



# Minnesota Condo Insurance Checklist

Protect your belongings, improvements, and liability—your HOA's policy doesn't cover everything.

## 1. Unit Information

- Condo Address: \_\_\_\_\_
- Unit Number: \_\_\_\_\_
- Square Footage: \_\_\_\_\_
- Year Built: \_\_\_\_\_
- Purchase Price: \$\_\_\_\_\_
- Association Name: \_\_\_\_\_

## 3. Personal Property Estimate

- Living Room (furniture, electronics): \$\_\_\_\_\_
- Bedrooms (furniture, clothing): \$\_\_\_\_\_
- Kitchen (items, small appliances): \$\_\_\_\_\_
- Home Office: \$\_\_\_\_\_
- Valuables (jewelry, art, collectibles): \$\_\_\_\_\_
- Total Personal Property: \$\_\_\_\_\_

## 2. Association's Master Policy

- Master Policy Type: Bare Walls / All-In
- Master Policy Deductible: \$\_\_\_\_\_
- Wind/Hail Deductible: \$\_\_\_\_\_
- Certificate of Insurance obtained

This determines how much dwelling coverage YOU need.

## 4. Dwelling / Improvements Coverage

- Flooring upgrades: \$\_\_\_\_\_
- Kitchen upgrades (cabinets, counters): \$\_\_\_\_\_
- Bathroom upgrades: \$\_\_\_\_\_
- Custom closets / built-ins: \$\_\_\_\_\_
- Other improvements: \$\_\_\_\_\_
- Total Improvements: \$\_\_\_\_\_

If bare walls policy, include ALL interior finishes.

## 5. Coverage Amounts Needed

- Personal Property: \$\_\_\_\_\_ (replacement cost recommended)
- Liability: \$\_\_\_\_\_ (min \$300K recommended)
- Deductible: \$\_\_\_\_\_
- Dwelling/Improvements: \$\_\_\_\_\_
- Loss Assessment: \$\_\_\_\_\_ (min \$25K in MN)
- Loss of Use coverage included

## 6. Minnesota-Specific Considerations

- Water damage liability (common condo claim)
- High master policy deductibles (wind/hail)
- Ice dam / frozen pipe exposure
- Loss assessment coverage adequate

## 7. Questions to Ask

• Is this replacement cost or ACV? • Does my coverage coordinate with the master policy? • What's my loss assessment limit? • Are my valuables covered (jewelry, art)? • Does it cover water damage to neighbors below? • What about short-term rentals? • Is there a special deductible for water damage?

## 8. Documents to Gather

- HOA master policy certificate of insurance
- Receipts/records for improvements
- Personal property inventory
- Current condo insurance policy (if renewing)

## Ready to Protect Your Condo?

Bring this checklist and your HOA's certificate of insurance. We'll make sure you have the right coverage.

Options Insurance | 102 N Jonathan Blvd #210, Chaska, MN 55318 | (952) 392-9508

This checklist is for informational purposes only. Coverage needs vary. Consult with your agent for specific recommendations.