

Your Basic Insurance Policy from HTM Insurance Company

Peace of Mind



HTM
You're with family.

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YOUR BASIC HOME INSURANCE POLICY

A GUIDE TO YOUR POLICY

This policy contains various exclusions and limitations, which eliminate or restrict coverage. Please read it carefully.

Words and phrases shown in “quotations” have special meaning, either as defined under Special Definitions of this Coverage, General Definitions or as otherwise specifically defined within the policy.

Insurance cannot be a source of profit. It is designed to indemnify “you” against actual losses or expenses incurred by “you” or for which “you” are liable, arising from accidental events.

This policy is a legal contract which has been designed for “you”, based on the occupancy, use, services, utilities, and other circumstances pertinent to “your” property which “you” disclosed to “your” broker or agent at the time “you” completed “your” application. When there is a change to any of these circumstances, be sure to notify “your” broker or agent accordingly.

In the event of loss or damage to “your” property, notify “your” broker or us immediately.

AGREEMENT

“We” provide the insurance described in this policy in return for payment of the premium and subject to the terms and conditions set out. The “Declaration Page” summarizes the coverages and amounts of insurance “we” have agreed to provide and the period for which they are provided. Failure to comply with any term or condition may result in the denial of a claim under this policy.

All amounts of insurance, premiums, and other amounts as expressed in this policy are in Canadian currency.

SECTION 1 PROPERTY COVERAGES

ALL THE STATUTORY AND ADDITIONAL CONDITIONS, GENERAL DEFINITIONS AND GENERAL LOSS OR DAMAGE NOT INSURED ALSO APPLY TO THIS COVERAGE

COVERAGES

The amounts of insurance are shown on the “declaration page” for the coverages “you” have purchased. These amounts include the cost of removal of debris of the property insured by this policy as a result of an Insured Peril. When the damage to the property plus the cost of cleanup and removal of debris exceed the limit of insurance for the damaged property, an additional 5% of the limit of insurance on the damaged “Dwelling” will be available to cover debris removal expenses.

If “you” must remove insured property from “your” “premises” to protect it from loss or damage, it is insured by this policy for 30 days or until “your” policy term ends - whichever occurs first. The amount of insurance will be divided in the proportions that the value of the property removed bears to the value of all property at the time of loss.

COVERAGE A - DWELLING BUILDING

“We” insure:

1. The “dwelling” and attached structures.
2. Permanently installed outdoor equipment on the “premises”.

Tear out: If any walls, ceilings or other parts of insured buildings or structures must be torn apart before “water” damage covered by this form can be repaired, “we” will pay the cost of such work and its restoration.

The cost of tearing out and replacing property to repair damage related to “water mains” or outdoor plumbing systems is not insured.

COVERAGE B - DETACHED PRIVATE STRUCTURES

If this coverage is shown on the “Declaration Page”, “we” insure structures or buildings separated from the “dwelling” by a clear space, on “your” “premises” but not insured under Coverage A. If they are connected to the “dwelling” by a fence, utility line or similar connection only, they are considered detached private structures.

COVERAGE C - PERSONAL PROPERTY

“We” insure your Personal Property as follows:

1. **ON PREMISES:** “We” insure the contents of “your” “dwelling” and other personal property “you” own, wear or use while on “your” “premises” which is usual to the ownership or maintenance of a “dwelling”.
2. **OFF PREMISES:** “We” insure “your” personal property while it is temporarily away from “your” “premises” anywhere in the world. This includes personal property newly acquired by “you” and in “your” possession when there has not been an opportunity to take such property to “your” “premises”.
 - (a) Personal property normally kept at any other location “you” own, rent or occupy is not insured.
 - (b) Personal property that “you” are moving to a new principal residence in the province of Ontario is insured while in transit and while at “your” new principal residence for up to 30 consecutive days beginning the day “you” start “your” move. The amount of insurance will be divided in the proportion that the value of the property at each “premises” and in transit bears to the value of all “your” personal property, at the time of loss.

The maximum amount we will pay is \$3,000 or the amount shown on the “Declaration Page” for Personal Property, whichever is lower.

Property Not Included As Personal Property

“We” do not insure loss or damage to motorized vehicles, trailers, aircraft, unmanned air vehicles, drones or their equipment, except:

- (a) motorized wheelchairs;
- (b) scooters having more than 2 wheels and specifically designed for the carriage of a person with a physical disability and not subject to motor vehicle registration;
- (c) watercraft;
- (d) motorized lawn mowers, lawn and garden tractors up to 22 kW (30 HP), other gardening equipment or snow blowers;
- (e) golf carts not subject to motor vehicle registration;
- (f) electric bicycles maximum speed 32km/h and not subject to motor vehicle registration;
- (g) electric powered children’s toys, maximum 10km/h and not subject to vehicle registration.

Equipment includes audio, visual, recording or transmitting equipment powered by the electrical system of a motor vehicle or aircraft, unmanned air vehicle or drone.

