# Home insurance need not be confusing, or expensive

by Jim Adalr

Maybe you think you can't afford it. Maybe you can't be bothered trying to figure it all out. Maybe you just don't like insurance salesmen.

But maybe your house will burn down tomorrow, or a truck will run into it, or some other inconceivable disaster will happen. Can you afford to take the risk?

Homeowners' insurance is not really confusing, and not that expensive. For little more than \$100 per year you can get coverage that will protect your house and contents against practically any eventuality.

The type of insurance policy you want is the first thing to decide.

Basically, there are four kinds of policies. The first is fire insurance, which not only protects the house and personal possessions from loss or damage by fire, but also includes loss or damage caused by explosions, falling objects, impact by vehicles, lightning, riot, water escape, vandalism, windstorm, and smoke damage.

The second, more comprehensive policy is the homeowner's risk-free package policy, which covers all the above plus theft and personal liability.

The third policy is for those who rent their homes, and covers the contents of the house (not the building itself, since that is the owner's responsibility). It includes legal liability insurance. This is coverage for the tenant's responsibility for fire, explosion, and smoke damage to the property.

The fourth type of policy is for condominium dwellers. All-risk packages are popu-

Examples of things covered by this kind of package that standard fire insurance may not include are smoke damage caused by the fireplace, or damage caused by someone backing his car into the garage door.

The package policy means that the homeowner can be sure 90 per cent of the time that he is covered.

To further encourage customers to go for the all-risk package, it differs in price only about \$10 per year from the standard policy. Standard coverage on a \$40,000 home. for example, could cost about \$85 per year, but for the extra \$10, the all-risk would be available.

However, many more factors that could vary this price must be taken into consideration.

There are still loopholes. Some of the things that insurance companies do not cover are war, vermin, radioactive contamination, earthquakes, and industrial pollution.

Just what is insured? Firstly, the house.

course. But don't forget about the swimming pool - it, too, is covered under the homeowners policy, including fencing and ornamental lighting. The same thing goes for permanently installed patios and barbecues, since all are considered part of the main building.

The windows in the house are included under the package policies, but are covered only against fire and extended coverage perils in the standard fire policies.

In most cases, television antennae are insured except windstorm damage, which you can get by paying

In the homeowner's policy, plants, trees, and shrubs are insured up to \$250 for each individual item. This coverage is for fire and vandalism, but does not cover theft, windstorm, smoke, water damage, and falling objects. Lawns are not covered under the policy.

Now, about the contents of the home.

Under the standard fire policy, personal possessions are covered for fire. The package policies include theft of these items, which is important because they can easily be carted away. When insuring the contents of the house, an inventory list must be made for the company, listing the values of your things. The company can provide a check-list so customers don't forget anything.

Then there are the extras. For an additional small premium, items such as furs, jewellery, paintings and so on can be insured individually, Some policies even include these, but only to a set limit.

Other Items that are usually included in a homeowner's package policy include money and securities up to \$100 worth, a boat and motor up to \$500, and pets, unless they are stolen or killed by a vehicle. For all of these, extra insurance may be desired.

The personal liability coverage that comes along the homeowner's with package policy could be a lifesaver.

It protects policy holders against financial losses that may arise out of their legal negligence or careless acts to others. Both the policy holder and members of the immediate family are covered.

The Insurance Bureau of Canada (IBC) offers the following ways in which personal liability would cover the homeowners:

Injury or death to others on the property. If a visiting delivery man, for example, slips on the icy steps, the homeowner may be held legally responsible for injuries or other expenses arising out of the accident. The Insurance covers policy holders in this instance.

Injury or death to others off the property. This would include a situation whereby, say, the policy owner ran into someone with his bicycle or accidentally struck someone with a golf ball. The personal liability insurance would protect him.

Damage to property of others. For example, says the IBC, the policyholder is burning leaves in his back yard and the fire spreads next

door, destroying the neighbour's garage. If found legally responsible, the policy holder would be covered.

order to avoid financial disputes over minor injuries or damage between the policy

holder and others, small claims can be paid with the

agreement of the company. Liability for injury to oc-Voluntary payments. In casional help, such as a gardener or babysitter, is covered under the liability policy as well. It also covers

legal fees.

That said, homeowners should be made aware of two more loopholes that could catch them as they have caught many others.

If the homeowner is

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Ranch bungalow, featuring separate dining room, living room with fireplace, modern kitchen and 3 bedrooms, Recreation toom, with fireplace. Private office. The left wing can easily be converted to a separate apartment for your own special needs or just for those extra additions to your family. The versable land has both mixed bush and open fields. Bring an offer TODAY.



