



Insurance Requirements

This document outlines Crowdopia's property insurance requirements. **Insurance is required for all loans with Crowdopia for the full loan term, including loan extensions.** *Crowdopia reserves the right to alter these requirements as needed.*

The following insurance requirements must be met:

1. Name insured must match entity name on deed and mortgage
2. All-Risks (open peril, special peril) - Replacement Cost Value (RCV) coverage is required on the existing structure and renovations.
3. **Dwelling coverage must be paid in full for a minimum of the loan term** prior to closing or paid on HUD with coverage effective for 1 year.
4. Policy must be bound based on the status of the property and project details. Provide these details to your agent to ensure proper coverage:
 - **Builders Risk Policy** – Vacant and under construction (Load bearing alterations - structural or foundational) - Ground up construction
 - **Vacant with Renovations Policy** – Vacant and under construction (cosmetic, non-structural alterations)
 - **Vacant Policy** – Vacant and not under construction
 - **Rental Dwelling Policy** – Tenant occupied and not under construction (tenant occupied and under construction may apply, based on type of renovation and time frame – ask your agent)
5. Dwelling coverage must be the greater of the following:
 - Total loan amount or
 - Minimum amount of coverage needed to satisfy the stated co-insurance (Typically 80%, 90% or 100% of the insurance company's estimated Replacement Cost Value of the property after renovations)
6. General Liability coverage of at least \$500,000 per occurrence (\$1,000,000 in aggregate)
7. Maximum deductible of \$2,500



Insurance binders must include the following Mortgagee / Loss Payee clause:

Crowdcopia, LLC ISAOA ATIMA
42 E. Baltimore Ave.
Lansdowne, PA 19050

Necessary Information on Policy: policy number, # of months escrowed, & expiration date

Extensions + Insurance: If an extension on a loan is approved by Crowdcopia, receipt of prepaid insurance coverage for the term of the extension must be provided by the original loan maturity date. *If evidence of insurance and receipt of payment are not provided by the original loan due date, the loan will be considered in default status.*

If property status changes during the loan term, such as renovations being completed or becoming tenant occupied, please immediately notify both your insurance agent and Crowdcopia to adjust the policy accordingly.

Please indicate your acceptance of these terms by having each Borrower and Guarantor DocuSign a copy of this document.

Items Needed on Policy

Please ensure that the following items are listed on the subject property's insurance policy:

- ☐ Agency, agent, agent email and number
- ☐ Carrier
- ☐ Property address
- ☐ Correct name insured
- ☐ Effective date
- ☐ Expiration date
- ☐ Policy number
- ☐ Premium
- ☐ How many months escrowed
- ☐ RCV
- ☐ Co-insurance
- ☐ % of RCV in coverage
- ☐ Special peril, All-Risks or Open-peril
- ☐ General Liability coverage amount
- ☐ Type of policy (builders risk, vacant with reno, vacant, rental dwelling)
- ☐ Deductible (maximum \$2,500)
- ☐ Our mortgagee clause