Special Limits Applicable to Some Personal Property:

Unless a different limit is shown on the “Declaration Page”, “we” insure:

- (a) Jewelry, watches, gems, fur garments and garments trimmed with fur up to \$1,000 in all;
- (b) Numismatic property (such as coin collections and bank note collections), stamps and philatelic property (such as stamp collections), sports cards, sports memorabilia and comic book collections, up to \$1,000 in all;

The above limits apply to any loss or damage caused by theft.

Unless a different limit is shown on the “Declaration Page”, “we” also insure:

- (c) Books, tools and instruments pertaining to a “business”, profession or occupation including samples and goods held for sale up to \$500 in all;
- (d) Securities, books of account, deeds, evidences of debt or title, letters of credit, notes other than bank notes, manuscripts, passports, tickets and documents or other evidence to establish ownership or the right to claim a benefit for an amount up to \$500 in all;
- (e) Money, bullion, or “cash cards” up to \$200 in all;
- (f) Lawn and garden tractors and golf carts including attachments and accessories up to \$2,000 in all;
- (g) Watercraft, their furnishings, equipment, accessories and motors up to \$500 in all. Loss or damage from windstorm or hail is insured only if they were inside a fully enclosed building. Canoes and rowboats are also insured while in the open;
- (h) Computer software, including “digital assets” up to \$100 in all including the cost of gathering or assembling lost information or “data”;
- (i) Parts for motorized vehicles that are not installed yet up to \$500 in all;
- (j) Bicycles, electric bicycles and “Personal transporters” and their related equipment up to \$500 for any one item or unattached piece of equipment;
- (k) Utility trailers up to \$500 in all.

PERILS INSURED

“We” insure “your” “dwelling”, detached private structures, and “your” personal property, against direct physical loss or damage caused by the following perils as described subject to all exclusions and limitations:

1. fire;
2. lightning;
3. explosion;
4. smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the “premises”;
5. falling object which strikes the exterior of the “dwelling” or building unless caused by snowslide, iceslide, landslide or any other earth movement;
6. impact by aircraft or land vehicle;

7. riot;
8. vandalism or malicious acts;
9. "water" escape meaning:
 - (a) the sudden and accidental escape of "water" from within a "water main", swimming pool or equipment attached;
 - (b) the sudden and accidental escape of "water" or steam from within a heating, sprinkler, air conditioning or plumbing system, or a "domestic water container" which is located inside "your" "dwelling";
 - (c) "water" which enters through an opening which has been created suddenly and accidentally by an insured peril;
10. transportation meaning loss or damage caused by collision, upset, overturn, derailment, stranding or sinking of any automobile or attached trailer in which the insured property is being carried;

OPTIONAL PERILS

If the "Declaration Page" shows "Optional Perils apply", then "we" also insure "your" "dwelling", detached private structures, and "your" personal property, against direct physical loss or damage caused by the following perils as described subject to all exclusions and limitations:

1. windstorm, hail or coincidental rain damage;
2. theft, including damage caused by attempted theft;
3. collapse, including collapse caused by the weight of ice or snow meaning the collapse of foundations, walls, floors or roof of a dwelling;

EXCLUSIONS

Property Excluded

"We" do not insure loss or damage to:

1. "your" insured property when "your" "dwelling" has to "your" knowledge, been "vacant" for more than 30 consecutive days;
2. buildings or structures used in whole or in part or designed for farming, commercial or "business" purposes unless declared on the "Declaration Page" whether it is in use, unoccupied, or "vacant";
3. household pets, unless the injury or death is caused by an insured peril, but "we" do not insure injury or death caused by Peril #6;
4. sporting equipment where the loss or damage is due to its use;
5. property at any fairground, exhibition or display for the purpose of exhibition or sale;
6. retaining walls not constituting part of any insured building;
7. property in a vacation or home trailer which is owned by "you";
8. books, tools and instruments pertaining to a "business", profession or occupation including samples and goods held for sale except as provided for under Special Limits Applicable to Some Personal Property (c).

Perils Excluded

"We" do not insure against loss or damage resulting from, contributed to or caused directly or indirectly:

1. by, or resulting from, contamination or pollution or the release, discharge or dispersal of contaminants or "pollutants", except damage to the "dwelling" caused by the sudden and accidental escape of fuel from a permanently installed "domestic fuel tank" (including any attached equipment, apparatus or piping) that is part of a heating unit for the insured "dwelling" or detached private structure or as included under Additional Coverages – Basic #2;
2. by wear, tear, gradual deterioration, latent defect or mechanical breakdown, rust, corrosion, extremes of temperature, wet or dry rot, condensation "fungi" or spore(s), or contamination;
3. by scratching or marring of any property or breakage of any fragile or brittle articles unless caused by a "Specified Peril", impact by watercraft or aircraft, or theft or attempted theft;
4. by birds, bats, rodents, (such as squirrels and rats), insects (such as moths and termites), vermin (such as skunks and raccoons), or household pets, except loss or damage to building glass;
5. by settling, expansion, contraction, moving, bulging, buckling, or cracking except resulting damage to building glass;
6. by collapse of:

