



**NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY**  
**ComPak® BUSINESSOWNERS QUOTE**

QUOTE #: R1825447A

**A. POLICYHOLDER AND AGENT INFO**

Insured: FISHERMAN'S WATCH CONDOMINIUMS  
 500 WEST CUMMINGS PK STE 6050  
 C/O AMERICAN PROPERTIES TEAM  
 WOBURN, MA 01801

Agent: WOOD & ASSOCIATES INSURANCE AGENCY INC  
 Phone: (781)581-5900  
 Agent #: 20121015

Policy Period: 1 YEAR  
 From: 01/31/21 To: 01/31/22

**B. POLICY PREMIUM**

Bill To	Pay Plan	Subject To Audit	Premium
INSURED	10 PAY	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	\$23,489.00

**C. BUILDING AND BUSINESS PERSONAL PROPERTY COVERAGES AND LIMITS**

LOCATION #1, BUILDING #1: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

	Valuation	Limit(s)	Premium
Building	ACV Option: No	\$ 15,525,000	\$ 18,922
Business Personal Property		\$	\$
Business Income & Extra Expense - Actual Loss Sustained		12 Months	\$ Included

LOCATION #1, BUILDING #2: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

	Valuation	Limit(s)	Premium
Building	ACV Option: No	\$ 450,000	\$ 1,113
Business Personal Property		\$	\$
Business Income & Extra Expense - Actual Loss Sustained		12 Months	\$ Included

**D. LOCATION COVERAGES AND LIMITS**

LOCATION #1: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

		Limit(s)	Premium
Outdoor Property		\$ 25,000	\$ Included
Outdoor Signs		\$ 25,000	\$ Included
Money & Securities	On Premises/Off Premises	\$ 15,000/15,000	\$ Included



NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY  
ComPak® BUSINESSOWNERS QUOTE

E. POLICY INFO

Policy Deductible	Applicable to Section I - Property	\$ 10,000
Optional Coverage Deductible		\$ 500
Building Coverage Limit	Automatic Increase	4%

F. POLICY COVERAGES AND LIMITS

SECTION I - PROPERTY

		Limit(s)	Premium
Accounts Receivable	On Premises/Off Premises	\$ 100,000/5,000	\$ Included
Valuable Papers	On Premises/Off Premises	\$ 100,000/5,000	\$ Included
Employee Dishonesty		\$ 50,000	\$ 87
Forgery & Alteration		\$ 25,000	\$ Included

SECTION II - LIABILITY AND MEDICAL EXPENSES

		Limit(s)	Premium
Liability and Medical Expenses	Per Occurrence	\$ 2,000,000	\$ 2,179
Medical Expenses	Per Person	\$ 5,000	\$ Included
Damage To Premises Rented to You	Any One Premises	\$ 50,000	\$ Included
General Aggregate		\$ 4,000,000	\$ Included
Products/Completed Operations Aggregate		\$ 4,000,000	\$ Included



NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY  
ComPak® BUSINESSOWNERS QUOTE

G. ENDORSEMENTS

POLICY ENDORSEMENTS

Form #	Date	Description	Limit(s)	Premium
BP 00 03	07 13	Businessowners Coverage Form		\$ Included
BP 01 08	03 11	Massachusetts Changes		\$ Included
BP 02 05	03 19	Massachusetts Changes - Condominium Association All-In Coverage Insurance Trustee: Kathy Dubose Condominium: Fisherman's Watch Condominiums		\$ 1,002
BP 02 06	09 12	ComPak® Enhanced Coverage Endorsement		\$ Included
BP 02 09	09 12	Personal Property Off Premises	\$ 25,000	\$ Included
BP 02 13	03 20	Exclusion - Tobacco and Electronic Smoking Device Liability		\$ Included
BP 02 15	03 20	ComPak Plus Enhanced Coverage Endorsement		\$ 238
BP 02 27	09 12	Two Or More Policies Issued By Us		\$ Included
BP 02 34	09 12	Employment-Related Practices, Policies, Acts Or Omissions Exclusion		\$ -22
BP 02 46	01 19	Massachusetts Changes		\$ Included
BP 02 52	01 19	Equipment Breakdown Coverage (Including Electronic Circuitry Impairment)		\$ Included
BP 02 61	12 16	Condominium Association Endorsement Property Manager(s) Name & Address: #1 AMERICAN PROPERTIES TEAM 500 WEST CUMMINGS PK STE 6050 C/O AMERICAN PROPERTIES TEAM WOBURN, MA 01801		\$ 159
BP 04 19	07 13	Amendment - Liquor Liability Exclusion - Exception For Scheduled Premises or Activities Description Of Activity(ies): None		\$ Included
BP 05 15	12 20	Disclosure Pursuant To Terrorism Risk Insurance Act		\$ Included
BP 05 26	01 15	Exclusion Of Certified Acts Of Terrorism Involving Nuclear, Biological, Chemical Or Radiological Terrorism; Cap On Covered Certified Acts Losses		\$ Included
BP 05 42	01 15	Exclusion Of Punitive Damages Related To A Certified Act Of Terrorism		\$ Included
BP 05 77	01 06	Fungi Or Bacteria Exclusion (Liability)		\$ Included
BP 06 98	07 13	Massachusetts - Fungi, Wet Rot Or Dry Rot Exclusion And Limitations		\$ Included
BP 14 86	07 13	Communicable Disease Exclusion		\$ Included
BP 15 04	05 14	Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data-Related Liability - With Limited Bodily Injury Exception		\$ Included
BP 15 11	12 16	Exclusion - Unmanned Aircraft		\$ Included
BP 17 24	01 10	Condominiums, Co-Ops, Associations - Directors And Officers Liability Endorsement Aggregate Limit: Deductible: \$ 500 Pending Or Prior Litigation Date: None Retroactive Date: 01/31/2020	\$ 2,000,000	\$ 212



NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY  
ComPak® BUSINESSOWNERS QUOTE

LOCATION ENDORSEMENTS

LOCATION 1: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

Endorsement Applicable Per Location(s)

Form #	Date	Description	Limit(s)	Premium
BP 02 48	02 14	Named Storm Percentage Deductibles Deductible: 1%		\$ Included
BP 04 46	07 13	Ordinance Or Law Coverage (Cov 1, Comb 2&3)Loss To Undamaged Portion Of Bldg With Comb Demo And ICC Combined Demo And ICC Limit: Business Income And Extra Expense Optional Coverage: No	\$ 250,000	\$ Included

Endorsement Applicable To Specific Building(s)

BUILDING 1: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

Form #	Date	Description	Limit(s)	Premium
BP 04 30	07 13	Protective Safeguards Protective Safeguards Symbol Applicable: P-1		\$ Included

This quote is intended to be a summary of coverages and is not a binding contract. Refer to the policy declarations, forms and endorsements for coverage terms and conditions.



**NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY**  
**ComPak® BUSINESSOWNERS POLICY**  
**RATING WORKSHEET**

POLICY #: R1825447A

**POLICY COVERAGES**

**EMPLOYEE DISHONESTY**

# of Employees Over 5		=	0.000
Additional Employee Charge	X 10	=	0.000
First 5 Employee Charge	+ 110	=	110.000
Apartment Buildings Factor	X 1	=	110.000
Residential Cleaning Factor	X 1	=	110.000
Restaurant Factor	X 1	=	110.000
Self Storage Factor	X 1	=	110.000
Photography Factor	X 1.000	=	110.000
Account Credit Factor	X 1.00	=	110.000
Class Of Business Factor	X 0.956	=	105.160
IRPM	X 0.83	=	87.283
Final Premium		=	87

**BUILDING LIMIT AUTOMATIC INCREASE**

Total Building Premium		=	20035.000
Total Earthquake Building Premium	+ 0	=	20035.000
Total EQ Sublimit Building Premium	+ 0	=	20035.000
Total Sprinkler Leakage Earthquake Building Premium	+ 0	=	20035.000
Automatic Increase Factor	X -0.02	=	-400.700
Final Premium		=	-401

LOCATION #1: 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

**DETAIL**

Territory	716
Distance to Coast (Miles)	0.63
Fire Station Distance	1 mile or less
Flood Zone	X
Elevation (Ft)	100
Protection Class	04
Wind Zone	4
County	null
Number of Pools	0



**NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY**  
**ComPak® BUSINESSOWNERS POLICY**  
**RATING WORKSHEET**

LOCATION #1 BUILDING #1 : 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

**DETAIL**

Business Type	Condo Association - Residential
Construction	Frame Construction
Valuation	Replacement Cost
% Owner Occupied	100
Sprinklered	Yes
Building Sq Ft	65000
# Units	28
Sole Occupancy	Yes

**COVERAGES**

**BUILDING**

Loss Cost		=	0.348
Loss Cost Multiplier	X	1.706	= 0.594
Rate # Relativity	X	0.712	= 0.423
Construction Relativity	X	1	= 0.423
Limit of Insurance Relativity	X	0.68	= 0.288
Protection Class Relativity	X	1.058	= 0.305
Sprinkler Relativity	X	0.8	= 0.244
Deductible Factor	X	0.69	= 0.168
ISO Wind Relativity Factor	X	1.269	= 0.213
Year of Construction Relativity	X	0.93	= 0.198
# of Stories Relativity	X	0.969	= 0.192
Seasonal Factor	X	1	= 0.192
Blanket Factor	X	1	= 0.192
Functional Building Factor	X	1	= 0.192
Limit of Insurance (per 100)	X	155250	= 29808.000
Owner Occupied Condo Credit	X	0.8	= 23846.400
Preferred Small Hab Credit	X	1.00	= 23846.400
Account Credit Factor	X	1.00	= 23846.400
Class Of Business Factor	X	0.956	= 22797.158
IRPM	X	0.83	= 18921.641
Capping Modification Factor	X	1	= 18921.641
Minimum Premium Difference	+	0	= 18921.641
Final Premium		=	18922

