

MINIMUM INSURANCE REQUIREMENTS

Commercial Real Estate Transactions

(For Non-Construction Loans and Properties other than Hotel's and Condominiums)

PROPERTY INSURANCE (Evidence of Insurance must show the following):

1. Issued on the current ACORD 28 form or a copy of the full policy or the Declaration pages including the list of all endorsements.
2. Insurance carrier(s) have an A.M. Best financial strength rating of at least "A-"
3. Lender shown as Mortgagee and Lender Loss Payee at the address shown below Lender (evidenced by attaching a copy of the relevant pages from the policy or the policy endorsement to the ACORD certificate).
4. Current policy term of at least one year unless property is being added to an existing blanket policy.
5. Borrower shown as named insured.
6. Special Cause of Loss form coverage.
7. Waiver of any terrorism exclusion.
8. Deductibles of not more than \$50,000 for loan amounts up to \$2.5MM and not more than \$100,000 for loan amounts greater than \$2.5MM (except for Earthquake and Named Storm as indicated below).
9. Building coverage amount not less than 100% of the Insurable Value (aka Insurable Replacement Cost) and containing either a waiver of Coinsurance or an Agreed Amount Endorsement. The reported values for each building, contents, loss of rents and Total Insured Value (TIV) must be shown.
10. Loss of Rents coverage equal to or greater than 12 month's rental income. (if blanket policy, location specific income must be shown on the Certificate).
11. Boiler & Machinery / Equipment Breakdown Coverage.
12. Building Ordinance or Law coverage (Must include Part A: Loss to the undamaged portion of the building, Part B: demolition and Part C: increased cost of construction).
13. Windstorm coverage for all buildings.
14. Named Storm coverage also required if buildings are located in a Tier 1 county or in the state of Florida. Named Storm deductible may not be more than 5% of TIV.
15. Flood coverage. If any building and/or contents are located in Flood Zone A or V, NFIP flood insurance will be required. A separate flood insurance requirement checklist will be provided, if applicable.
16. Earthquake coverage. If the property is in a high risk seismic area, as determined by Lender, the coverage amount may be adjusted based on the results of a Seismic Risk Assessment acceptable to Lender. The Earthquake deductible may not be more than 5% of TIV).
17. Sinkhole coverage for properties in Florida. Catastrophic ground cover collapse or mine subsidence coverage, if located in an area susceptible to these hazards.
18. Obligatory 30-day notice of cancellation (10 days for non-payment of premium), to Lender (evidenced by attaching a copy of the policy endorsement to the ACORD certificate).
19. Executed by an Authorized Agent of the insurance carrier.
20. If the Property is being included on a Blanket Policy, Lender will need to receive a Property Schedule of Values (SOV) that lists the location (City + State), type of property and the reported values for building, contents, and loss of rents and TIV for each building
21. Annual premium cost for the subject Property.

LENDER NAME & ADDRESS FOR PROPERTY INSURANCE

Hazard Insurance Mortgagee Clause:
Truist Bank, Its Successors and/or Assigns,
As Their Interests May Apply (ISAOA/ATIMA)
As Mortgagee (*and Lender Loss Payee - as applicable*)
PO Box 200019
Kennesaw, GA 30156-9246

LIABILITY INSURANCE (Evidence of Insurance must show the following):

1. Issued on the current ACORD 25 form or a copy of the full policy or the Declaration pages including the list of all endorsements.
2. Insurance carrier(s) have an A.M. Best financial strength rating of at least A-
3. Current policy term of at least one year unless property is being added to an existing blanket policy.
4. Borrower shown as named insured.
5. Waiver of any terrorism exclusion.
6. Deductible not greater than \$25,000.
7. Minimum General Liability coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate.
8. Minimum Umbrella/Excess Liability coverage of:

<i>Loan Size</i>	<i>Umbrella / Excess Amount</i>
<i>Less than or equal to \$5MM</i>	<i>N/A</i>
<i>Greater than \$5MM but less than or equal to \$25MM</i>	<i>\$ 5,000,000</i>
<i>Greater than \$25MM but less than or equal to \$50MM</i>	<i>\$10,000,000</i>
<i>Greater than \$50MM</i>	<i>\$20,000,000</i>

9. Lender included as an Additional Insured (evidenced by attaching a copy of the policy endorsement to the ACORD certificate).
10. Obligatory 30-day notice of cancellation to Lender (either specified on the Certificate or evidenced by attaching a copy of the applicable notice section of the policy to the ACORD Certificate).
11. Executed by an Authorized Agent of the insurance carrier.
12. Annual premium cost for the Borrower.

LIABILITY CERTIFICATE HOLDER ADDRESS

Truist Bank, ISAOA, ATIMA

[Insert Servicing HUB address]

Attn: Loan Servicer

DISCLAIMER

The Insurance coverage requirements listed above are only minimum requirements. Truist makes no representation, implied or express, that the foregoing insurance requirements are adequate to protect owner and shall not be liable for any loss, damage or injury resulting from the inadequacy or lack of any insurance coverage.