

**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 REFERENCE 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: **Indian Brook Condominium Trust** Its Trustees
and All Unit Owners, A.T.I.M.A. *as follows:

Policy #	Line of Business	Effective Date	Expiration Date	Company
8120D32285	Package	3/1/2026	3/1/2027	Greater New York Mutual Insurance Company

Address	City	State	Zip
1-16 Leman Ln,1-16 Doyle Ln,1-16 Birchwood Ln,1-16 Lilac Ct,1-12 Rosewood Ln,1-16 Weybridge Ln,1-20 Turnbridge Ln, 1 Indian Brook Rd	Hopkinton	MA	01748

PROPERTY

How are unit improvements & betterments insured?	ALL-IN
10 day notice of cancellation for nonpayment and 30 days for all other reasons.	
Waiver of subrogation against unit owners is included.	

Subject	Amount	Valuation	Perils	Coins	Inflation Guard	Deduct
*Building - Agreed Value - Blanket	47,573,692	Extended Replacement Cost	Special form incl Wind/Hail		4%	20,000
Ordinance Law Cov A	47,573,692	Extended Replacement Cost	ORDINANCE LAW COV A		4%	20,000
Condo Fee Income	821,366	Actual Loss Sustained	BI/EE			72 Hours
Ordinance Law Cov B&C Each	250,000	Actual Cost	ORDINANCE LAW COV B C			20,000
Earthquake	10,000,000	Replacement Cost	Earthquake			5% Per Building
Sewer or Drain Backup	100,000	Extended Replacement Cost	Sewer or Drain Backup			20,000
Boiler & Machinery	47,573,692	Extended Replacement Cost	Boiler & Machinery		4%	20,000
Per Unit Water & Ice Deductible			Water & Ice Deductible			20,000

GENERAL LIABILITY

	Severability of interest clause included
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Coverage	Limit	Deductible
General Aggregate	2,000,000	0
Each Occurrence	1,000,000	0
Hired & Non-Owned Liability	1,000,000	0

CLASSIFICATIONS

Loc #	How many units are in this complex?
00001	112

Policy #	Line of Business	Effective Date	Expiration Date	Company
105900553	Crime	3/1/2025	3/1/2028	Travelers Casualty and Surety Company of America

FIDELITY BOND

Limit	600,000
Deductible	2,500
Agent Rider Naming:	Salisbury Management

MAIL ADDRESS:

Indian Brook Condominium Trust c/o Salisbury Management 120 Shrewsbury Street Boylston, MA 01505-1710

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 INSURANCE SERVICES, INC. 8/30/18

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".