

COMPREHENSIVE CONTENTS (In Storage)

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IMPORTANT

This Form contains various exclusions and limitations which eliminate or restrict coverage. Please read it carefully. Insurance cannot be a source of profit. It is only designed to indemnify "You" against actual losses or expenses incurred by "You" or for which "You" are liable.

PROPERTY COVERAGES

DEFINITIONS

“**Contents**” means the contents of “Your” private residence and other personal property “You” own, wear or use.

“**Digital Assets**” means electronic files for which a fee has been paid that are downloaded and stored on home electronic equipment, computers or mobile phones. “Digital Assets” does not include downloaded files pertaining to “Your” business.

“**Ground water**” means water in the soil beneath the surface of the ground, including but not limited to water in wells and in underground streams, and percolating waters.

“**Personal Transporter**” means a self-balancing, electric-powered transportation device able to turn in place and designed for one person, with a top speed of 20km/h.

“**Premises**” means the storage facility and land contained within the lot lines on which the storage facility is situated.

“**Specified Perils**” means, subject to the exclusions and conditions in this “Policy”:

- (1) fire;
- (2) lightning;
- (3) explosion;
- (4) smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the premises;
- (5) falling objects which strike the exterior of a building;
- (6) impact by aircraft or land vehicle;
- (7) riot;
- (8) vandalism or malicious acts, not including loss or damage caused by theft or attempted theft;
- (9) water damage meaning damage caused by:
 - (a) the sudden and accidental escape of water from a water main;
 - (b) the sudden and accidental escape of water from within a heating, plumbing, sprinkler or air conditioning system or “Domestic Water Container”, which is located inside the “Storage Facility”;
 - (c) the sudden and accidental escape of water from a “Domestic Water Container” located outside the “Storage Facility” but such damage is not covered when the escape of water is caused by freezing; or
 - (d) water which enters the “Storage Facility” through an opening which has been created suddenly and accidentally by an insured peril;
- (10) windstorm or hail.

“**Storage Facility**” means the building described on the “Declaration Page”, wholly or partially occupied by “You” as a storage building.

“**Surface waters**” means water on the surface of the ground where water does not usually accumulate in ordinary watercourses, lakes, or ponds. This includes any waterborne objects.

“**Water**” means the chemical element defined as H₂O in any of its three natural states, liquid, solid and gaseous.

“**Water main**” means a pipe forming part of a public water distribution system, which conveys consumable water but not wastewater.

ALL STATUTORY AND ADDITIONAL CONDITIONS OF THIS POLICY APPLY TO ALL COVERAGES OF THIS FORM

COVERAGES

The form of coverage and amounts of insurance are shown on the “Declaration Page”. These amounts include the cost of removing debris of the property insured by this Form as a result of an insured peril.

If “You” must remove insured property from the premises to protect it from loss or damage, it is insured by this Form for 30 days or until “Your” policy term ends, whichever occurs first. The amount of insurance will be divided in the proportions that the value of the property removed bears to the value of all property at the time of loss.

PERSONAL PROPERTY (Contents In Storage)

When shown on the “Declaration Page”, “We” insure “Your” “Contents” while stored at the “Storage Facility” at the location shown on the “Declaration Page”.

“We” do not insure loss or damage to motorized vehicles, trailers and aircraft or their equipment (except for motorized wheelchairs, and motorized scooters for the handicapped having more than 2 wheels, motorized lawn mowers, garden-type tractors up to 22 kW [30 HP] and their attachments, other motorized gardening equipment, snow blowers, watercraft and motorized golf carts). Equipment includes audio, visual, recording or transmitting equipment powered by the electrical system of a motor vehicle or aircraft. Subject to Special Limits applicable to some personal property.

Special Limits of Insurance

The following Special Limits of Insurance apply after the policy deductible without increasing the amount of insurance shown on the “Declaration Page” for Personal Property.

"We" insure:

- (1) jewellery, watches, gems, fur garments and garments trimmed with fur, up to \$6,000 in all;
- (2) collectables, meaning specifically, sports cards, sports memorabilia and comic book collections, up to \$2,500 in all;
- (3) philatelic property (such as stamp collections) up to \$2,000 in all;
- (4) numismatic property (such as coin collections and bank note collections) up to \$500 in all;
- (5) silverware, meaning silverware, silver-plated ware, gold ware, gold-plated ware and pewter-ware for up to \$10,000 in all.

