

Certificate of Unit Insurance Routing Information

Brown & Brown Insurance Services, Inc.

980 Washington Street, Suite # 325

Dedham, MA. 02026

DATE: July 30, 2024

TIME:

TO:

FAX:

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FROM: Brown & Brown

PHONE: 781-455-6664

FAX: 781-453-0209

Message

Enclosed is the condominium certificate you ordered. To expedite your certificate requests we suggest you go to our web page and use our certificate request form. It's easy, and it's the quickest way to get an accurate certificate. Just visit www.bbrown.com.

Routing Information:

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Mail to:

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**CERTIFICATE OF CONDOMINIUM INSURANCE
BROWN & BROWN INSURANCE SERVICES, INC.
980 Washington Street, Suite #325, Dedham, MA. 02026**

(781) 455-6664 PHONE

(781) 453-0209 FAX

www.bbrown.com

THIS IS TO CERTIFY THAT

UNIT OWNER AND MORTGAGEE INFORMATION	
Unit Owner:	
Unit Address:	FOR INFORMATIONAL PURPOSES ONLY
Bank Name:	
Bank Address:	

Mortgagee Clause amended to Include "Its successors and/or assigns as their interest may appear"
Above unit owner is insured under the Master Policy issued to: **Old Colony Townhouse Condominium Trust** Its Trustees and All Unit Owners, A.T.I.M.A. *as follows:

Policy #	Line of Business	Effective Date	Expiration Date	Company
BO219125	Package	7/29/2024	7/29/2025	Quincy Mutual Fire Insurance Company

Address	City	State	Zip
70-80 Broadway	North Attleboro	MA	02760

PROPERTY

How are unit improvements & betterments insured?	All In
10 day notice of cancellation for nonpayment and 30 days for all other reasons.	
Special Form Includes the Perils of Wind/Hail	

Subject	Amount	Valuation	Perils	Coins	Inflation Guard	Deduct
Blanket Buildings	23,200,000	ERC/AA	Special form	N/A	4%	10,000*
Ordinance or Law – Undamaged	23,200,000	ERC	Special form			10,000
Ordinance or Law – Demolition & Increased Cost of Construction	500,000 Per Building	RC	Special form			10,000
Backup of Sewers & Drains and Sump Overflow	50,000 Per Building	RC	Water Backup & Sump Overflow			10,000
Equipment Breakdown	23,200,000	RC	Special form			10,000
*Per Unit Ice Dam Deductible			Ice Dams			10,000
*Per Unit Water Deductible			Water			10,000

GENERAL LIABILITY

Coverage	Limit	Deductible
Each Occurrence	1,000,000	0
General Aggregate	2,000,000	Severability of interest clause included Waiver of Subrogation against unit owner included

CLASSIFICATIONS

How many units are in this complex?	
68	

Policy #	Line of Business	Effective Date	Expiration Date	Company
105957710	Crime	7/29/2024	7/29/2025	Travelers Casualty and Surety Company of America

FIDELITY BOND	
Limit	280,000
Deductible	2,500
Agent Rider Naming:	N/A

MAIL ADDRESS:

Old Colony Townhouse Condominium Trust PMB235-11 Robert Toner Blvd #5 North Attleboro, MA 02763

THE POLICIES OF INSURANCE LISTED ABOVE HAVE BEEN ISSUED TO THE NAMED INSURED FOR THE POLICY PERIOD INDICATED. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ALL POLICIES ARE SUBJECT TO CHANGE BY ENDORSEMENT, AND CANCELLATION IN ACCORDANCE WITH THEIR TERMS. FLOOD POLICIES HAVE LIMITED COVERAGE IN THE BASEMENT.

BROWN & BROWN OF MASSACHUSETTS, LLC

7/29/24

RWE04-025046

Howard A Sawitt

Improvement and Betterments- How are they insured in your condominium?

The condominium insurance certificate has a section titled "how are improvements and betterments covered". We have included this information to help you understand what coverage the master policy affords for improvements and betterments so you know what homeowner insurance to purchase on your unit. Insurance companies have their own unique way of insuring improvements and betterment on a master policy. The choice falls into four major categories: "**all-in**", "**all-in per condo documents**", "**per condo documents**" or "**original specifications**". See definitions below:

All-in	This means the master policy will insure any improvements to the building made by unit-owners. Even though the unit-owner might have spent large sums of money to modernize the kitchen and bath, the improvements would be covered on the master policy. The unit owner doesn't need to insure the improvements on a homeowner's policy. The insurance companies that offer "all-in" coverage usually do so with an endorsement. See the sample policy forms on our website.
All-in per Condo Docs	The insurance policy refers to the insurance section of the condominium documents to interpret what is covered on the master policy. If you see "all-in per condo documents" it means we have interpreted the master policy condominium document and feel it will adequately cover all improvements made by unit-owners.
Per Condo Docs	The insurance policy refers to the insurance section of the condominium documents to interpret what is covered on the master policy. If you see "per condo documents" it means we have interpreted the master policy condominium document and feel there is either no coverage for improvements made by unit-owners or the condominium documents are too ambiguous.
Original Spec's	Coverage only includes property in "units" and private storage areas which were initially installed in accordance with your condominium's original plans and specifications. If you have original specification coverage it means improvements or betterments are not covered on your master policy.

Building Coverage: What is your building limit?

Master policies differ on the maximum limit they will pay in the event of a catastrophe. See definitions below

RC	Replacement Cost	Your policy will cover claims up to the building limit on a replacement cost basis
ERC	Extended Replacement Cost	The policy will cover claims on a replacement cost basis and adds 25% to the building limit in the event you have a catastrophe. If your building has a \$10,000,000 replacement cost limit the ERC endorsement means your actual limit is \$12,500,000 in the event of a total loss.
GRC	Guaranteed Replacement Cost	This definition means claims will be paid on a replacement cost basis but the amount of insurance is unlimited. We have displayed a ratable limit on the certificate to show you what your insurance company is using to rate the policy.
A. AMT	Agreed Amount	This endorsement waives the coinsurance penalty under the property coverage.

Flood Insurance

If your building has flood insurance it will be included on the condominium certificate. Our certificate displays "the flood zone on policy". This is not necessarily the current flood zone because it is impossible for our office to constantly update flood zone since we don't get updates from FEMA.

Walls-in Coverage: What does it mean when your bank asks you to purchase "Walls-in coverage"? It means that if the master policy is offering less than "all-in coverage", the unit-owner must purchase a "Walls-in policy" or "Homeowner policy". If the master policy does not cover unit improvements, the bank is requiring the unit-owner to buy the coverage. "Fannie Mae" has created this new term in their December 16, 2008 regulation. See the Fannie Mae letter on our web-site. "Changes to Insurance Regulations".