



Marsh's Private Client Services

Tenants Insurance Program



For students living in university and college residences Master policy purchased by the university

Brock University is pleased to offer a Tenants Insurance Program to students who are living in residence. For only \$75 per year*, you can purchase a policy that covers your belongings and protects you against loss or damage you may be liable for.

Coverage

For an annual premium of \$75*, students will receive the following insurance coverage while they are living in residence:

\$10,000

Contents Coverage

Each student will be provided with coverage to protect your personal belongings up to \$10,000 – subject to a \$500 deductible. The policy provides coverage for all risks of loss or damage subject to exclusions.** Claims will be settled on a “replacement cost” basis (without deduction for depreciation).

\$1,000,000

Personal Liability Coverage

If a student is found to be responsible for causing accidental damage to university property or another student’s property (for example, if a student accidentally started a fire in their room) or accidental bodily injury to another person, the policy will respond up to \$1,000,000 to pay legal expenses and compensatory damages for which they are found to be legally liable.

\$2,500

Additional Living Expenses

If as a consequence of an insured loss the student’s residence is unfit for occupancy, the policy will pay the increased expenses (up to \$2,500) incurred by the student to obtain temporary housing. For example, if a student moves to a hotel for a few days while their room is being repaired, hotel costs including meals would be covered.

Under this program, the university purchases a master policy that provides insurance coverage for all students who are living in residence and who elect to participate in the program. Students who elect to participate in the program will receive a Certificate of Insurance in their name outlining the coverages provided by the policy, and will be provided a website address where they can request a copy of the policy wording.

* PST/RST is applicable in some provinces. Marsh Canada Limited (Marsh) is paid a commission of 20% for this policy which is part of your insurance premium. Marsh receives separate compensation from insurers for providing consulting, data analytics or other services.

** Typical exclusions on a policy include wear and tear, some water damage, intentional or criminal acts. Please refer to the policy wording for a complete list of policy conditions and exclusions.

Benefits to students

- 1. Voluntary Participation** - Students have the option to “opt-out” of the program provided they have alternate insurance coverage in place — for example they have purchased their own policy or are covered under their parents’ Homeowners policy. **Students who wish to opt-out of the Tenants Insurance Program provided by the university must declare their intention to do so no later than September 15, 2021. Students who do not opt-out by this date will be automatically enrolled in the program.**
- 2. Peace of Mind** - By participating in the program, students will receive the following insurance coverage:
 - Contents \$10,000 – “All Risks” coverage on a replacement cost basis - \$500 deductible.
 - Additional Living Expenses \$2,500.
 - Personal Liability \$1,000,000 (on- and off-premises).
- 3. Additional Living Expenses** - While some Homeowners policies may extend Contents and Personal Liability coverage for students who are temporarily living away from home to attend university or college, Additional Living Expenses are not typically extended to third party locations. As a result, in the event of a claim where a student has to move out of their room while damages are being repaired, students should not rely on their parents’ Homeowners policy to provide coverage for any additional costs. Additional Living Expenses up to \$2,500 are covered under this program.
- 4. Program Coverage is Primary** - Where a student has elected to purchase the insurance offered by the university and they are also covered by another policy such as their parents’ Homeowners policy, the coverage provided by this program is primary. In the event of a claim:
 - a) Coverage provided by any other policy would be secondary and would only be called upon to respond if the limits of coverage provided under this program were exhausted.
 - b) Your parents would not lose the “Claims Free Discount” on their Homeowners policy which is likely greater than the annual premium (\$75) charged for the coverage provided under this program.
- 5. \$500 Deductible** - Most homeowners carry a \$1,000 deductible or greater on their Homeowners policy. As a result, smaller claims are more likely to be covered under the Program policy due to the lower deductible.
- 6. Competitive Rates** - The annual premium of \$75*/student (\$37.50* per semester) is more affordable than similar policies offered by many insurance companies that charge up to \$250. Please note that the premium charged for coverage provided under this program will be included in the university residence fees unless a student elects to “opt-out.”

Your tenants insurance coverages will be placed with a program administered by Marsh Canada Limited. Marsh Canada has engaged in a competitive marketing process to offer a competitive product. We have negotiated this Program on a group basis with the insurer but we have not acted as a broker for any individual participant. This Program may be for a term of several years and may not be negotiated annually.

Information in this brochure represents a synopsis of coverage and is provided as a reference only. The actual policy, including endorsements determines coverage. It contains exclusions, limitations and other provisions not referenced (or only briefly summarized) here and the policy should be consulted for full coverage terms, conditions and requirements. Deductibles may apply. For exact terms, definitions, limitations, and exclusions, please speak with your licensed Marsh Canada Limited insurance broker, or refer to the policy wording.

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About Marsh

Marsh’s Private Client Services is the administrator of this insurance program and an operating practice of Marsh Canada Limited. Marsh is a global leader in insurance broking and risk management.

With Marsh’s Private Client Services, you have access to a team of knowledgeable and experienced insurance brokers, readily available to answer any questions you may have about the program.

Marsh’s Private Client Services offers the strength and stability of a national company with a commitment to professional and personalized service.

About Excess Underwriting

Established in 2008, Excess Underwriting is an independently operated, Canadian-owned, commercial, and personal lines insurance provider that works with brokers and their clients to manage risk proactively, collaboratively, and in partnership. Excess Underwriting is a division of Towerhill Insurance Underwriters Inc., coverholder and broker for Lloyd’s of London.

Contacts

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