The above limits do not apply to any claim caused by a Specified Peril.

"We" insure:

- (6) each bicycle, their equipment and accessories up to \$2,000 in all;
- (7) antiques only for their depreciated value (antique value is not covered unless specifically scheduled);
- (8) books, tools and instruments pertaining to a business, profession or occupation for an amount up to \$5,000 in all. Other business property, including samples and goods held for sale, is not insured;
- (9) computer software, including "Digital Assets" for personal use up to \$3,000 in all. "We" do not insure the cost of gathering or assembling information or data;
- (10) harness, saddles, tack and other similar equipment usual to the ownership of pet animals for pleasure purposes up to \$2,000 in all;
- (11) money including cash cards (meaning cards designed to store a cash value by electronic means for use as a mode of payment, without a personal identification number and without direct access to a bank or other account) or bullion up to \$500 in all;
- (12) motorized lawn mowers, other motorized gardening equipment and motorized golf carts, including attachments and accessories up to \$15,000 in all for any one occurrence;
- (13) securities, books of account, deeds, evidences of debt or title, letters of credit, notes other than bank notes, manuscripts, passports, tickets and documents or other evidence to establish ownership or the right to claim a benefit up to \$5,000 in all;
- (14) spare automobile parts up to \$3,000 in all;
- (15) watercraft, their furnishings, equipment, accessories and motors up to \$3,000 in all;
- (16) utility trailers up to \$1,000 in all;
- (17) "Personal Transporters" up to \$3,500 for any one "Personal Transporter" or unattached piece of equipment.

INSURED PERILS

"You" are insured against all risks of direct physical loss or damage subject to the exclusions and conditions in the Form.

EXCLUSIONS

Property Excluded

"We" do not insure the loss of or damage to:

- (1) any property illegally acquired, kept, stored, transported, or property subject to forfeiture;
- (2) any property lawfully seized or confiscated unless such property is destroyed to prevent the spread of fire;
- (3) property because of voluntary parting with title or ownership, whether or not induced to do so by any fraudulent scheme, trick, device or false pretence;
- (4) books of account and evidences of debt or title except as provided under Special Limits of Insurance;
- (5) property undergoing any process or while being worked on, where the damage results from such process or work, but resulting damage to other property is insured;
- (6) sporting equipment where the loss or damage is due to its use.

Perils Excluded

"We" do not insure against loss or damage resulting from, contributed to or caused directly or indirectly:

- (7) by or resulting from contamination or pollution or the release, discharge or dispersal of contaminants or "Pollutants", except damage caused by the sudden and accidental escape of fuel from a permanently installed "Domestic Fuel Tank" (including any attached equipment, apparatus or piping) that is part of a heating unit for the "Storage Facility";
- (8) by any nuclear incident as defined in the Nuclear Liability Act, or any other nuclear liability act, law or statute, or any law amendatory thereof, or nuclear explosion, except for ensuing loss or damage which results from fire, lightning or explosion of natural, coal or manufactured gas;
- (9) by wear, tear, gradual deterioration, latent defect or mechanical breakdown, rust, corrosion, extremes of temperature, wet or dry rot, fungi or spore(s), or contamination;
- (10) by scratching, marring, abrasion or chipping of any property or breakage of any fragile or brittle articles unless caused by a Specified Perils, accident to a land vehicle, watercraft or aircraft, or theft or attempted theft;
- (11) by birds, moths, vermin (such as skunks and raccoons), rodents (such as squirrels and rats), insects or household pets;
- (12) resulting from any intentional or criminal act or failure to act by "You", "Your" employees or anyone to whom the damaged or lost property is entrusted;
- (13) by settling, expansion, contraction, moving, bulging, buckling or cracking except resulting damage to building glass;

