This insurance is underwritten by Intact Insurance through their agent:
Blanket Home Warranty Ltd., Suite 900,
10104 - 103 Avenue NW, Edmonton AB
T5J 0H8

This Deposit Receipt Insurance Policy is in accordance with and approved by the Minister under the Condominium Property Act of Alberta (the Act).

Deposit Receipt Insurance - Condominium Unit

Date: _____ receipt number _____

Received from: _____
Purchaser(s) Names

_____

_____
current address inc Postal Code phone number

The sum of $ _____ being an insurable Deposit made pursuant to the terms of a Contract with Builder

_____
(Builder name)

to construct a new Home at: _____
(proposed civic address)

_____

With a legal address of: Unit _____ Condominium Plan No._____

Name of Condominium Project: _____

_____ _____
Purchaser Signature Builder Signature

_____
Purchaser Signature

The Insurer certifies the following.

1. The Builder, the Condominium Project and the Housing Unit that is the subject of this document are enrolled with the Administrator whose address is **Blanket Home Warranty Ltd. Suite 900, 10104-103 Ave. NW, Edmonton AB T5J 0H8.**
2. Coverage under this insurance contract takes effect upon the date the contract is executed by the Builder and terminates 2 years from that date.

The Builder is to submit a copy of each deposit receipt policy immediately to the Administrator for registration.

DEPOSIT RECEIPT INSURANCE POLICY - ***please read carefully***

The Insurer, whose address is noted above, will indemnify the Policyholder for any portion of a Deposit, subject to the limits, conditions and exclusions noted herein, if the Deposit paid to the Builder becomes legally refundable to the Policyholder and the Policyholder is unable to collect the Deposit from the Builder as a result of the abandonment of the Contract by the Builder or default under any of its covenants by the Builder without just cause or bankruptcy, insolvency or winding up of the Builder, providing the claim is made within 2 years of the abandonment of the Contract or default under any of the Builder's covenants without just cause or the bankruptcy, or insolvency or winding up of the Builder. The maximum obligation of the Insurer to the Policyholder is the actual loss to the Policyholder for Deposits paid to the Builder to a maximum of _____.
The aggregate limit of liability of the Insurer for all warranty protection coverages for the Housing Unit, the Policyholder, other housing units and Policyholders, the Condominium and the Common Property under this Deposit Receipt Insurance policy and all other warranty protections of the Insurer is the LESSER OF: _____ multiplied by the number of Housing Units enrolled in the Condominium with the Insurer OR $2,500,000.00.

Definitions:

- **Administrator** means the Insurer, Intact Insurance, represented by Blanket Home Warranty Ltd.;
- **Builder** means the Builder named in the Contract and who warrants that it is a builder in good standing with Blanket Home Warranty Ltd.
- **Contract** means a written agreement made between the Builder and the Policyholder whereby the Builder agrees to construct or sell to the Policyholder a housing unit built in accordance with the plans and specifications or model referred to in the Contract.
- **Deposit** means money paid by the Policyholder to a Builder pursuant to a Contract. It does not mean real or personal property, trade in property of any kind, rentals, payments for use and occupancy, any work and/or materials provided by the Policyholder. Only those deposits made on Contract acceptance or upon removal of any conditions are covered by the terms of this deposit receipt limited warranty.
- **Policyholder** is the purchaser(s) who entered into the Contract with the Builder.
- **Insurer** means Intact Insurance.

Other limiting Terms and Conditions:

1. The Builder must be a registered builder in good standing with the Administrator at the time the Deposit(s) is paid to the Builder by the Policyholder.
2. The Administrator must receive a fully executed copy of the Deposit Receipt Insurance - Condominium Unit in a timely manner from the Builder.
3. The Policyholder agrees that the Insurer, upon making any payment or assuming any liability herein, is subrogated to all rights of recovery of the Policyholder against any person, corporation or other entity who may have caused or contributed to the occurrence of any liability herein.
4. No claim may be made by the Policyholder under this contract of insurance if the Policyholder is a shareholder, an agent, an officer, a director, a joint venturer, investor or co-owner of or with the Builder.
5. The Policyholder shall transfer over to and assign to the Insurer all their rights to the Contract, and encumbrance or charge placed on the title to protect the interest of the Policyholder, any judgement obtained under the Contract with the Builder, if the Insurer refunds the Deposit.
6. The Policyholder must NOT be in default of any of its obligations under the Contract with the Builder and this Deposit Receipt Insurance Policy.

Underwritten by Intact Insurance

White / *Builder* Canary / *Customer* Pink / *Blanket*

SAMPLE