

## Standard Insurance Requirements for 3445 Peachtree

Please refer to the below standard insurance requirements for the correct wording required on the **Certificate of Insurance, Endorsement, and Waiver of Subrogation** for 3445 Peachtree.

- 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:** 3445 PT Buckhead, 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 3445 PT Buckhead, LLC, Transwestern Commercial Services of Georgia, LLC d/b/a Transwestern

J. The Certificate Holder should read:

**3445 PT Buckhead, LLC  
c/o Transwestern Commercial Services Georgia  
d/b/a Transwestern  
3445 Peachtree Rd NE  
Suite 150  
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 [pinnacle\\_3445peachtreeTSC@transwestern.com](mailto:pinnacle_3445peachtreeTSC@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.