

### **Subcontractor Insurance Requirements**

The Sub-Contractor agrees in consideration of the awarding of any work, to secure and maintain, at their own expense, the following insurance coverage:

**A. Workers Compensation and Employers Liability**

Statutory coverage in compliance with the Compensation laws of the state(s) serviced.

At minimum coverage shall include Employer's Liability with minimum limits of:

\$100,000 each Accident

\$500,000 each Disease

\$100,000 Policy Limit each Disease/Each Employee

JCI Builders requires a certificate of workers compensation for all contractors regardless of exclusions.

**B. Comprehensive General Liability**

Comprehensive General Liability providing coverage for all premises, operations, products, and completed operations. Such coverage shall be written with the following items:

\$2,000,000 General Aggregate

\$1,000,000 Personal and Advertising Injury Liability

\$1,000,000 Each Occurrence

This policy must include:

- JoshCon, Inc. dba JCI Builders must be named as an additional insured as liability and auto coverage.
- 30 days direct written notice in a event of cancellation or material change in coverage;
- A provision that such insurance shall be primary and non-contributing to General Contractor;
- Waiver of Subrogation as respect to Workers Compensation coverage;
- No self Insurance or Captive Programs are allowed;
- A.M. Best rating of A class vii or better.
- All deductions and self-insured retentions must be disclosed on Certificate.

Certificates of insurance along with required endorsements affording evidence that the above requirements have been met shall be delivered to contractor prior to commencement of performance of this agreement and maintained in full force and effect through out the term of this agreement.

If the subcontractor fails to secure and maintain the required insurance, Contractor shall have the right (without any obligation to do so, however), to secure the same in the name of and for the account of the Subcontractor. The Subcontractor shall pay the cost thereof and shall furnish, upon demand, all information that may be required in connection therewith.

A current copy of sub-contractor's insurance policy shall be required every six months