

Policy Changes for Commercial Property Coverage

We previously shared with you that Royal & Sun Alliance Insurance Company of Canada (“RSA”) was acquired by Intact Financial Corporation. As a result, your RSA insurance policy is being transferred to Intact Insurance Company (“Intact Insurance”) on your policy’s renewal date.

As part of the transition to Intact Insurance, certain coverages on your existing policy may have been reduced/removed or enhanced/increased. The main coverage changes are listed below; please read the content carefully.

This is only a summary of the changes that may impact your coverage. Please refer to your insurance policy which provides the full details of your coverage, including a full list of conditions and exclusions. If you have questions about your policy or these changes, please contact your broker.

RSA		Intact Insurance			
Form #	Form Title	Form #	Form Title	Broadening of Coverage	Possible Reductions of Coverage
B0001	Commercial Building, Equipment and Stock	BF02 EP20	Building and/or Contents Broad Form Edge Complete 1.0	• Co-Insurance provision does not apply to loss or damage of \$50,000 or less. • Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure). • Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional coverages. • Edge Complete includes costs to upgrade the Fire Suppression Systems. • Edge Complete provides a greater radius of coverage for loss due to loss of Off Premises utility services within 100km.	• 24-month time limitation now applies for Tenants' Leasehold Interests - Rents. • Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered. • Coverage resulting from loss or damage affecting Off Premises utility services no longer applies if damage is caused to any overhead electrical transmission line or overhead distribution lines or their supporting structures that are off the customer's premises.

B0401	Commercial Elite Property Form	BF02 EP20	Building and/or Contents Broad Form Edge Complete 1.0	• Previous coverage provided for some extensions only if an amount was shown on the Declarations Pages. The customer will benefit from having them automatically included as part of the Edge Complete extensions. • Debris removal expenses are not restricted to a maximum of 25% of the amount payable. • Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional Coverages. • Edge Complete includes costs to upgrade the Fire Suppression Systems. • Newly Acquired Buildings and Contents coverage limit is in addition to insuring limits and is automatically included within Edge Complete.	• Co-insurance now applies if the amount of loss or damage exceeds \$50,000. • Vacancy exclusion does not provide an exception for seasonal operations which are known to the Insurer. • Digital currency or Cash Cards are excluded from coverage. • Coverage due to an Error or Omission of the valuation or description that was previously disclosed to the Insurer is no longer available. • Named Perils definition does not include the escape of water from any tank, apparatus or pipe.
B0048	Computer Protection Small Business	BF02 EP20 E021 E023 E042	Building and/or Contents Broad Form Edge Complete 2.0 Earthquake Flood Sewer Backup	• Removal to protect property is provided for up to 30 days. • Co-Insurance provision does not apply to loss or damage of \$50,000 or less. • There are many new extensions that the customer will benefit from that are included in Edge Complete. For example, Environmental Green Upgrade and New Generation.	• Newly Acquired Contents provides for up to 30 days in coverage. • New exclusions with respect to: a) Faulty or Improper Materials b) Atmospheric and Temperature Change c) Water Damage d) Sewer Backup e) Flood, f) Earthquake, g) Snow slide h) Landslide
E0032	Replacement Cost (excluding stock) Extension	E040	Replacement Cost Endorsement		
B0402	Commercial Elite Additional Coverage	BF02 EP40	Building and/or Contents Broad Form Edge Complete 3.0	• Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure). • Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional coverages. • Fire Suppression Recharge Expenses extends coverage to include costs to upgrade the system. • Greater radius of coverage for loss due to loss of Off Premises utility services within 100km. • Worldwide coverage for property temporarily away from premises.	• Exterior Signs on premises is within insuring limits. • 24-month time limitation now applies for Tenants' Leasehold Interests - Rents. • Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered. • Coverage resulting from loss or damage affecting Off Premises utility services no longer applies if damage is caused to any overhead electrical transmission line or overhead distribution lines or their supporting structures.

