



ANNUAL INSURANCE DISCLOSURE AND POLICY SUMMARY - October 1, 2025

PROPERTY INSURANCE (Renewed on 6-1-25)

Blanket property insurance for fire and special form with Lloyd's of London and various other insurance companies insures residential, common and community buildings and business property owned by the Mutual (no coverage for improvements, alterations, additions or other member or tenant property).

Policy Limit: \$225,000,000 per occurrence

Deductible: \$100,000 per occurrence

Key Exclusions: Earthquake, landslide, (and others)

COMMERCIAL GENERAL LIABILITY INSURANCE

The commercial general liability insurance for the Housing Mutuals and Golden Rain Foundation (GRF) is with Philadelphia Insurance Companies, insuring against liability arising out of the ownership and use of common areas.

Policy Limits: \$1,000,000 per occurrence
\$2,000,000 aggregate

Deductible: \$25,000

There is also an Umbrella Liability policy with Great American and AXA XL Insurance Company.

Policy Limit: \$25,000,000 per occurrence

Deductible: Excess over General Liability insurance policy

CRIME/FIDELITY INSURANCE

United Mutual & GRF have a crime/fidelity policy with Beazley and Berkley Insurance.

Policy limits: \$20,000,000 Employee Theft, Computer & Fund Transfer Fraud
\$5,000,000 Theft, Robbery & Depositor Forgery

Deductible: \$25,000

EARTHQUAKE INSURANCE

United Laguna Woods Mutual has a Difference in Conditions insurance policy with Westchester Insurance Company for earthquake insurance on residential and common area buildings.

Policy limit: \$5,000,000 Deductible for earthquake: 15% of the building value, \$50,000 minimum

GRF has a Difference In Conditions (DIC) insurance policy with QBE Specialty and Trisura Specialty Insurance Companies including earthquake and flood for GRF facilities such as clubhouses, streets and the cable system.

Policy limit: \$15,000,000

Deductible: \$25,000 per occurrence except earthquake and flood

Deductible for flood: \$50,000

Deductible for earthquake: 5% of the building value, \$50,000 minimum

This summary of the Association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

The total amount of insurance was discussed with the insurance broker and the Board followed their guidance.

For questions regarding proof of insurance coverage have your escrow company or trust contact:

AJ Gallagher Insurance Services (Property, Crime and Earthquake): Email: Southwest.InterimCerts.GGBUS@ajg.com
(All requests for certificates must be sent via email and cannot be fulfilled over the phone. Standard turnaround time for issuance is within 24 hours and any request that is indicated as a "Rush" in the subject line is fulfilled same day if received by 12:00 p.m. PST. Requests should have "United Laguna Woods Mutual" in the subject line)

If you have questions about the Mutual's insurance policies, please call Risk Management 949-597-4202.

The following insurance information should be discussed with your personal insurance agent.

UNITED LAGUNA WOODS MUTUAL INSURANCE DISCLOSURE AND POLICY SUMMARY

THE INSURANCE CARRIED BY UNITED MUTUAL AND GRF DOES NOT COVER YOUR PERSONAL LIABILITY OR ITEMS THAT ARE YOUR PERSONAL RESPONSIBILITY such as additions and alterations, personal property, or loss of use. **MEMBERS SHOULD PURCHASE “CONDOMINIUM OWNERS” (HO-6) INSURANCE POLICY** to protect against unexpected expense in the event a loss occurs. This is also a requirement for many lenders. **Please remind tenants/lessees that they should purchase “renters” insurance** for their personal liability, personal property, and loss of use.

SOME* ITEMS YOU SHOULD CONSIDER WHEN REVIEWING YOUR OWN PERSONAL INSURANCE:

