



INSURANCE BINDER

DATE (MM/DD/YYYY)

07/08/25

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON PAGE 2 OF THIS FORM.

AGENCY METRO SOUTH INSURANCE AGENCY, INC 835 DORCHESTER AVENUE DORCHESTER, MA 02125		COMPANY MASS FAIR PLAN DATE EFFECTIVE TIME DATE EXPIRATION 07/07/25 12:01 <input checked="" type="checkbox"/> AM 07/07/26 <input checked="" type="checkbox"/> 12:01 AM <input type="checkbox"/> PM <input checked="" type="checkbox"/> NOON	
PHONE (A/C, No, Ext): 617-287-8888		FAX (A/C, No): 617-282-9893	
CODE:	SUB CODE:	THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: 1725786-1	
AGENCY CUSTOMER ID: 3731		DESCRIPTION OF OPERATIONS / VEHICLES / PROPERTY (Including Location) PREMISE: 81 COLONEL BELL DRIVE UNIT # 7, BROCKTON, MA 02301 CONDOMINIUM/TENANT OCCUPIED ***ANNUAL PREMIUM: \$1,247.00 IS DUE AT CLOSING ***POLICY EFFECTIVE FROM 07/07/25 TO 07/07/26	
INSURED AND MAILING ADDRESS 1 BRADSHAW ST, LLC 460 WASHINGTON ST CANTON, MA 02021			

COVERAGES	LIMITS				
TYPE OF INSURANCE	COVERAGE / FORMS		DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	DP2 DWELLING FAIR RENTAL VALUE		\$1,000		\$185,000
GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR	RETRO DATE FOR CLAIMS MADE:		EACH OCCURRENCE	\$	
			DAMAGE TO RENTED PREMISES	\$	
			MED EXP (Any one person)	\$	
			PERSONAL & ADV INJURY	\$	
			GENERAL AGGREGATE	\$	
			PRODUCTS - COMP/OP AGG	\$	
VEHICLE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES		COMBINED SINGLE LIMIT	\$	
			BODILY INJURY (Per person)	\$	
			BODILY INJURY (Per accident)	\$	
			PROPERTY DAMAGE	\$	
			MEDICAL PAYMENTS	\$	
			PERSONAL INJURY PROT	\$	
			UNINSURED MOTORIST	\$	
VEHICLE PHYSICAL DAMAGE DED <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____			ACTUAL CASH VALUE	\$	
			STATED AMOUNT		
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO			AUTO ONLY - EA ACCIDENT	\$	
			OTHER THAN AUTO ONLY:		
			EACH ACCIDENT	\$	
			AGGREGATE	\$	
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:		EACH OCCURRENCE	\$	
			AGGREGATE	\$	
			SELF-INSURED RETENTION	\$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY			PER STATUTE		
			E.L. EACH ACCIDENT	\$	
			E.L. DISEASE - EA EMPLOYEE	\$	
			E.L. DISEASE - POLICY LIMIT	\$	
SPECIAL CONDITIONS / OTHER COVERAGES ***PERSONAL LIABILITY: \$500,000 ***MEDICAL PAYMENTS: \$5,000 ***DP0502: FULL GUARANTEED REPLACEMENT COSTS OF DWELLING COVERAGE.					FEES
			TAXES	\$	
			ESTIMATED TOTAL PREMIUM	\$	\$1,247.00

NAME & ADDRESS

SHELLPOINT MORTGAGE SERVICING ISAOA/ATIMA PO BOX 7050 TROY, MI 48007-7050	<input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> LENDER'S LOSS PAYABLE	LOSS PAYEE <input checked="" type="checkbox"/> MORTGAGEE
	LOAN #: 35018092 AUTHORIZED REPRESENTATIVE 	

CONDITIONS

This Company binds the kind(s) of insurance stipulated on page 1 of this form. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in Arizona

Binders are effective for no more than ninety (90) days.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective date of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Maryland

The insurer has 45 business days, commencing from the effective date of coverage to confirm eligibility for coverage under the insurance policy.

Applicable in Michigan

The policy may be cancelled at any time at the request of the insured.

Applicable in Montana

No binder shall be valid beyond the issuance of the policy with respect to which it was given or beyond 90 days from its effective date, whichever period is the shorter. If the policy has not been issued, a binder may be extended or renewed beyond such 90 days with the written approval of the insurer.

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in Oklahoma

All policies shall expire at 12:01 a.m. standard time on the expiration date stated in the policy.

Applicable in Oregon

Binders are effective for no more than ninety (90) days. A binder extension or renewal beyond such 90 days would require the written approval by the Director of the Department of Consumer and Business Services.

Applicable in the Virgin Islands

This binder is effective for only ninety (90) days. Within thirty (30) days of receipt of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.