



**LOPRIORE**  
INSURANCE AGENCY, INC.  
SINCE 1995

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info@lopriore.com  
lopriore.com

Dear Unit Owner:

Welcome from LoPriore Insurance Agency. We are happy to be the insurance agent representing the condominium master insurance policy for Winslow Point Condominium Trust.

The information included in this letter will help you, as a unit owner, determine what coverages you may need. Please review the information below that provides a brief descriptive summary of your condo master insurance policy. The information included within this letter is to assist you as a unit owner, and does not replace any of the coverages, exclusions or terms and conditions in the actual policy.

### **What is a Condo Master Insurance Policy?**

A condominium master insurance policy is a type of insurance policy that is designed to provide property coverage for the physical structure(s) of your condominium association, as well as liability coverage for any common areas within it. Your Master Insurance Policy is written on a special form that generally covers losses to buildings and common areas of the property, unless the cause of loss is specifically excluded.

### **What is covered in the Condo Master Policy?**

A condo master insurance policy protects your condo association or trust from being held liable for personal injuries or property damages that occur at the exterior of your building or the common areas within it. Coverage levels also extend some protections to the interior of the units themselves.

### **What is the Master Policy Deductible for the policy period 7/9/25 - 7/9/26?**

**\$25,000 deductible per claim - \$25,000 deductible per unit all claims**

Customarily condo associations elect higher deductibles to serve as a risk management tool to help keep insurance costs from spiking due to claims. The intent is to prevent small losses from being filed against the Master Insurance Policy.

### **What are the differences between a Condo Unit Owner's Policy (HO-6) and a Master Policy?**

#### **Condo Unit Insurance vs Master Insurance Policy**

As the owner of a condo unit, you're responsible for securing insurance for the interior of the unit you call home. As part of the HOA, you're also likely partially responsible for the insurance coverage that protects the rest of the building. Your complete coverage is composed of two policies that work together to provide complete protection without any gaps: HO-6 insurance and a master insurance policy. Learning the difference between these policies will help you get the coverage you need.

##### **Condo Unit Insurance**

An HO-6 insurance policy is designed to cover your personal property, liability claims, and gaps that the master policy doesn't cover. You are responsible for purchasing your own HO-6 policy to cover your belongings and the interior of your unit. While your master condo policy may provide coverage for some items inside your condo, the coverage is minimal and it's essential to understand the limits of coverage. When determining the amount of coverage you need on your HO-6 policy, you'll want to ensure you eliminate any coverage gaps left by your master policy, including updates and improvements. You are responsible for paying all premiums and deductibles for your HO-6 insurance policy.

##### **Master Insurance Policy**

A condo master insurance policy is designed to provide coverage for the structure of the building and the common areas in and around the building. The master insurance policy is purchased by the owner of the condominium complex or the HOA board. You will likely be responsible for paying a portion of the cost of this policy and of any deductibles required in the event of damage caused by a covered event.



The easiest way to understand how the master policy and HO-6 policy differ is to assume the master policy provides coverage for the space outside your unit and HO-6 coverage protects the inside. Sharing the details of your condo's master policy with your independent insurance agent will help you determine the amount of HO-6 coverage you need.

Version 1, effective 7/9/25.

**INSURANCE THAT FITS YOUR LIFESTYLE**

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**Why Should you purchase a Condo Unit Owners Insurance Policy (HO-6)?**

As stated in the Declaration of Condo Trust, Unit Owners are required to carry insurance for their personal property, upgrades, and furnishings within their units. Also, unit owners insurance is recommended for situations that are not covered by your Master Policy or for damages that are lower than the Master Policy Deductible.

The unit owner's personal insurance policy should include special coverage for their unit. The special coverage endorsement to add is commonly referred to as HO-1732. At a minimum, please be sure that your HO-6 Special Coverage A amount is at least the same amount as the Condo Association policy deductible (\$25,000).

Unit owners are strongly encouraged to provide this information to their current insurance provider to ensure that there are no potential gaps in coverage.

**What if you do not have a correct Unit Owners Policy (HO-6)?**

Please contact our office if you need to get the proper coverage for your unit. We represent several different insurance companies that provide comprehensive and competitive HO-6 policies. Please call us at (781) 438-1375 or email us at [info@lopriore.com](mailto:info@lopriore.com) so we can secure the coverage you need in conjunction with the Master Policy.

**Contact Information - General Inquiries or Questions Regarding Master Insurance Policy**

<a href="#">Richard Moretti</a>	<a href="#">Jane Donovan</a>
Office Tel: 781-438-1375 Ext 206	Office Tel: 781-438-1375 Ext 203

**Certificate Of Insurance Request Options**

- Fax Request To (781) 438-6790
- Email Request to [certs@lopriore.com](mailto:certs@lopriore.com)

**Please be sure to Include the following information**

<b>Unit Owners Information</b>	<b>Certificate Holder or Lender Information</b>
<ul style="list-style-type: none"><li>• Your Name</li><li>• Address including Unit #</li><li>• Telephone</li><li>• Email</li></ul>	<ul style="list-style-type: none"><li>• Name</li><li>• Address</li><li>• Telephone</li><li>• Email or Fax</li><li>• Loan #</li></ul>

**Claims:**

If your unit is damaged and you need to report a claim incident, call the Association's Property Manager, Director, or Trustee.

Once again thank you for making us your insurance agency of choice, we are glad to help you in any way we can.

Respectfully,

*John LoPriore*  
John LoPriore

President

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