



*Summary of Property Coverage.*

*Coverage is written on a Blanket Property of Every Description Basis. This is the total value of all Buildings, Stock and Equipment, (excluding watercraft). You may have chosen to insure improvements to land, such as docks, swimming pools, tennis courts, climbing walls, and satellite dishes. Please refer to the values submitted to see if you have declared a value for these items.*

*The coverage provided is “All Risk” of direct physical loss or damage, subject to the policy terms conditions and exclusions. Some items grant additional coverage, and others restrict coverage.*

**Some Of The Major Items Not Insured Are:**

*Property and Perils Not Insured:*

- 1. Money and Securities, precious metals, evidence of debt or title.*
- 2. Property illegally acquired, stored or transported, or confiscated by order of a public authority.*
- 3. Motor Vehicles which are licensed for operation on public highways, or Power Boats while being operated in any official race or speed test.*
- 4. Boiler and Machinery Perils.*
- 5. Normal settling, expansion, contraction, shifting or cracking of buildings, but not excluding the resultant damage.*
- 6. Loss or damage caused by insects rodents or vermin, but the resulting damage is insured.*
- 7. Loss or damage caused by dampness of atmosphere, dryness of atmosphere, change of temperature, wet or dry rot, heating, shrinking, evaporation, exposure to light, contamination, change in colour or texture or finish, rust or corrosion, marring, scratching or crushing, BUT this exclusion does not apply to the above types of damage caused by a peril insured against*
- 8. Freezing. However, freezing of a fire protection system or plumbing, heating or air-conditioning system is insured.*



9. *Employee Dishonesty. However, a willful act of malicious intent is not considered to be an act of infidelity.*
10. *Mysterious disappearance or inventory shortage.*
11. *Pollution and Contamination, and Mould.*
12. *Wear and tear, latent defect, gradual deterioration, faulty workmanship, however the resultant loss or damage is insured.*
13. *Terrorism*
14. *Cyber Risks*

**Extension of Coverage:**

<i>Consequential Loss on food</i>	<i>\$100,000</i>
<i>In Transit</i>	<i>\$100,000</i>
<i>Unnamed Locations</i>	<i>\$100,000</i>
<i>Newly Acquired Property</i>	<i>\$100,000 (to be reported in 60 days)</i>
<i>Professional Fees (for loss adjustment)</i>	<i>\$100,000</i>
<i>Valuable Papers and Records</i>	<i>\$100,000</i>
<i>Trees, Lawns, Plants and Shrubs</i>	<i>\$100,000 \$1,000 any one item</i>
<i>Furs, Jewellery, Jewels, and Prerecorded Video Tapes</i>	<i>\$10,000</i>
<i>Replacement of Foam or other fire Extinguishing material destroyed in fighting a fire involving the property insured.</i>	<i>\$100,000</i>
<i>Fire System recharge expense</i>	<i>\$100,000</i>



**Extensions of Coverage – Continued:**

*Protection Services Charges are included where any authorized outside assistance is called because of a peril insured against in, on or exposing the property insured.*

*Permission is granted for individual locations to cease operations and close down from time to time, and remain vacant and unoccupied without limit of time.*

*The Property may be on Leased Ground. This will not effect your rights under the Policy.*

*Animals such as horses are insured if you have declared a value, and paid a premium for this coverage. Animals are only insured for the loss or damage caused by Fire, Lightning, Explosion, Impact by Aircraft, or Spacecraft, or Land Vehicles, Riot, Vandalism, Malicious Acts, Windstorm or Hail. There is no coverage for Theft, Mysterious Disappearance, or Death unless caused by the Named Perils.*

**Boats and Motors:**

*This is a separate rider, and covers the Boats and Motors on a Blanket “All Risk” Basis, subject to the policy terms conditions and exclusions.*

*Newly Acquired Boats and Motors valued at \$50,000 are automatically covered for 90 days. All Boats and Motors in excess of \$50,000 in value must be scheduled.*

**Valuation Clause:**

*In the event of a loss the property will be repaired or replaced without deduction for depreciation. Replacement cost includes the increased cost to rebuild due to by-laws. You may rebuild on the same site or another site. The replacement cost will not exceed the amount of Insurance you have purchased, or the amount it would have cost to rebuild on the same site, or the amount actually spent on repairs.*



