



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/09/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME:	
Brown & Brown Metro, LLC dba Smith Insurance Associates		PHONE (A/C, No, Ext): (215) 542-5959	
1120 N Bethlehem Pike		FAX (A/C, No): (215) 542-6990	
PO BOX 858		E-MAIL ADDRESS: info-smith@bbrown.com	
Spring House PA 19477-0858		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Admiral Indemnity Company	
		INSURER B: Fireman's Fund Insurance Company	
		INSURER C: Philadelphia Indemnity Insurance Co	
		INSURER D: ACE Fire Underwriters Insurance Company	
		INSURER E:	
		INSURER F:	
INSURED		NAIC #	
The WireWorks Historic Condominium		44318	
C/O Realty Management & Maintenance		21873	
456 Germantown Pike, Suite 2		18058	
Lafayette Hill PA 19444		20702	

COVERAGES

CERTIFICATE NUMBER: April 2022

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			21-21883937-32	04/01/2022	04/01/2023	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY	\$ 1,000,000	
	OTHER:						GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
A	AUTOMOBILE LIABILITY			21-21883937-32	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			USL01482121U-51821-3	04/01/2022	04/01/2023	EACH OCCURRENCE	\$ 5,000,000	
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 5,000,000	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Philadelphia, PA 19106

See page 2 for additional coverage details

CERTIFICATE HOLDER**CANCELLATION**

The WireWorks Historic Condominium
c/o Realty Mgmt & Maintenance
456 Germantown Pike, Ste 2
Lafayette Hill PA 19444

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



ADDITIONAL REMARKS SCHEDULE

AGENCY Brown & Brown Metro, LLC		NAMED INSURED The WireWorks Historic Condominium	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

(A) Property: Policy, #21-21883937-32, eff. 4/1/2022 - 4/1/2023
 The policy shows 97 units. Building Replacement Cost is \$19,836,960 with a \$5,000 deductible. Property coverage – original specifications; betterments & improvements are determined by association documents. Policy is Special Form with no co-insurance. Includes Terrorism, Wind/Hail, Equipment Breakdown, Ordinance or Law. Separation/Severability included.

(A) Equipment Breakdown - Full Limit - \$5,000 deductible.

(A) Ordinance or Law:
 Coverage A - Full Limit - \$5,000 deductible
 Coverage B - \$300,000 - \$5,000 deductible
 Coverage C - \$300,000 - \$5,000 deductible

(C) Crime/Fidelity: Policy, #PCAC009409-0320, eff. 4/1/2022 - 4/1/2023, Employee Dishonesty limit \$500,000. Property manager included as additional insured for Employee Dishonesty.

(D) – Directors & Officers “Claims-Made” Policy, #ADOPAF157544852-03, eff. 4/1/2022 - 4/1/2023, limit \$1,000,000; \$1,000 retention.

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 three major categories: "all-in", "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.

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.

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.

10-day notice of cancellation for nonpayment and 30 days for all other reasons.