- (a) outside property such as awnings, fences, or trellises unless resulting from structural collapse of foundations, walls, floors or roof of a building;
 - (b) patios, driveways, walks or retaining walls, outdoor radio and/or television antennae, towers, satellite receivers and their attachments;
7. by “water” or “water” escape when the loss is:
- i) caused by continuous or repeated “seepage” or “leakage” of “water”;
 - ii) caused by “flood”, this exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage, but “you” are still insured for ensuing loss or damage which results directly from fire or explosion;
 - iii) caused by backing up or escape of “water” from a sewer or drain, sump or septic tank;
 - iv) caused by “ground water” or rising of the water table;
 - v) caused by “surface waters”, unless the “water” escapes from a “water main” “domestic water container” located outside “your” “dwelling”;
 - vi) to “water mains”, heating, sprinkler, air conditioning or plumbing system, or a “domestic water container” from which the “water” escaped;
 - vii) to outdoor plumbing systems, “domestic water containers” and attached equipment located outside “your” “dwelling”, and on “your” “premises caused by freezing, “water”, or rupture;
 - viii) occurring while the “dwelling” is “under construction” or “vacant”, even if permission for construction or vacancy has been given by “us”;
 - ix) caused by freezing of any part of a heating, sprinkler, air conditioning or plumbing system or “domestic water container” unless it happens within a “dwelling” heated during the usual heating season and “you” have not been away from “your” “premises” for more than four (4) consecutive days. However, if “you” had arranged for a competent person to enter “your” “dwelling” daily to ensure that heating was being maintained or if “you” had shut off the “water” supply and had drained all the pipes and appliances; and or have “your” heating system connected to an automatic monitoring system or an automatic water shut off device permanently installed. “you” would still be insured;
 - x) caused by freezing in an unheated portion of the “dwelling”.
8. by change of temperature unless the loss or damage:
- (a) is to personal property kept in “your” “dwelling”; and
 - (b) is the result of physical damage to “your” “dwelling” or equipment caused by a peril not otherwise excluded;
9. by vandalism or malicious acts caused by “you” or any members of “your” household, or “your” employees, or by any “tenant”, employee or member of the “tenant’s” household;
10. by vandalism or malicious acts or theft or glass breakage occurring while “your” “dwelling” is “under construction” or “vacant” even if permission for construction or vacancy has been given by “us”;
11. by theft or attempted theft by any “tenant”, members of a “tenant’s” household or employees of the “tenant”;
12. by windstorm, hail or coincidental rain damage to the interior of a building, unless the storm first creates an opening in the building;
13. by shoreline ice build-up or by impact of waterborne objects(including ice), all whether driven by wind or not;

BASIS OF CLAIM PAYMENT

When coverage applies, “we” will pay for insured loss or damage up to “your” financial interest in the property but not exceeding the applicable amount(s) of insurance for any loss or damage arising out of one occurrence.

Any loss or damage shall not reduce the amounts of insurance provided by this policy.

If “you” qualify for a tax credit, the loss payment will be reduced by that amount.

Deductible: In any one occurrence, “we” are responsible only for the amount by which the insured loss or damage exceeds the amount of the deductible shown on the “Declaration Page”. If one occurrence could lead to the application of more than one deductible, or more than one policy insured with “us”, only the largest deductible will apply.

Dwelling Building, Detached Private Structures and Personal Property: “We” agree to pay, for any insured loss, the “actual cash value” of the damage of the property at the date of the occurrence.

Insurance Under More Than One Policy: If “you” have insurance on specifically described property, “our” policy will be considered excess insurance and “we” will not pay any loss or claim until the amount of such other insurance is used up. In all other cases, “our” policy will pay its ratable proportion of an insured loss.

SPECIAL DEFINITIONS

“Actual Cash Value” will consider the cost to repair or replace the lost or damaged property, whichever is less, with new materials of similar kind, quality, and usefulness, but with proper deduction for depreciation.

In determining the proper deduction for depreciation, “we” will consider:

1. the condition of the property immediately before the loss or damage;
2. the use of the property and its obsolescence;
3. its resale value; and
4. its normal life expectancy.

“Cash Cards” means cards designed to store a cash value by electronic means for use as a mode of payment, without a personal identification number and without direct access to a bank account or other account.

“Digital Assets” means electronic files for which a fee has been paid that are downloaded and stored on home electronic equipment, computers or mobile phones. “Digital assets” does not include downloaded files pertaining to “your” “business”.

“Dwelling” means the building described on the “Declaration Page” occupied by “you” as a private residence.

“Spouse(s)” means either of two persons who are:

1. married to each other or who have together entered into a marriage that is voidable or void; or
2. living together in a conjugal relationship outside marriage and have so lived together continuously for a period of three years or, if they are the natural or adoptive parents of a child, for a period of one year; or
3. considered “spouses” under the Family Law Act, or its equivalent, in the jurisdiction in which the policy was issued.

“Tenant” means one who rents property from another for private dwelling purposes.

“We”, “our” or “us” means the Company or Insurer providing this insurance.

“You” or “your” means the person(s) named as Insured on the “Declaration Page” and, while living in the same household, his or her “spouse”, the relatives of either or any person under the age of 21 in their care. This also includes any “student” insured by this policy, who is temporarily living away from home for the purpose of attending a school, college or university.