Commercial Insurance Summary
New Policy

Prepared especially for

Signant Two Holdings Ltd c/o Sheila Tousignant

through the facilities of

Western General Insurance Services

Commercial Insurance Summary

Schedule of Insurance

Policy No. 5N1222MZR | **Declarations** | **Effective 2024-05-02**

Form No.	Type of Coverage	Deductible	Co-Insurance	Limit/ Amount
Property				
	Building, Equipment and Stock (Named Perils)			
	Building	1,000	90%	355,900
	Contents	1,000	90%	50,000
	Boat Garage	1,000	90%	35,000
	Dock	1,000	90%	31,100
	Replacement Cost Extension			
	Sewer Backup Extension	5,000		
	Flood Extension	25,000		
	Seasonal Vacancy Permit Endorsement			
	Seasonal Occupancy Clause			
	Illegal Substances Activity Exclusion Endorsement			
	Data Exclusion Endorsement			
	Terrorism Exlcusion			
	Fungi & Fungal Derivatives Exclusion			
Liability				
	Owners', Landlords' and Tenants' Liability			
	General aggregate limit			2,000,000
	Products-completed operations included			
	Products-completed operations aggregate limit			2,000,000
	Each occurrence limit			2,000,000
	Personal and Advertising injury limit - Any one person or organization			2,000,000
	Medical payments limit - Any one person			50,000
	Tenants' legal liability limit - Any one premises			250,000
	Property Damage Deductible			
	Per occurrence	2,500		

Other

Full Description of your business operations - Owner Occupied Seasonal

Refer to POLICY WORDINGS for exact coverage terms, Deductibles, EXCLUSIONS and LIMITATIONS.

Please Sign & Return this page to acknowledge accurate and complete. Kindly fax 403-531-2799, mail or email return.

Annual Premium: **$1,850**

May 10, 2024

Building, Equipment and Stock (Named Perils)

Provides coverage for buildings, equipment and/or stock.
A co-insurance penalty is invoked when the total limit of insurance at the time of a loss is less than the amount calculated by applying the co-insurance percent to the value of all property at the time of the loss. The penalty applies in the event of a partial loss. Where the penalty applies, the loss payable is calculated by dividing the amount of insurance carried by the amount of insurance required to be carried and multiplying by the amount of the loss.

Building

Includes fixed structures on the premises, additions and extensions, permanent fittings and fixtures, materials, equipment for maintenance, repairs, minor alterations or building services and decorative trees, shrubs and plants inside the building. Limited coverage through extensions is provided for growing plants, trees, shrubs or flowers in the open. Debris removal and removal of debris blown in by windstorm are covered as extensions subject to certain limitations.

Contents

Includes equipment and stock. Used when separate limits for equipment and stock not known.

Commercial General Liability (Occurrence Form) (IBC 3/05)

Covers four types of exposures namely (A) bodily injury and property damage liability, (B) personal and advertising injury liability, (C) medical payments and (D) tenants' legal liability. Coverage includes products and completed operations, but such coverage can be excluded. A products loss arises after a product has been sold, is away from the Insured's premises, malfunctions and causes damage (e.g. a dishwasher overflows in a residence and damages hardwood floor). A completed operations loss arises when an operation is complete or abandoned (e.g. repairman fixes dishwasher and it subsequently overflows because the repair was improperly performed).

General aggregate limit

The maximum amount payable in any one policy period, regardless of how many losses may be involved (excluding products-completed operations losses).

Products-completed operations aggregate limit

The maximum amount payable in any one policy period, regardless of how many losses may be involved for products-completed operations losses.

Each occurrence limit

Subject to either the general aggregate limit or the products-completed operations aggregate limit, this limit is the maximum amount payable for any one occurrence of bodily injury and property damage, tenants' legal liability and medical payments.

Personal and Advertising injury limit - Any one person or organization

Subject to the general aggregate limit, this limit is the maximum amount payable for personal and advertising injury sustained by any one person or organization.

Tenants' legal liability limit - Any one premises

This limit is the maximum amount payable because of property damage for any one premises rented by an insured. Tenant's legal liability coverage is on a broad form basis.

May 10, 2024