



TRACE TYLER AGENCY, INC.

**Insurance Summary for THE RIVERWALK EMERALD BUILDING ASSOCIATION**

**10/11/2019**

**Businessowner’s Policy (BOP) Overview:**

Insurer:	<b>American Family Insurance</b>	
Policy #:	<b>05-XW2614-03</b>	
Policy Term:	<b>11/15/2019 to 11/15/2020</b>	
Building/Structures Coverage:	<b>\$6,261,030</b>	<b>(Cost per SqFt = \$256.41)</b>
Property Deductible:	<b>\$5,000</b>	
General Liability: Aggregate (Other than Products Completed/Operations):	<b>\$4,000,000</b>	
Products - Completed Operations Aggregate:	<b>\$4,000,000</b>	
Damage to Premises Rented To You:	<b>\$ 50,000</b>	
Liability and Medical Expenses:	<b>\$2,000,000</b>	
Business Income:	<b>Actual Loss Sustained Included</b>	
Medical Expenses to Any 1 Person:	<b>\$ 5,000</b>	
Hired and Non-owned Auto:	<b>Included</b>	
Condominium Enhancement Endorsement:		
Accounts receivable:	\$100,000 per building, per occurrence*	
	\$50,000 not at described building, per occurrence*	
Arson reward:	\$5,000 per occurrence*	
Debris removal:	\$20,000 per building	
Debris removal – outdoor trees, shrubs or plants blown on described premises by wind:	\$1,000 per building	
Described premises:	Increased to 1,000 feet	
Electronic data:	\$25,000 per policy year	
Replacement Cost Protection Replacement cost for covered building losses without regard to the Limit of Insurance subject to policy provisions, per building.		
Ordinance or law:	\$300,000 – combined limit for coverages 1,2,3 per building	
Lock and key replacement:	\$1,000 per occurrence	
	\$100 for any one lock, including its key(s)	
Newly acquired or constructed property – buildings:	\$1,000,000 per building	
Newly acquired or constructed property – Business Personal Property:	\$250,000 per building	
Outdoor fences:	\$15,000 per occurrence*	
Pollutant clean up and removal:	\$35,000 per building	
Retaining walls:	\$15,000 per occurrence*	
Sewer back-Up and sump overflow:	\$300,000 per building	
Unscheduled auxiliary buildings/structures and auxiliary buildings - Business Personal Property:	\$25,000 per occurrence*	
Valuable papers and records – at described premises:	\$100,000 per occurrence*	
Valuable papers and records – not at described premises:	\$25,000 per occurrence*	

**Policy Premium: (2018-2019 Premium: \$6,222) \$6,676**

Increasing coverage to \$7,935,850 (\$325/sqft) and a \$5,000 deductible would result in an annual premium of \$8,081  
Increasing coverage to \$7,935,850 (\$325/sqft) and a \$10,000 deductible would result in an annual premium of \$7,411



**Crime & Fidelity (Business Key Policy) Overview:**

Insurer: **American Family Insurance**  
Policy #: **05-XW2614-01**  
Policy Term: **11/15/2019 to 11/15/2020**  
Deductible per Occurrence: **\$1,000**  
Policy Limit:  
    Forgery or Alteration: **\$100,000**  
    Computer Fraud: **\$100,000**  
    Funds Transfer Fraud: **\$100,000**  
    Employee Theft: **\$100,000**

**Policy Premium: (2018-2019 Premium: \$308) \$ 308**

**Directors & Officers Policy Overview:**

Insurer: **American Family Insurance**  
Policy #: **05-XW2614-02**  
Policy Term: **11/15/2019 – 11/15/2020**  
Self-Insured Retention: **\$ 1,000**  
Coverage: **\$1,000,000**  
Policy Limit:  
    Total Assets: **\$6,083,800**  
    Number of Employees: **1**

**Policy Premium: (2018-2019 Premium: \$380) \$ 431**

**Commercial Umbrella Policy Overview:**

Insurer: **American Family Insurance**  
Policy #: **05-XW2614-04**  
Policy Term: **11/15/2019 – 11/15/2020**  
Self-Insured Retention: **\$10,000**  
Policy Limit:  
    Aggregate Limit: **\$2,000,000**  
    Each Occurrence Limit: **\$2,000,000**  
    Personal and Adv. Injury: **\$2,000,000**

**Policy Premium: (2018-2019 Premium: \$380) \$ 500**

**TOTAL RENEWAL PREMIUM: \$ 8,015**  
**(2018-2019 Total Premium: \$7,410)**

**Renewal increase of \$605 due to Building coverage increasing by \$180,765.**



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### **Additional Insureds**

The association property manager, unit owners and mortgage holders are "insureds" on all of the above policy(s).

\*This is only a summary of the insurance policies written through American Family Insurance the above mentioned association. Please consult the actual policy(s) for complete coverage details, including limits, endorsements and exclusions.

Thank you for choosing American Family Insurance for your Community Association Master Insurance provider. So that we may serve you in the best possible manner, we have listed below some useful information. Please retain this document for quick reference to your policies.

Please provide a copy of the Unit Owners letter, the Association Insurance Summary, a certificate of insurance and a copy of the association bylaws and declarations to each unit owner.

*Your American Family / Trace Tyler Agency Key Contacts:*

Agent of Record:	Trace Tyler	<a href="mailto:ttyler@amfam.com">ttyler@amfam.com</a>
Commercial Account Specialist:	Troy Tyler	<a href="mailto:ttyler2@amfam.com">ttyler2@amfam.com</a>
Riverwalk Office:	<b>970-926-4370</b>	
Fax #:	<b>855-411-2025</b>	
Claims:	<b>1-800-my-amfam</b>	
	(692-6326)	

*\*Certificate requests should include the association's name, barrower's name and address of the property to be purchased, along with complete mortgagee clause information. **Please send all Certificate Requests to Troy via email / fax.***