

Standard Insurance Requirements for The Pinnacle

Please refer to the below standard insurance requirements for the correct wording required on the **Certificate of Insurance, Endorsement, and Waiver of Subrogation** for The Pinnacle.

- A. Commercial General Liability
 - \$2,000,000 General Aggregate
 - \$2,000,000 Products/Completed Operations Aggregate
 - \$1,000,000 Personal & Advertising Injury
 - \$1,000,000 Each Occurrence
 - \$ 50,000 Fire Damage
 - \$ 5,000 Medical Payment
 - \$ 25,000 Maximum Deductible Allowable without Manager Approval
 - Policy must have a Designated Location(s) General Aggregate Limit endorsement (ISO Form CG 25 04, or equivalent)

- B. Automobile Insurance
 - \$1,000,000 Combined Single Limit

- C. Excess Liability
 - \$4,000,000 Each occurrence
 - \$4,000,000 Aggregate

- D. Worker's Compensation - Should meet all state requirements.
 - Employers' Liability
 - \$ 500,000 Each Accident
 - \$ 500,000 Disease Policy Limit
 - \$ 500,000 Disease Each Employee

- E. Commercial Property Insurance written on a "causes of loss-special form basis" covering all Contractor's equipment and other property.

- F. **Under the Description of Operations, please state the following:** F7 PINNACLE, LLC, Transwestern Commercial Services of Georgia, LLC d/b/a Transwestern as Landlord and Manager, respectively are to be named as **Additional Insureds** on the Commercial General Liability policy as Landlord and Managing Agent, respectively.

- G. **Waiver of subrogation on all above mentioned policies must be in favor of the Certificate Holder**, and evidenced on the Certificate of Insurance along with an **endorsement**.

- H. All insurance companies extending coverage must have a minimum A.M. Best's Rating of A- or better and an A.M. Best's Financial Size Category of VIII or better.

- I. All policies will not be canceled without thirty (30) days prior written notice to F7 PINNACLE, LLC, Transwestern Commercial Services of Georgia, LLC d/b/a Transwestern

J. The Certificate Holder should read:

**F7 Pinnacle, LLC
c/o Transwestern Commercial Services Georgia, L.L.C.
d/b/a Transwestern
3445 Peachtree Rd NE
Suite 220
Atlanta, GA 30326**

**We are required to have copies of the Certificate of Insurance, Endorsement,
and Waiver of Subrogations.**

Contact Information

Please call 404-846-8291 with any questions.

Documents may be e-mailed to Jessica.Drewer@transwestern.com.

Please advise your insurance agent that we need to receive an updated Certificate of Insurance automatically when the insurance coverage renews.

Additional Requirements when applicable by contract, service, or license agreement

Commercial General Liability Insurance policy with identical products/completed operations coverage to those described above, will be maintained for at least 2 years after expiration or earlier termination of the contract

Commercial Property Insurance written on a “causes of loss-special form basis” covering all of Contractor’s equipment and other property

Always provide a copy of the insurance section of your contract, along with these requirements, to your insurance agent. In case of a discrepancy between this document and the contract, the contract shall prevail.