



**Insurance Summary for THE RIVERWALK EMERALD BUILDING ASSOCIATION  
09/29/2022**

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

Insurer:	<b>American Family Insurance</b>
Policy #:	<b>91002-22466-55</b>
Inception:	<b>2017</b>
Policy Term:	<b>11/15/2022 to 11/15/2023</b>
Building/Structures Coverage:	<b>\$ 7,505,400 (RC per Sqft: \$307.37)</b>
Property Deductible:	<b>\$5,000</b>
Wind / Hail 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>\$ 10,000</b>
Hired and Non-owned Auto:	<b>Excluded</b>
Terrorism:	<b>Excluded</b>
Ordinance or Law – Coverage 2&3 combined:	<b>\$ 500,000</b>
Water Backup and Sump Pump Overflow:	<b>\$ 250,000</b>
Condominium Enhancement Endorsement:	
Accounts Receivable – On Premises:	\$ 100,000
Accounts Receivable – Off Premises:	\$ 25,000
Arson reward:	\$ 5,000
Damage to Property of Others:	\$ 15,000
Debris removal:	\$ 150,000
Electronic data:	\$ 25,000
Fine Arts:	\$ 25,000
Fire Department Service Charge:	\$ 250,000
Fire Extinguisher Systems Recharge Expense:	\$ 50,000
Identity Fraud Expense:	\$ 25,000
Increase Building Coverage Following a Disaster:	30% (\$ 9,757,020 or \$399.58/sqft)
Newly Acquired or Constructed Property–Buildings:	\$ 1,000,000
Newly Acquired or Constructed Property–BPP:	\$ 250,000
Outdoor Fences or Walls:	\$ 50,000
Outdoor Signs:	\$ 25,000
Outdoor Trees, Shrubs, and Plants:	\$ 10,000 / \$2,500
Personal Property Off Premises:	\$ 50,000
Pollutant Clean Up and Removal:	\$ 25,000
Surge Protection:	\$ 20,000
Utility Services – Direct Damage & Time Element:	\$ 25,000
Valuable Papers & Records – On Premises:	\$ 100,000
Valuable Papers & Records – Off Premises:	\$ 25,000

**Crime & Fidelity Coverage Overview:**

Deductible:	\$	<b>1,000</b>
Property Managers are Employees:	<b>Yes</b>	
Board of Directors are Employees:	<b>No</b>	
Policy Limit:		
Employee Dishonesty:		<b>\$100,000</b>
Forgery or Alteration:		<b>\$100,000</b>
Computer Fraud and Funds Transfer Fraud:		<b>\$100,000</b>

**Directors & Officers Coverage Overview:**

Deductible:	\$	<b>1,000</b>
Coverage:	<b>\$ 1,000,000</b>	
Retroactive Date:	<b>11/15/2017</b>	
Policy Limit:		
Prior Carrier Retroactive Date:	<b>11/15/2017</b>	
Treatment of Defense:	<b>Outside Limit</b>	
Duty to Defend:	<b>Yes</b>	
Past, Present, Future:	<b>Yes</b>	
Property Manager Included:	<b>Yes</b>	
Discrimination:	<b>No</b>	
Prior Acts Included:	<b>Yes</b>	
Non-Monetary Damages:	<b>Yes</b>	
Failure to Maintain Insurance:	<b>Yes</b>	
Punitive Damages Included if allowed by law:	<b>Yes</b>	
Automatic Extended Reporting:	<b>90 Days</b>	
Extended Reporting Period:	<b>No</b>	
Total Assets:	<b>\$ 10,742,400</b>	
Number of Employees:	<b>0</b>	

**Policy Premium:** (2021-22 Premium: \$ 8,351.30) \$ 9,927.69

**Pay In Full Premium:** \$ 9,431.78

**Commercial Umbrella Policy Overview:**

Insurer:	<b>American Family Insurance</b>
Policy #:	<b>91002-22960-55</b>
Inception:	<b>2017</b>
Policy Term:	<b>11/15/2022 – 11/15/2023</b>
Self-Insured Retention:	<b>\$10,000</b>
Terrorism:	<b>Excluded</b>
Policy Limit:	
Aggregate Limit:	<b>\$ 2,000,000</b>
Each Occurrence Limit:	<b>\$ 2,000,000</b>

**Policy Premium:** (2021-22 Premium: \$ 767.77) \$ 784.66

**TOTAL PREMIUM:** \$ 10,712.35

(2021-22 Premium: \$ 9,119.07) **Pay In Full Premium:** \$ 10,216.44



MONICA GOLDSTEIN AGENCY

### **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 / Monica Goldstein Agency Key Contacts:*

Agent of Record: Monica Goldstein [mgoldste@amfam.com](mailto:mgoldste@amfam.com)

Commercial Account Specialist: Troy Tyler [ttyler2@amfam.com](mailto:ttyler2@amfam.com)

Riverwalk Office: **970-926-4370**  
Fax #: **855-411-2025**

Claims: **1-800-my-amfam**  
(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.***