- ♦ **Members are responsible for damage to improvements, alterations and additions** (custom built-ins, wall or window coverings, wood or other upgraded floor coverings, heat pumps, air conditioners, patio or balcony enclosures, etc.) whether they were installed by you or previous members or residents. These should be insured as unit owners building items. **Repair of damage to such items, or other member or tenant property, including personal property, from a loss, such as a plumbing failure in your manor or an adjacent manor, is the responsibility of the member or tenant.** The Mutual's property insurer does not accept claims for damage to such items.
- ♦ **Members are responsible for damage to Mutual property** caused by the Members' misuse or neglect, by additions or alterations, or by guests or lessees. If the damage is your responsibility, United Mutual can charge you for the repairs (Occupancy Agreement-Article 5 & 11). If the repair costs exceed the deductible on the Mutual's insurance, currently \$100,000, a claim will be submitted to the Mutual's property insurer. In such cases, both the Mutual and its property insurer reserve the right to charge the Member to recover the costs, including the Mutual's deductible. Your own insurance may help cover your obligations, although some homeowner's insurance companies will not cover the Mutual's deductible. Consult with your agent about your insurer's practices and increasing your policy limits accordingly.
- ♦ **Personal Property/Contents insurance** for items such as appliances, furniture, clothing, household goods and for special property like jewelry, coins, artwork, antiques, furs, silver and collectibles.
- ♦ **Personal Liability insurance** for your actions and responsibilities both inside and outside your manor. Everyone should have liability insurance to protect their equity and retirement savings.
- ♦ **Loss of Use or Additional Living Expense insurance** if your manor/building is damaged and cannot be lived in until repaired, in accordance with the Davis-Stirling Act Civil Code §4775(c) members, residents and lessees are responsible for paying to live elsewhere while work is done. Monthly assessments must still be paid during this time.
- ♦ **Loss Assessment insurance** to protect against a special assessment from your Mutual for damage. While there has not yet been this type of assessment in Laguna Woods Village, we are required to tell you that there is this possibility. (Show your agent/broker the limits listed in this disclosure.)
- ♦ **Earthquake and/or Flood insurance** for additions, alterations, personal property and loss of use.
- ♦ **Earthquake Loss Assessment insurance** to protect against a special assessment from the Mutual for damage caused by an earthquake.
- ♦ **Automobile insurance** on your car, truck, van, motorcycle or motor home.
- ♦ **Liability and Physical Damage insurance** for your golf cart.

Please report building damage to:

Resident Services (Monday-Friday, 8:00 AM to 5:00 PM)
Resident Services e-mail address:

phone: (949) 597-4600
residentservices@vmsinc.org

After business hours, or to report personal injury, please call:

Security Dispatch: phone: (949) 580-1400

In an emergency: CALL 911

* The above list is not exhaustive. Please discuss insurance questions with your agent or broker.

UNITED LAGUNA WOODS MUTUAL INSURANCE DISCLOSURE AND POLICY SUMMARY

PROPERTY INSURANCE – Continued

Primary \$10,000,000

Sutton Specialty Ins Co., Limit: \$2,000,000

Primary \$50,000,000

National Fire & Marine Ins. Co., Limit: \$3,850,000

Ironshore Specialty, Limit: \$2,500,000

Westchester Surplus Lines Ins. Co., Limit: \$2,500,000

Allied World National Assurance, Limit: \$3,000,000

Lexington Ins. Co., Limit: \$5,000,000

Canopus US Insurance, Limit: \$5,000,000

Everest Indemnity Ins. Co., Limit: \$5,000,000

Lloyd's of London, Limit: \$13,625,000

\$40,000,000 Excess of \$10,000,000

Aspen Specialty Ins. Co., Limit: \$2,500,000

Evanston Ins. Co., Limit: \$4,375,000

\$50,000,000 Excess of \$50,000,000

Endurance American Specialty, Limit: \$2,500,000

Arch Specialty Ins. Co., Limit: \$5,000,000

Starstone Specialty Ins. Co., Limit: \$5,000,000

Kinsale Ins. Co., Limit: \$5,000,000

Steadfast Ins. Co., Limit: \$5,000,000

Princeton Excess & Surplus Lines, Limit: \$10,000,000

Starr Surplus Lines Ins. Co., Limit: \$10,000,000

Lloyd's of London, Limit: \$10,000,000

\$25,000,000 Excess of \$100,000,000

Landmark American Ins. Co., Limit: \$2,500,000

Kinsale Ins. Co., Limit: \$2,500,000

Evanston Ins. Co., Limit: \$2,500,000

Crum & Forster Specialty Ins. Co., Limit: \$5,000,000

Starr Surplus Lines Ins. Co., Limit: \$5,000,000

Nautilus Ins. Co., Limit: \$6,250,000

\$100,000,000 Excess of \$125,000,000

Axis Surplus Ins. Co., Limit: \$5,000,000

Ironshore, Limit: \$5,000,000

Lloyd's of London, Limit: \$5,500,000

Lloyd's of London, Limit: \$13,900,000

Landmark American, Limit: \$22,500,000

Princeton Excess & Surplus Lines, Limit: \$35,000,000

Starr Surplus Lines Ins. Co., Limit: \$12,500,000