



Insurance Compliance

Release 19D

September, 2018

The contents of this document is intended for the use of our customers only and is not intended for distribution to those individuals who do not have a need to know to do their job.

Updates:

Date	Topic	Description	Page
9/2018	Rules Maintenance	Section edited to insurance specific information.	10
9/2018	Rule Sets – Job 19990	Added new feature to Show All Rule Sets Added ability to start with empty Rule Set.	12
9/2018	Compound Rules – Job 20202	Added section on Compound Rules	14
9/2018	Collateral	Section edited to show Loan Level detail (e.g. all properties on a loan).	20
9/2018	Required Coverages- Job 20053	Outlined changes to Collateral to show required coverages	24
9/2018	Policy Search Changes – Job 20060, 20316	Documented additional search fields and tips for Policy / Collateral Searches in Insurance widget	36
9/2018	Policy Interests – Job 20064	Updated information about entering Policy Interests	42
9/2018	Expanded Policy Information	Component Coverage, Building Specific Subject of Insurance, Policy Renewals and History	44
9/20/2018	Expanded information on entering policies	How to enter Non-Blanket vs Blanket coverage	48
9/2018	Added Compliance Section		47
9/2018	Rules	Moved to companion document	
9/2018	Appendix A	Added new lines, policy, coverage types	

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Introduction

Insurance Compliance monitoring is a labor intensive effort that not only requires the careful management of an existing policy, but also a working understanding of the required coverages and whether the insurance provided for the loan meets those requirements. To assist with monitoring this information, Strategy has integrated business rules with comprehensive policy and property information to support automated compliance.

The expansion of Collateral information captures building specific information for properties that consist of multiple buildings at one location. Each Collateral Building record carries insurance specific information and requirements. Users may capture information regarding flood and seismic zones, replacement costs, and insurable values as well as make note of required coverages for each building.

Strategy's new Policy application captures policy information supporting a wide array of coverages, their limits, qualifiers, and amounts.

Insurance specific rules added to Strategy's Rules Engine monitor policies entered in the system against all loans, investor requirements, or requirements specific to a loan or property. Rule Set capabilities allow users to select rules and set thresholds specific to an entity in the system. This allows you to select the rules you want, set the threshold values for those rules, and assign them to a specific Investor, or loan, in the system. Over 300 rules have been added to the system to monitor insurance requirements.

Coupling these enhancements with McCracken's Process Manager, provides an automated monitoring system for one of the most labor intensive servicing tasks. Analysts are immediately notified when insurance is insufficient to protect the value of the loan. Predefined processes to mitigate these risks can automatically be assigned to the appropriate parties when the rule detects an insurance deficiency. Workloads can be monitored and work reassigned as needed.

This document will review the various browser based tools that work together to streamline and document the insurance compliance efforts. This includes Rules Maintenance, Collateral and its associated Building Information, the Insurance Policy application, and the tools available to manage the work.

Glossary –

Collateral Building Information – This information represents a specific building associated with a piece of real estate collateral. Users can enter multiple buildings per collateral, for example, a large apartment complex with dozens of buildings and facilities. Insurance requirements for different buildings within the apartment complex may differ. The new Collateral Building Information allows you to capture different insurance requirements at the building level. For the Rules Engine to evaluate Property Insurance, users must create at least one Collateral Building record associated to the subject property location (collateral record).

Coverages – those insurance protections (e.g. Earthquake, Windstorm) that are applicable to the Subject of Insurance. Coverages available are specific to certain Policy Types or Policy Type and Component combinations.

Data Sets – information grouped by a common entity in the system, e.g. loans to a particular investor, data associated with a particular collateral id, data related to a particular tenant, or data associated with a particular job function.

Policy Interests – These are the entities that will benefit from the continued existence of the Subjects of Insurance, e.g. the Borrower, Co-Borrower, Guarantor, or Investor on the loan.

Policy Type – Type of policy, could have 1 or more coverages.

Subjects of Insurance – These are the specific items covered by the insurance, they can include a property, a building, personal property, business income, loss of rental income, extra expense, or improvements and betterments.

Qualifiers – Qualifiers are specific requirements for different property coverage types, e.g. Property Valuation Method, Property Form Type, or Agreed Amount.

Rule Sets – A group of rules selected and defined by a user to monitor the portfolio, a data set, or a single loan for adverse data conditions or approaching deadlines.