**LIABILITY AND MEDICAL EXPENSES**

Loss Cost		=	0.012
Class Group Relativity	X	0.736	= 0.009
Loss Cost Multiplier	X	1.706	= 0.015
Increased Limit Factor	X	1.117	= 0.017
Exposure (Per 100)	X	155250	= 2639.250
Account Credit Factor	X	1.00	= 2639.250
Class Of Business Factor	X	0.956	= 2523.123
IRPM	X	0.83	= 2094.192



**NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY**  
**ComPak® BUSINESSOWNERS POLICY**  
**RATING WORKSHEET**

Capping Modification Factor	X	1	=	2094.192
Minimum Premium Difference	+	0	=	2094.192
Final Premium			=	2094

LOCATION #1 BUILDING #2 : 71 GREENWOOD AVE, SWAMPSCOTT, MA 01907

**DETAIL**

Business Type	Condo Association - Commercial
Construction	Frame Construction
Valuation	Replacement Cost
% Owner Occupied	100
Sprinklered	No
Building Sq Ft	2400
# Units	0
Sole Occupancy	Yes

**COVERAGES**

**BUILDING**

Loss Cost			=	0.348
Loss Cost Multiplier	X	1.706	=	0.594
Rate # Relativity	X	0.704	=	0.418
Construction Relativity	X	1	=	0.418
Limit of Insurance Relativity	X	1.135	=	0.474
Protection Class Relativity	X	1.058	=	0.501
Sprinkler Relativity	X	1	=	0.501
Deductible Factor	X	0.69	=	0.346
ISO Wind Relativity Factor	X	1.269	=	0.439
Year of Construction Relativity	X	0.93	=	0.408
# of Stories Relativity	X	1.082	=	0.441
Seasonal Factor	X	1	=	0.441
Blanket Factor	X	1	=	0.441
Functional Building Factor	X	1	=	0.441
Limit of Insurance (per 100)	X	4500	=	1984.500
Owner Occupied Condo Credit	X	0.8	=	1587.600
Preferred Small Hab Credit	X	1.00	=	1587.600
Account Credit Factor	X	1.00	=	1587.600
Class Of Business Factor	X	0.845	=	1341.522
IRPM	X	0.83	=	1113.463
Capping Modification Factor	X	1	=	1113.463
Minimum Premium Difference	+	0	=	1113.463
Final Premium			=	1113

**LIABILITY AND MEDICAL EXPENSES**

Loss Cost			=	0.012
Class Group Relativity	X	1.157	=	0.014
Loss Cost Multiplier	X	1.706	=	0.024



**NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY**  
**ComPak® BUSINESSOWNERS POLICY**  
**RATING WORKSHEET**

Increased Limit Factor	X	1.117	=	0.027
Exposure (Per 100)	X	4500	=	121.500
Account Credit Factor	X	1.00	=	121.500
Class Of Business Factor	X	0.845	=	102.668
IRPM	X	0.83	=	85.214
Capping Modification Factor	X	1	=	85.214
Minimum Premium Difference	+	0	=	85.214
Final Premium			=	85

**POLICY ENDORSEMENTS**

**BP 02 05 - MASSACHUSETTS CHANGES - CONDOMINIUM ASSOCIATION ALL-IN COVERAGE**

Total Building Premium			=	20035.000
All In Factor	X	0.05	=	1001.750
Final Premium			=	1002

**BP 02 15 - COMPAK PLUS ENHANCED COVERAGE**

Base Rate			=	300.000
Addl Location Charge			=	90
# of Addl Locations	X	0	=	0.000
Sub Premium			=	300
Account Credit Factor	X	1	=	300.000
Class Of Business Factor	X	0.956	=	286.800
IRPM	X	0.83	=	238.044
Final Premium			=	238

**BP 02 34 - EMPLOYMENT-RELATED PRACTICES, POLICIES, ACTS OR OMISSIONS EXCLUSION**

Total Liability Premium			=	2179.000
EPLI Exclusion Factor	X	0.01	=	-22
Final Credit			=	-22

**BP 02 61 - CONDOMINIUM ASSOCIATION - HABITATIONAL**

Base Premium			=	200.000
Account Credit Factor	X	1	=	200.000
Class Of Business Factor	X	0.956	=	191.200
IRPM	X	0.83	=	159
Final Premium			=	159

**BP 17 24 - CONDOMINIUMS, CO-OPS, ASSOCIATIONS - DIRECTORS AND OFFICERS LIABILITY**

Premium Charge			=	300.000
# Of Years Occupied Factor	X	1.1	=	330.000
Outside Management Company Factor	X	0.9	=	297.000
Attorney Representative Factor	X	0.9	=	267.300
Account Credit Factor	X	1	=	267.300
Class Of Business Factor	X	0.956	=	255.539
IRPM	X	0.83	=	212.097
Final Premium			=	212



NORFOLK & DEDHAM MUTUAL FIRE INSURANCE COMPANY  
 ComPak® BUSINESSOWNERS POLICY  
 INDIVIDUAL RISK PREMIUM MODIFICATION (IRPM) PLAN

Policy # : R1825447A

IRPM INFO

RISK CHARACTERISTICS NOT REFLECTED IN BASE RATES	CREDITS	DEBITS
Building Features	-5	
Employees		
Locations	-6	
Management	-6	
Premises and Equipment		
Protection		

TOTAL IRPM -17