accommodation for dogs & cats (\$25,000)
- Transit
- Property Temporarily removed from premises
- Newly Acquired Locations – Building & Contents
- Installation Floater (\$10,000)

LOSS OF BUSINESS INCOME

(\$250,000 Aggregate per Occurrence included with option to purchase higher limits)

- Profits (12 month indemnity period with option to increase to 24 months). 180 Day Ordinary Payroll Included
- Extra Expense (no monthly limitation)
- Professional Fees
- Expediting Expenses)
- Interruption by Civil Authority (4 weeks)
- Off Premises Power Extension \$250,000 (24 hour waiting period)
- Failure of Telecommunications Service Extension - \$10,000
- Supplier's Extension - \$20,000
- Infectious Disease, Murder/Suicide, Defective Sanitation & Vermin Evacuation Extension - \$100,000 (24 hour waiting period)

CRIME

(Option to purchase higher limits)

- Employee Dishonesty – Commercial Blanket Bond - \$100,000 (\$1,000 deductible)
- Third Party Extension - \$25,000
- Broad Form Money & Securities (In) - \$10,000
- Broad Form Money & Securities (Out) - \$10,000
- Depositor's Forgery - \$50,000
- Money Order & Counterfeit Paper Currency - \$25,000
- Credit Card Forgery - \$2,500
- Auditors' Expenses - \$25,000

OPTIONAL PROPERTY COVERAGES (Subject to Underwriting Rules)

- Course of Construction
- Comprehensive Equipment Breakdown (Boiler)
- Flood & Earthquake

LIABILITY COVERAGES

The following coverages are provided automatically

- COMMERCIAL GENERAL LIABILITY (NIL Deductible)
- Bodily Injury and Property Damage on Occurrence Basis
- Personal Injury
- Advertising Injury
- Products and Completed Operations
- Medical payments (\$10,000 per person)
- Employer's Liability Bodily Injury Extension
- Voluntary Compensation for Employees
- Contingent Employer's Liability
- Incidental Medical Malpractice
- Volunteers included in Definition of Insured
- Cross Liability/Separation of Insureds
- Contractual (Written) Liability
- Defense Costs in Addition to Policy Limits
- Worldwide Territory (Suits brought within North America)
- Hostile Fire
- Employee Benefits - \$1,000,000 (\$1,000 Deductible)
- Elevator Legal Liability
- Non Owned Watercraft (up to 8 meters in length)
- Liberalization Clause
- Broad Form Tenant's Legal Liability - \$1,000,000
- Non Owned Automobile SPF # 6/QPF #6 – \$1,000,000
- Physical Damage to Hired vehicles – All Perils \$50,000 Limit - \$1,000 Deductible - SEF # 94/QEF # 94
- Contractual Liability – SEF # 96/QEF # 96

OPTIONAL LIABILITY COVERAGES

ABUSE – Occurrence Basis. Up to \$10,000,000 Annual Aggregate limits for Compensatory Damages/Civil Defense Costs with extensions of coverage for Criminal Defense Costs (\$10,000) and No Fault Medical, Rehabilitation and Counselling (\$7,500 Per Claimant/\$30,000 Annual Aggregate).

CARE HOME ADMINISTRATOR'S ERRORS AND OMISSIONS LIABILITY – Occurrence Basis. Up to \$10,000,000 Annual Aggregate limits with Defense Costs in addition to Policy limits.

UMBRELLA LIABILITY

DIRECTORS' AND OFFICERS' LIABILITY

Please refer to the attached quotation summary for extent of coverages and limits selected. The purpose of this summary is to list all Options available from Ecclesiastical Insurance for Retirement Residences, but which are not necessarily included under the quotation provided.