

CERTIFICATE OF INSURANCE REQUIREMENTS **Mount Washington**

Required Coverages

Commercial General Liability (CGL):	\$1,000,000 per Occurrence and \$2,000,000 Aggregate for Bodily Injury, Personal Injury, Property Damage, and Products/Completed Operations, and shall be written on a primary and non-contributory basis over any liability policy carried by OWNER, OWNER'S REPRESENTATIVE and PROPERTY MANAGER and include an endorsement clarifying such position if the base policy does not include equivalent language, for all claims or liabilities arising from, or incidental.
Commercial Automobile:	\$1,000,000 each occurrence Liability Insurance combined single limit for bodily injury and property damage. Evidence should indicate that liability coverage evidenced extends to both owned, hired, and non-owned vehicles.
Umbrella Liability:	\$5,000,000 Per Occurrence/\$5,000,000 Aggregate. Such insurance shall be in excess of all liability coverage required.
Worker's Compensation/Employers Liability:	\$1,000,000 Each Accident
Employee Dishonesty/Crime	\$1,000,000 per Occurrence \$2,000,000 Aggregate Employee Dishonesty/Commercial Crime insurance including third party coverage, with limits in an amount of not less than the amount as listed above for all employees of Vendor who work at the Property. Said policy may be a blanket policy covering all employees of Vendor.

Cyber Liability	<p>\$1,000,000 per Occurrence \$2,000,000 Aggregate</p> <p>Comprehensive Cyber Liability coverage for claims involving the electronic theft or loss of personal identity information, credit or debit card information, banking information and other electronic data or online information with minimum limits in amounts not less than the amounts listed above. The coverage should extend to provide Network Security Liability, Privacy Liability, Event Management Insurance, Cyber Extortion, and Network Business Interruption.</p>
Professional Liability Insurance Coverage:	<p>(Architects, Consultants and/or Engineers only): If requested, \$2,000,000 or project dollar amount up to \$25 million of project cost; \$3,000,000-\$5,000,000 or project dollar amount up to \$25-\$50 million project cost; \$5,000,000 or higher or project dollar amount over \$50 million project cost.</p>
Fidelity Bond (which includes employee dishonesty coverage):	<p>Limits in an amount not less than the Dollar Amount of the Project (Or other if agreed to by Owner) for all employees of Vendor.</p> <p>****This is ONLY required if Vendor is handling, managing, or processing of any of the project's monetary funds for OWNER or for Janitorial, Security or other like services where vendor is inside premises unsupervised during non-business hours. ***</p>

Required Endorsements:

Additional Insured Endorsement:	Additional Insured Endorsement or Blanket Endorsement to the <u>CGL, Auto and Umbrella Liability</u> policies should be provided in favor of Owner, Owner's Representative and Manager.
Waiver of Subrogation Endorsement:	Waiver of Subrogation Endorsement or Blanket Endorsement to the <u>CGL, Worker's Compensation/ Employer's Liability and Umbrella Liability</u> policies should be provided in favor of Owner, Owner's Representative and Manager.
Notice of Cancellation Clause:	Policies will include a cancellation clause providing that such insurance may not be cancelled, lapsed, reduced or materially changed without 30-days written notice to the Owner, Owner's Representative and Manager.
Primary, Non-contributory Provision	Provision needs to be included on the COI for <u>CGL and Auto Liability</u> .

Endorsements must read:

“Mount Washington North Business Trust, Mount Washington South Business Trust, Johns Hopkins University and Transwestern Carey Winston L.L.C. d/b/a Transwestern are named as additionally insured in regard to premises located at 5801 and 6225 Smith Avenue, Baltimore, Maryland 21209. All rights of subrogation against Mount Washington North Business Trust, Mount Washington South Business Trust, Johns Hopkins University and Transwestern Carey Winston L.L.C. d/b/a Transwestern are hereby waived.”

Certificate Holder must read as follows:

Mt. Washington North Business Trust; Mt. Washington South Business Trust

C/O Transwestern Carey Winston. L.L.C.

5801 Smith Avenue, Suite 1100

Baltimore, MD 21209

Additional insured to be listed as follows:

- 1) Transwestern Carey Winston, L.L.C. d/b/a Transwestern
- 2) Mount Washington North Business Trust
- 3) Mount Washington South Business Trust
- 4) Johns Hopkins University

Email Address for COI:

barbara.etzel@transwestern.com

Please address the originals to:

Mt. Washington North Business Trust
Mt. Washington South Business Trust
c/o Transwestern Carey Winston, L.L.C.
5801 Smith Avenue, Suite 1100
Baltimore, MD 21209

All insurance carriers must have a minimum AM Best rating of A-:VII

Please forward a copy of these requirements to your Insurance Carrier so they have all the required information.