- (14) by any earth movement including, but not limited to, earthquake, landslide, snowslide, or iceslide. If any of these results in fire or explosion, "We" will pay only for the resulting loss or damage;
- (15) by water unless the loss or damage directly resulted from:
- (a) the sudden and accidental escape of water from within a "Water Main", swimming pool, hot tub or equipment attached;
 - (b) the sudden and accidental escape of water or steam from within a heating, sprinkler, air conditioning or plumbing system, "Domestic Water Container" or waterbed which is located inside the "Storage Facility";
 - (c) the sudden and accidental escape of water from a "Domestic Water Container" located outside the "Storage Facility", but such damage is not insured when the escape of water is caused by freezing; or
 - (d) water which enters through an opening which has been created suddenly and accidentally by a peril not otherwise excluded;
 - (e) water from the accumulation of ice or snow on the roof or eaves trough, which enters the "Storage Facility" through the roof;

But "We" do not cover loss or damage:

- i. caused by continuous or repeated "Seepage" or "Leakage" of water;
- ii. caused by the backing up or escape of water from a sewer or drain, sump-or septic tank, eaves trough or downspout;
- iii. caused by "Ground Water" or rising of the water table;
- iv. caused by "Surface Water", unless the water escapes from a water main or from a "Domestic Water Container" located outside the "Storage Facility";
- v. caused by shoreline ice build-up or by water-borne ice or other objects, all whether driven by wind or not;
- vi. to "Water Mains" or system or "Domestic Water Container" and equipment attached from which the water escaped;
- vii. caused by freezing during the usual heating season within an unheated portion of the "Storage Facility".

Data Exclusion

This Form does not insure:

- (1) "Data"; or
- (2) loss or damage resulting from, contributed to or caused directly or indirectly by "Data Problem".

However, if loss or damage caused by "Data Problem" results in the occurrence of further loss or damage to property insured that is directly caused by "Specified Perils" as defined in this Form, this exclusion shall not apply to such resulting loss or damage.

BASIS OF CLAIM PAYMENT

When coverage applies, "We" will pay for insured loss or damage up to "Your" financial interest in the property, but not exceeding the applicable amount(s) of insurance for any loss or damage arising out of one occurrence.

Deductible

In any one occurrence, "We" are responsible only for the amount by which the loss or damage caused by any of the Insured Perils exceeds the amount of the deductible shown on the "Declaration Page" in any one occurrence.

If one occurrence could lead to the application of more than one deductible, only the largest deductible will apply.

If "Your" claim involves personal property on which the Special Limits of Insurance apply, the limitations apply to losses exceeding the deductible amount.

Personal Property – Replacement Cost

- (1) For electronic media "We" will pay the cost of reproduction from duplicates or from originals of the previous generation of the media. "We" will not pay the cost of gathering or assembling information or data for reproduction.
- (2) For other records, including books of account, drawings or card index systems, "We" will pay the cost of blank books, pages, cards or other materials plus the cost of actually transcribing or copying the records.
- (3) "We" will pay on the basis of replacement cost for all other personal property except:
 - (a) articles that cannot be replaced with new articles because of their inherent nature, including antiques, fine arts, paintings, and statuary;
 - (b) articles for which their age or history substantially contributes to their value, such as memorabilia, souvenirs, and collectors items;
 - (c) property that has not been maintained in good or workable condition;
 - (d) property that is no longer used for its original purpose;
 for which "We" will pay only on the basis of Actual Cash Value.

Replacement Cost

Replacement Cost means the cost, on the date of the loss or damage, or the lower of:

- (1) repairing the property with materials of similar kind and quality; or
- (2) new articles of similar kind, quality and usefulness; without deduction for depreciation.

Loss of items such as fine arts, antiques, paintings and articles, which, by their inherent nature, cannot be replaced with a comparable article, will not be settled on a Replacement Cost basis.

"We" will pay on the basis of replacement cost only if the property lost or damaged is repaired or replaced as soon as reasonably possible. Otherwise "We" will pay on the basis of actual cash value.

For personal property described under "Special Limits of Insurance" "We" will not pay more than the applicable limit under either the replacement cost or actual cash value basis.

Actual Cash Value

The Actual Cash Value will take into account such things as the cost of replacement less any depreciation, and in determining depreciation "We" will consider the condition immediately before the damage, the resale value and the normal life expectancy.

Amounts Not Reduced

Any loss or damage shall not reduce the amounts of insurance provided by this Form.

Insurance Under More Than One Policy

If "You" have insurance on specifically described property, this Form will be considered excess insurance and "We" will not pay any loss or claim until the amount of such other insurance is used up. In all other cases, "We" will pay "Our" rateable proportion of the loss or claim under this Form.