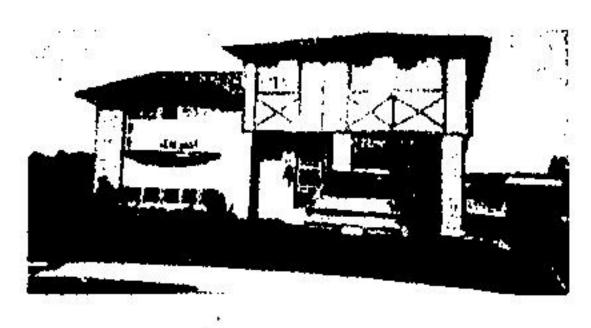
ERIN \$48,000.00

1 % storey brick home, 3 bedrooms, possible 4 bedrooms, large kitchen and living room, full basement. Mature trees and long



# **SCENIC VIEW**

Imagine this two storey custom built home with 2400 square feet on each floor. 17' wide balcony, with walkouts from the master bedroom and dining room. Two stone fireplaces (floor to coiling). Hugo living room and dining room, study, 4 bicfrooms with room for 2 moin, large modern kitchen, same floor laundry room, 3 washrooms, 6' wide halls, large open foyer with spiral stairs. Extra rooms for billiards, workshop etc., You can see the beautiful countryside for miles, on 11.6 acres. Paved drive. Barn 35x60, Central Air and many more features, \$149,000.

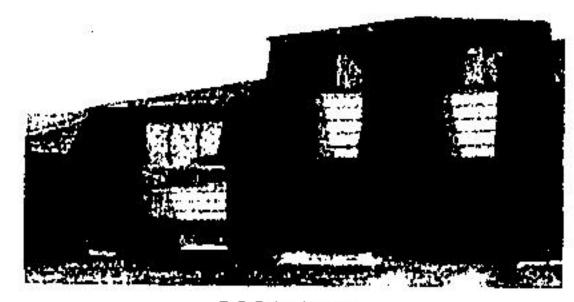


# **EXQUISITE VIEW OF LAKE**

From this immaculate back side split. 4 bedrooms, partially brished B.B. Ground floor F.R. with walkout. Situated on a picturesque, quiet creacent. A must to see, 66,900.

# **FOR RENT**

Georgutown, 3 bedroom semi \$325.00 per month.



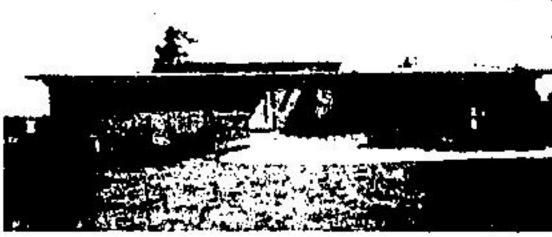
#### MODERN

3 bodroom sidesplit with ground floor family room, large kitchen and living from. Discriminately decorated, Attached Garage \$62,500.00.



#### **BRICK HOME**

2 storey home close to downtown, park, lake and arena. Home is prosently duplexed and your mortgage payment will carry like ront. This fine home can easily be converted to a single family home, \$55,900.00.



# **PRIVATE PARK**

Elegant display of varied landscaping. Mixed forest, gently rolling fenced fields, ponds hidden away to let you enjoy this fantasy in your own privacy. This 3 bedroom home built from brick and cedar must be seen. Fifty-five foot deck with many walkouts, 2 fireplaces, recreation room with bar, 3 washrooms, sunken bath tub, winding staircase, study and many morn rooms. 22'x32' barn with loft, four box stalls and automatic water, double car garage, all this stationed on 10 acres. \$145,000.00.



# **JUST LISTED \$48,900.**

Brick bungalow, 3 bodrooms, rec room with bar. Lot 52 x 120. Close to schools. This one won't last. Call today.

# \$39,900.00

3 bedroom, 2 storey condominium Townhouse, Featuring recreation room with walkout, completely redecorated and privately situated.

# **EXCELLENT VALUE! ONLY \$39,500.**

2 Storey townhouse, 3 bedrooms, 2 bathrooms, eat-in kitchen. recreation room, walkout from living room. Extra insulation, extra shelves. Well decorated home, with view onto conservation area.

# 12 ACRES, SEVERAL PONDS

Close to Acton, 10 minutes from 401. Beautiful vacant land, pond sites, both hardwood and cedar bush. This won't last, only \$45,000.

WE HAVE MANY MORE LISTINGS. FOR MORE INFORMATION ON PROPERTIES IN THIS AREA CALL US TODAY.