

## Vendor Certificate of Insurance Requirements

Cushman & Wakefield U.S., Inc. requires that all independent contractors and subcontractors brought onto the premises are to provide the property manager with certificates of insurance evidencing the following minimum coverage before work commences:

- (A) Commercial General Liability Insurance in the minimum amount of \$1,000,000 per occurrence, \$2,000,000 per location aggregate, including Personal Injury Coverage (False Arrest, Detention or Imprisonment, Malicious Prosecution, Libel, Slander, Defamation or violation of Right of Privacy, Wrongful Entry or Eviction or other Invasion or Right of Private Occupancy), broad form Property Damage (including broad form contractual liability coverage for Contractor's indemnification as provided for in this Agreement), Premises Operations, Products/Completed Operations Hazard, and Independent Contractors;
- (B) Worker's Compensation Insurance in statutory amounts which shall contain a waiver of subrogation in favor of Agent and Owner;
- (C) Employer's Liability Insurance in the minimum amount of \$500,000;
- (D) Commercial Automobile Liability Insurance covering owned, non-owned and hired automobiles, trucks and trailers used by Contractor in the minimum amount of \$1,000,000 combined single limit for Bodily Injury and Property Damage;
- (E) Vendor assumes all risks and liabilities for and agrees to indemnify and hold Owner, and Owner's wholly owned subsidiaries and the employees and agents of Owner and Owner's wholly owned subsidiaries, and Agent harmless from any and all claims of loss, damage, liability and expense, including reasonable attorney's fee and costs, as a result of any act, error, omission, or negligence of the vendor, or vendor's agents or employees, or as a result of any dangerous or defective products or services supplied by the vendor arising or incurred in connection with the providing of products and services as specified herein.
- (F) Non-occupational and Disability Insurance, if required by the State where the Property is located;
- (G) In the event that Contractor is to park motor vehicles as part of the Services herein, Garage Keepers Legal Liability Insurance in an amount of not less than \$1,000,000, which insurance may be subject to a deductible provision not to exceed \$250 per occurrence;
- (H) In the event Contractor is to operate a parking garage as part of the Services herein, Garage Liability Insurance in an amount of not less than \$1,000,000 combined single limit; and
- (I) Umbrella Liability providing coverage excess of the required employer's liability, commercial general liability, and commercial automobile liability insurance policies in a minimum amount of \$2,000,000 unless otherwise

approved in writing by Agent or Owner. (Owners' and contractors' protective liability policy in total limits of (A) and (I) may be used instead of a commercial general liability and an umbrella policy naming the additional insureds as the insured.).

**The insurance coverages contained in items 1, 2 and 4 above shall, without liability on the part of the Owner, Cushman & Wakefield U.S., Inc., or The Northwestern Mutual Life Insurance Company for premiums, include the following as additional insured:**

- 1. The Northwestern Mutual Life Insurance Company**
- 2. Cushman & Wakefield U.S., Inc..**

**Please provide a copy of the Additional Insured endorsement with the certificate. We will be unable to allow commencement of work without it.**

Each of the above policies will contain provision giving Owner and each of the other additional insureds at least thirty (30) days' written notice of cancellation of coverage.

Please send a current certificate to [Machelle.nowlin@cushwake.com](mailto:Machelle.nowlin@cushwake.com) and mail the original to the address listed below. If you are coming onsite for a tenant other than Cushman & Wakefield, please ensure that you copy the tenant on the email to [Machelle.nowlin@cushwake.com](mailto:Machelle.nowlin@cushwake.com) with the certificate.

**Certificate Holder should be listed as:**

The Northwestern Mutual Life Insurance Company  
c/o Cushman & Wakefield  
901 15<sup>th</sup> Street NW  
Suite 150  
Washington, DC 20005

**EXCESS LIABILITY (UMBRELLA) LIMITS**

<b>\$2,000,000</b>	<b>\$4,000,000</b>
carpet & flooring contractors	elevator/escalator contractors (ref. separate instructions attached)
painters	window cleaning & other trades involving the use of scaffolding
exterminator	general contractors for tenant improvements
glass contractors	roofing/skylight contractors
display sign and display set-up contractors	electrical contractors
plumber	structural steel contractors
landscaper	concrete contractors
HVAC	
hood vent cleaner	
sheetrock and framing contractor	
mechanical contractor	
carpenters	
wood, stone, and metal restoration	
gate/door contractors	
security equipment installers	
security contractors	
trash and recycling	
moving companies	
cleaning contractors	
water treatment	