E0038	Earthquake Shock Extension	E021	Earthquake Shock Extension	- Aggregate Limits do not apply to losses due to Earthquake - Less exclusions applied for loss or damage caused directly or indirectly by any of the following perils: Impact by Aircraft, Spacecraft, Land Vehicle or Riot.	
E0040	Sewer Back-Up Extension	E042	Sewer Back-Up Endorsement	Aggregate Limits do not apply to losses due to Sewer Back-Up.	
E0020	Flood Extension	E023	Flood Endorsement	- Percentage deductible no longer applies. Intact Insurance only applies a dollar amount deductible as shown on the Declaration Pages, meaning the deductible is static and does not fluctuate based on the amount of insurance. - Aggregate Limits do not apply to losses due to Flood.	Data coverage resulting from Flood found within the Business Income will no longer be provided.
B0211	Commercial SME Package	BF02 EP40	Building and/or Contents Broad Form Edge Complete 3.0	- Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure). - Fire Suppression Recharge Expenses extends coverage to include costs to upgrade the system. - Greater radius of coverage for loss due to loss of Off Premises utility services within 100km. - Worldwide coverage for property temporarily away from premises. - Valuable Papers & Records Extension includes Computer Data and provides for costs to gather and assemble information or data for reproduction.	- Emergency Vacating and Outbreak Expense are no longer automatically offered. - Exterior Signs on premises is covered within insuring limits. 24-month time limitation now applies for Tenants' Leasehold Interests - Rents. - Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered.
E0052	Building By-Laws	E015	Building By-Laws Endorsement	Property insured on a blanket basis provides for up to 115% of the total values for each insured location.	
E0013	Stated Amount - Waiver of Co-insurance Endorsement	E043	Stated Amount - Waiver of Co-Insurance Endorsement		Signed statement of values must be filed within 60 days.
E0050	Computer Protection Small Business - Systems Breakdown Extension	E075	Computer System, Media and Data Breakdown Extension Endorsement	Up to \$100,000 in coverage is provided for property that is transferred between locations.	

B0033	Office Contents	BF02	Building and/or Contents Broad Form	• Co-Insurance provision does not apply to loss or damage of \$50,000 or less. • Building Damage by Theft extension includes the perils of Vandalism and Malicious acts. • Debris removal expenses are not restricted to a maximum of 25% of the amount payable. • Mobile personal computing devices, laptops, notebook and Personal Digital Assistants are not considered excluded property.	• Money, Currency or Stamps are excluded property. • Coverage does not automatically include Extra Expenses, Property Temporarily Away from Premises and Valuable Papers.
B0056	Miscellaneous Articles Floater	BF10R2	Miscellaneous Articles Floater	• Deductible clause does not include an imbedded percent deductible provision.	• Coverage includes expenses for Debris Removal.
E0213	Mobile Personal Computing Devices Extension	BF10R2	Miscellaneous Articles Floater	• Coverage is not limited to Laptops, Notebooks and Personal Digital Assistants. • No exclusion for property at a location which is Vacant, Unoccupied or Shut Down for more than 30 days. • Locked Vehicle Warranty is no longer imbedded within the form.	• Coverage no longer applies while In Alaska.
B0078	Installation floater	BF09	Installation Floater	• Debris Removal Expenses are not restricted to a maximum of 25% of the amount payable.	
E0264	Replacement Cost Extension - Contractor's Equipment	E041r1	Replacement Cost Contractors Equipment		• Replacement cost coverage does not apply to Tires and Batteries.
B0062	Transportation Assurance Transport	BF34	Transportation Coverage – Owned Goods	• No exclusion for loss or damage due to confiscation, requisition, or by order of any Government or other Officials, Customs Agents or Authorities.	• Coverage does not automatically include Fumigation Expenses, Container Demurrage Charges, Forwarding Charges or Seller's Contingency Coverage.
B0460	Commercial Elite Contractor's Equipment (Broad Form)	BF04	Contractor's Equipment (Actual Cash Value)	• Newly Acquired Property provides for 60 days of coverage. • An additional amount of \$5,000 is automatically provided for Hand and Power Tools. • Deductible is waived if a stolen item is recovered due to a GPS tracking device. • Rental Reimbursement coverage is automatically provided for as an Extension of Coverage. • \$25,000 in coverage is provided to Property while part of a Helicopter Sling Load.	• No waiver of co-insurance provision.

B0002	Manufacturing & Wholesale - Building, Equipment and Stock	BF02 EP20	Building and/or Contents Broad Form Edge Complete 1.0	• Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure). • Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional Coverages. • Debris Removal expenses are not restricted to a maximum of 25% of the amount payable. • Broader definition of Premises to include property in the open within 1,000 feet of the property line. • Broader definition of Building to include certain types of property in Rented Private Residences.	• Co-insurance now applies if the amount of loss or damage exceeds \$50,000. • Vacancy exclusion does not provide an exception for seasonal operations which are known to the Insurer. • Digital Currency or Cash Cards are now excluded.
B0042	Condominium Corporation	BF02 EP20	Building and/or Contents Broad Form Edge Complete 1.0	• Co-Insurance provision does not apply to loss or damage \$50,000 or less. • Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure). • Debris Removal expenses are not restricted to a maximum of 25% of the amount payable. • Broader definition of Premises to include property in the open within 1,000 feet of the property line. • Broader definition of Building to include certain types of property in rented private residence.	• Vacancy exclusion does not provide an exception for seasonal operations which are known to the insurer. • Digital currency or Cash Cards are now excluded types of property. • Named Perils definition does not include the escape of water from any tank, apparatus or pipe.