

Your Seasonal Home Insurance Policy from HTM Insurance Company

Peace of Mind



HTM
You're with family.

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YOUR SEASONAL 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” and Detached Private Structures 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 90 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”.
3. Outdoor swimming pool and attached equipment on the “premises”.
4. Materials and supplies located on or adjacent to the “premises” intended for use in construction, alteration or repair of “your” “dwelling” or private structures on the “premises”. “We” insure against the peril of theft only when “your” “dwelling” is completed and ready to be occupied.

Building Fixtures and Fittings: “You” may apply up to 10% of the amount of insurance on “your” “dwelling” to insure building fixtures and fittings temporarily removed from the “premises” for repair or seasonal storage.

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

“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.

Boathouses and docks, within 30 metres of “your” “premises”, are considered detached private structures and basis of claim payment will be the “Actual Cash Value” of the damage on the date of the occurrence.

COVERAGE C - PERSONAL PROPERTY

“We” insure your Personal Property as follows:

1. **ON PREMISES:** “We” insure the contents of “your” seasonal “dwelling” and other personal property “you” own, wear or use while on “your” “premises” which is usual to the ownership or maintenance of a seasonal “dwelling”.

If “you” wish, “we” will include uninsured personal property of others, to a maximum amount of \$3,000, while it is on “your” “premises” but “we” do not insure property of “tenants”, roomers or boarders who are not related to “you”.

2. **OFF PREMISES:** “We” insure “your” personal property for an additional amount up to 10% of “your” personal property limit or \$3,000, whichever is greater, 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, meant for use in “your” seasonal residence, stored in a warehouse is fully insured for the first 30 days. After the 30 day period, “your” personal property will continue to be insured, but only for loss or damage caused by the peril of theft. To extend coverage for this property in storage for a further period, “we” must be notified in writing and endorse “your” policy as required.
- (c) Personal property that “you” are moving to a new seasonal residence in the province of Ontario is insured while in transit and while at “your” new seasonal 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.

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) “personal transporters”;
- (d) watercraft;
- (e) motorized lawn mowers, lawn and garden tractors up to 22 kW (30 HP), other gardening equipment or snow blowers;
- (f) golf carts not subject to motor vehicle registration;
- (g) electric bicycles maximum speed 32km/h and not subject to motor vehicle registration;
- (h) 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 \$5,000 in all;
- (g) Watercraft, their furnishings, equipment, accessories and motors up to \$1,000 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 \$500 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 \$3,000 in all;
- (j) Bicycles, electric bicycles and “Personal transporters” and their related equipment up to \$1,000 for any one item or unattached piece of equipment;

(k) Utility trailers up to \$1,000 in all.

COVERAGE D – RENTAL EXPENSE

The amount of insurance for Coverage D is the total amount for any one or a combination of the following coverages. For a maximum of two weeks and \$3,000 (unless otherwise specified on the “Declaration Page”), “we” insure the rental of a similar seasonal property to allow “you” to finish the remainder of “your” stay or vacation or continue with “your” plans for a stay or vacation in the following situations:

1. **Damage to “your” seasonal “Dwelling”:** Damage to “your” seasonal “dwelling” by an insured peril makes it unfit for occupancy, or “you” have to move out while repairs are being made.
2. **Civil Authority Prohibits Access:** If, as the direct result of damage to neighbouring “premises” by an insured peril, a civil authority prohibits access to “your” seasonal “dwelling”.
3. **Emergency Evacuation:** If access to “your” seasonal “dwelling” is prohibited by order of “civil authority”, but only when such order is given for evacuation as a direct result of a sudden and accidental emergency.

“You” are not insured for any claim arising from evacuation resulting from:

- (a) “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;
- (b) earthquake;
- (c) directly or indirectly occasioned by, happening through, or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalism or requisition or destruction of or damage to property by or under the order of any government or public or local authority;
- (d) nuclear incident as defined in the Nuclear Liability Act or any other nuclear liability act, law or statute, or any law amendatory thereof, or nuclear explosion, except for ensuing loss or damage which results directly from fire, lightning or explosion of natural, coal or manufactured gas;
- (e) contamination by radioactive material;
- (f) “terrorism” or by any activity or decision of a government agency or other entity to prevent, respond to or terminate “terrorism” 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.

The term “civil authority” means any person acting under the authority of the Governor General in Council of Canada or the Lieutenant Governor in Council of a Province, and/or any person acting with authority under a Federal, Provincial or Territorial legislation with respect to the protection of persons and property in the event of an emergency.

SPECIAL ADDITIONAL COVERAGE

1. Domestic Animal Coverage:

“We” will pay up to \$1,000 in all, for reasonable costs and expenses for loss or damage caused by a domestic animal.

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. windstorm or hail;
11. 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;
12. theft, including damage caused by attempted theft;
13. collapse, including collapse caused by the weight of ice or snow meaning the collapse of foundations, walls, floors or roof of a dwelling;
14. fuel leakage meaning 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;
15. change of temperature meaning loss or damage to personal property kept in "your" dwelling, caused by a change of temperature that results from physical damage to "your" dwelling caused by an insured peril;

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, up to \$5,000, but "we" do not insure injury or death caused by Perils 6, 11 or 12;
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. (???)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 as provided in Perils Insured #14 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 and Detached Private Structures: If “you” repair or replace the damaged or destroyed building on the same location with materials of similar quality within a reasonable amount of time after the damage, “you” may choose as the basis of loss settlement either **(A)** or **(B)** below; otherwise, settlement will be as in **(B)**.

- A.** The cost of repairs or replacement (whichever is less) without deduction for depreciation, in which case “we” will pay in the proportion that the applicable amount of insurance bears to 80% of the “replacement cost” of the damaged building at the date of damage, but not exceeding the actual cost incurred.
- B.** The “Actual Cash Value” of the damage at the date of the occurrence.

Personal Property: “We” agree to pay any loss insured for Personal Property based on “replacement cost” provided that:

- (a) the property, at the time of loss, was useable for its original purpose and is not obsolete;
- (b) “you” have repaired or replaced the property promptly;
- (c) “electronic media” is reproduced from duplicates or from originals of the previous generation of the media (“we” will not pay the cost of gathering or assembling information or “data” for reproduction except as provided under “Special limits of some personal property” point “(h)”);
- (d) records, including books of account, drawings or card index systems are transcribed or copied from duplicates;

Otherwise, the basis of claim payment will be the “Actual Cash Value” of the damage on the date of the occurrence.

Loss of items such as fine arts, antiques, paintings and articles, which, by their inherent nature, cannot be replaced with a comparable article, will not be settled on a “Replacement Cost” basis.

If the loss or damage is not replaced or repaired within a reasonable time, “we” will pay the “Actual Cash Value” of the loss or damage at the date of the occurrence.

Insurance Under More Than One Policy: If “you” have other 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.

“Personal Transporter” means a self-balancing, electric-powered transportation device able to turn in place and designed for one person, with a top speed of 20km/h.

“Replacement Cost” means the cost, at the time of loss, of repairs or replacement (whichever is lower), with new property of similar kind and quality and usefulness, without deduction for depreciation.

“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.