**Deductible:**

*This is the amount you will be responsible for in the event of a loss. However, if two deductibles apply to one loss, then you will only be responsible for the largest deductible.*

**Territorial Limits:**

*Coverage is provided in Canada and the Continental United States.*

**Extra Expense:**

**\$500,000**

*This covers costs necessarily incurred in excess of normal operating costs in order to maintain operations. This does not cover your loss of revenue or income. This has further been extended to cover Ingress and Egress from the Premises. There is no restriction on the amount payable per month, other than the limit insured.*

**Business Interruption:**

*There are several forms of Business Interruption Coverage offered. If you have chosen to insure this exposure it will be stated on your Certificate of Insurance.*

*The choices offered are:      **Rent or Rental Value or Loss of Fees and Funding.***

***Profits.***

***Loss of Earnings, No Co-Insurance Form.***

***Gross Earnings.***



**Rent or Rental Value, or Loss of Fees and Funding:**

*Pays the reduction in gross rent and rental value, fees or funding, resulting from being untenable due to damage caused by the perils insured against to Buildings, Stock and Equipment. Coverage has been extended to cover interruption by civil authority for a period of eight weeks, including Ingress or Egress from the Insured Premises. Payments stop under this form when the Buildings, Stock and Equipment have been repaired or replaced or 12 months after the loss whichever first occurs.*

**Profits:**

*Pays the loss of profits and expenses which continue after a loss caused by interruption or suspension of your operations as a result of perils insured against to Buildings, Stock and Equipment. Coverage begins from the time of such damage or destruction until your sales return to normal, but not exceeding the period of indemnity specified on your Certificate of Insurance. Coverage has been extended to include interruption by civil authority for a period of eight weeks including Ingress or Egress from the Insured Premises.*

**Loss of Earnings - No Co-Insurance Form:**

*Insures against the loss of earnings, grants, government funding or the normal source of funding, less operating expenses which do not necessarily continue during the necessary interruption of business caused directly by the perils insured against damaging or destroying real or personal property. The Insurer pays no more than 50% of the amount insured in any 30 Consecutive days, and stops paying once the real or personal property has been repaired or replaced.*



## INFECTIOUS DISEASE EXTENSION

**(Applicable to Business Interruption Section IIIA, IVA, IVB, IVC, IVD)**

Subject to a limit of \$200,000.00 each individual Certificate of Insurance.

This form is extended to indemnify loss as insured hereunder resulting from interruption or interference of business by order of Civil Authority only, of the business of the Insured at the premises in consequence of:

- a) The cancellation of and/or inability to accept bookings for accommodation or the use the premises as a direct result of the outbreak or occurrence at the premises of:
  - i) a noticeable human contagious or infectious disease, including viral or bacterial infections;
  - ii) food or drink poisoning;
  - iii) vermin or pests;
  - iv) defective sanitation.
  
- b) The cancellation of and/or inability to accept bookings for accommodation or use of the premises as a direct result of the outbreak elsewhere than at the premises of: any notifiable human contagious or infectious disease, including viral or bacterial infections, within a radius of twenty-five miles from the premises.

Provided that in applying the provisions of this Form for the purpose of calculating the amount payable as indemnity hereunder:

1. Damage shall be deemed to have occurred to property used by the insured for the business at the premises on the date of the first manifestation of the said outbreak or occurrence at the premises and/or on the date of the said outbreak elsewhere than at the premises and the indemnity period in respect of the contingencies referred to in (a) and (b) of this extension shall be the period beginning with the occurrence of the damage as herein defined and ending not later than 12 months thereafter during which the interference of interruption shall have affected the results or the business in consequences of the damage and not as otherwise stated in this form;
2. All money paid or payable to the Insured by way of deposits and/or recoveries in connection with bookings which are the subject to a claim hereunder shall be credited to the Insurers as a deduction from the amount payable under clauses (a) and (b) above.
3. The amount by which the turnover during the indemnity period shall be in consequence of damage falls short of standard turnover as calculable under the provision of clause (a) above shall be deemed to be. As regards any loss under heading (b) above the turnover attributable to bookings which during the indemnity period are the subject of cancellation in consequence of the damage but excluding turnover attributable to any such cancelled and or unaccepted bookings are deferred and accepted at a later date provided that the Insurance under this extension is subject to all conditions of the policy and the liability of Insurers shall in no case under this extension and the policy exceed the sum insured by the policy.