



CONDO PROTECT

# PRODUCT BENEFITS

Condo Protect provides one of the most comprehensive coverage for condos in Alberta.



The program provides policies that are specifically designed to exceed the Condominium Property Act requirements and are broad enough to consider the evolving needs of today's condo boards and property managers.

## CORE PROTECTION

### PROPERTY

**Extended Replacement Cost:** Covers the full replacement cost of the condo plus an additional 30% at no extra cost.

**\$5M in Extras:** Policy add-ons such as replacing trees and shrubs and loss of condo fees are in addition to the policy limit.

**Additional Living Expenses:** Coverage to help with unit owners' costs when they are displaced after a claim.

**Flood and Hail:** Includes flood and hail coverage in high risk areas with competitive deductibles.

**Water Damage Coverage:** Liberal coverage to respond to the largest source of claims.

**No Sublimits:** Debris removal and bylaw upgrade coverages with no sublimit.

### GENERAL LIABILITY - \$30M limit

Protects the Corporation, its employees and volunteers against claims made by third parties due to property damage, bodily injury and personal injury. No aggregate. Property manager extension.

### DIRECTORS & OFFICERS LIABILITY - \$20M limit

Protects past, present and future board members against law suits made against them that emanate from decisions or actions they have taken. Coverage includes human rights complaints, defense costs are in addition to the limit and no deductible. Property manager extension.

## UNIQUE PROTECTION

### VOLUNTEER ACCIDENT - \$1M limit

Protects board members, unit owners and/or residents who are injured while volunteering. Age limit 85. Includes honorariums.

### EQUIPMENT BREAKDOWN

Protects against property damage resulting from accidental breakdown of mechanical and electrical equipment. Includes coverage for alarm panels, intercom phone/security systems and elevators.

### GLASS

Protects common area glass from vandalism, burglary or accidental breakage. Low deductibles of \$250-\$500.

### CRIME - \$1M limit

Protects the corporation's liquid assets against theft by employees, board members and the property manager. The policy limit is intended to protect your operating expenses and reserve fund. No deductible.

## EXCLUSIVE PROTECTION

### LEGAL EXPENSES - \$1M limit

An insurance policy that provides (i) legal advice on condo questions (ii) legal costs faced when in dispute. Choose from a panel of condo lawyers, always there for you. No eligibility restrictions. Many coverage benefits. No deductible.

### CYBER & PRIVACY BREACH - \$50K limit

Condos and property managers rely on electronic record keeping and data storage. Online communities and social media tools are also emerging. Both present higher risks of being sued under the Privacy Act. BFL protects the board members and the Corporation if it is sued for breaching those privacy laws. No deductible.

### POLLUTION LIABILITY

Protects the condo in the event a leaking pollutant damages neighboring properties or the environment.

### TERRORISM

Protects against riots, strikes, civil commotion, malicious activity and direct terrorist activity. \$2m limit available.

[bflrealstate.ca](http://bflrealstate.ca)





CONDO PROTECT

# WHY BFL CANADA?

Our priority is to provide every condo with superior service and exceptional insurance coverage.



**There are many reasons why board members and property managers choose to put their trust in BFL.**

## CONDO EXPERTS

Our professionals have in depth insurance knowledge regarding all condos, barelands, homeowners associations and air space stratas.

## ACCESS TO INSURANCE COMPANIES

BFL has access to more than 15 insurance companies that support our exclusive condo wording. More choice provides a better chance of getting you the best deal.

## WE DO THE HARD WORK FOR YOU

We search the insurance market place every year to gather quotes from multiple companies and present you with the most competitive offer.

## UNIT OWNER COVERAGE

BFL has an online platform to make it easier for unit owners to purchase coverage for their contents, additional living expenses and deductible assessment coverage, to name a few. Visit [leoinsurance.ca](http://leoinsurance.ca) for a quote.

## CLAIMS CONCIERGE SERVICE

Our in house claims team will track your claim from start to finish, providing "front of line" access to preferred restoration firms and adjusters.

## INDUSTRY LEADER

Keeping ahead of industry changes has earned BFL a reputation for innovation and continuous improvement. We also support all key industry associations.

## CANADIAN OWNED

As a proud independent Canadian firm owned by our employees, we are fully committed to providing our clients with exceptional service.

## COMMUNITY MINDED

BFL actively contributes time, energy and resources to a wide array of local charities and socially minded organizations.

## PREMIUM FINANCING

Our national presence allows us to deliver finance rates that are amongst the most competitive in the industry.

## TEAM APPROACH

BFL provides a service team ensuring you can always reach someone and get answers to your questions. We enjoy meeting our clients and are happy to attend board meetings and AGMs. Just let us know.

For more information on our people and our services: [bflrealstate.ca](http://bflrealstate.ca)

