

SEAL BEACH MUTUAL NO. TWELVE**Administrative Services****Personal Liability and Property Insurance**

1. The Mutual's Master Policy covers the Mutual's buildings and common areas. This rule does NOT cover earthquake damage and does not cover a resident shareholder's personal property anywhere on Mutual Twelve premises, including any non-structural upgrades such as appliances, fixtures, and other interior improvements in the dwelling unit. Nor does this rule cover personal liability in the event a resident shareholder becomes legally liable for causing bodily injury and/or property damage to another person or to Mutual property. BE AWARE that the liable shareholder is responsible for payment of the Mutual's policy DEDUCTIBLE when damage occurs through no fault of the Mutual Corporation.
2. If the unit has been expanded structurally, the expansion is part of the Mutual's buildings and would, if the premises are restored, be rebuilt in case of a covered peril. However, resident shareholders would be responsible for any non-standard/non-structural items within the expansion or original space such as, but not limited to, upgraded doors, bay windows, triple pane windows, skylights, flooring, window treatments, counter tops, cabinets, appliances, fixtures.
3. The Mutual Corporation is not responsible for personal property, or damage to personal property stored or parked on the street or in the carport, such as vehicles and other property stored in or under the storage cabinets.
4. An HO-6 condo policy can provide the coverage a resident shareholder needs to insure payment of the Mutual's deductible, personal property, personal liability, and to complete repairs to the interior items that are their responsibility.
5. As each resident shareholder's situation is different, the best advice is to consult with a professional insurance agent that is knowledgeable about the dwelling unit and the resident shareholder's needs so that they have sufficient personal insurance coverage in the event that the interior of the unit, non-standard items, non-structural items and/or personal possessions are damaged or destroyed or when personal liability issues arise.