

Property acceptance fact card

For discussion with an insurance representative and closing professional. Not an insurance application, binder or promise of coverage. Keep account numbers and unrelated personal information out of shared copies.

Property: _____ Purchaser names supplied directly to provider: _____ Proposed use: _____

Facts and their evidence

Fact	What is actually known	Source/date	Unknown or document requested
Structure/type/size and separate buildings			
Roof, wiring/service, plumbing and heating			
Wood-burning equipment or unusual construction			
Known damage and relevant inspection findings			
Current occupants, rental/business use, planned changes			
Strata type/current insurance summary if applicable			

"Unknown" must stay unknown until supported. A seller estimate is identified as an estimate. Do not replace missing facts with "no."

Provider's actual response

Provider/contact: _____ Response date: _____ Facts reviewed/version: _____

Stage (write exact response): estimate / quoted subject to _____ / coverage bound from _____ / declined on stated basis _____ / clarification requested _____.

Coverage form and exclusions: _____ Limits and settlement basis: _____ Deductibles by relevant event: _____ Required evidence or repairs: _____ Deadline and consequence if late: _____

Written bound-coverage evidence issued: _____ Named insured/property correct: _____ Effective date/time: _____ Expiry/review date: _____

Lender's actual insurance requirements: _____ Evidence sent/recipient/date: _____ Recipient's acceptance or remaining issue: _____

Contractual risk date/time confirmed by closing professional: _____ Completion: _____ Possession: _____ Actual occupancy: _____ What changed after the quote: _____

Comparison example

Fictional annual premiums A \$1,800/B \$2,100 differ by \$300 per year, or \$25 per month averaged. Fictional deductibles for one identified insured event A \$5,000/B \$2,000 differ by \$3,000. Compare only after checking the same event, exclusions and limits. No expected claims or recommendation is inferred.

A completed status example

Facts: seller reports roof replaced 2019, no invoice; buyer provides inspection summary. Provider response: quote awaiting roof evidence, coverage not yet bound. Lender: proof requested, not received. Next action: request appropriate roof evidence and provider decision before the buyer's stated subject deadline. This is an unresolved evidence task-not a finding that the roof failed or that insurance is impossible.

Primary guidance: [IBC buying insurance](#), [IBC factors](#), [IBC coverage](#), [BC strata owners](#). Checked September 8, 2026.