Rules Maintenance

Overview

The Rules Engine is a behind the scenes application that automatically monitors the database for predefined data conditions. The rules can compare values or dates to a user-defined threshold or insure that the value entered meets specific requirements. Strategy monitors for insurance compliance using hundreds of rules to reviewing information for the Insurance Policy, Property, Collateral, and Building.

In addition to monitoring, the rule displays an Alert in the Compliance Check window.

Because requirements may vary depending on the investors participating on the loan, McCracken provides a Rules Maintenance tool that allows users to create different rule sets for different entities in the system. Users would typically review the servicing agreement for an Investor and determine their servicing requirements. They can then define a rule set applying the rules and thresholds to help them monitor for required insurance for that investor. If a particular loan needs additional monitoring, create a loan specific rule set with different rules (or the same rules with different thresholds and actions). The Rules Engine will analyze both the loan specific rule set and investor specific rule set.

In addition to defining Rule Sets, users can also create sets of loans called Data Sets. Data Sets allow you to associate Rule Sets with a group of loans defined by a variable in the system. This includes Loan number, Collateral ID, Investor, Tenant or Job Function. Once defined you can associate a Rule Set to a Data Set, for example you create a Data Set for all loans associated with a Fannie Mae Investor. The system will group all loans using the Fannie Mae Investor. Then you create a Rule Set with all the rules that would apply to a loan with the Fannie Mae Investor. When completing the definition of the rule set, you would assign the Fannie Mae Investor Rule Set to the Fannie Mae Investor Data Set, and the system will now review all loans where Fannie Mae is a participant on the loan against all rules that selected to review the data according to the requirements of Fannie Mae.

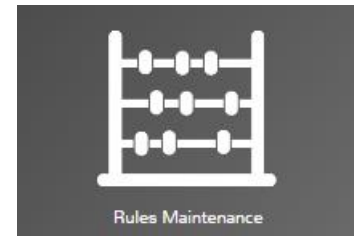
McCracken provides over 300 rules to monitor for insurance. A complete list of Insurance Rules is available in the document Insurance Rule Descriptions V1.docx...

A Few Basics

McCracken develops the rule logic and places it in the MFS Master Rule Set for selection by the customers. At the time of this writing, McCracken has just over 300 rules that were created based on different servicing requirements and the insurance compliance rules of Fannie Mae, Freddie Mac, CREFC, and FHA and Portfolio Lending. If there is an item in the Strategy database that you would like to monitor, please make a request through Customer Support. If this is a rule that is applicable to other customers, and the odds are good that it is, McCracken will create the rule and deliver it as part of the package. New rules can be added to your environment quickly and easily.

Once a rule is available in your environment, it is available for a user to apply that rule to the portfolio. If the rule requires a variable as part of the logic, the user is able to enter or select the variable value. For example, the rule monitoring that the General Liability per occurrence coverage amount is sufficient requires the user to enter a dollar amount to specify the minimum coverage amount.

If the minimum amount is not met, the deficiency will appear in the compliance checks window on the policy. Users can view, waive or download the compliance issues.



Creating Rule Sets

The Rules Maintenance widget allows users with appropriate authority to create Rule Sets. Rule Sets represent a group of rules applied to loans to monitor for data conditions within the portfolio. You may select all the rules you want to run against loans that have particular requirements, such as a particular investor's requirements, or monitoring performance of a few loans that were in an area hit by a natural disaster. Are payments on time? have financial statements been received?, has the insurance premium been paid? Rules maintenance allows you to create Rule Sets.

Rule Set Maintenance

New Alert Buttons

MFS Master Rule Set 12 Rule Sets found

☐ Show Inactive Rule Sets

Sel	Select rules to copy	Type
<input type="checkbox"/>	BI Correct Loss Payee Clause	INSURANCE
<input type="checkbox"/>	Boiler/Machinery Cov Required	INSURANCE
<input type="checkbox"/>	Boiler/Machinery Max Ded Amt	INSURANCE
<input type="checkbox"/>	Boiler/Machinery Min Cov Amt	INSURANCE
<input type="checkbox"/>	Building Coinsur% w/Agreed Amt	INSURANCE
<input type="checkbox"/>	Building Max Deductible Amount	INSURANCE
<input type="checkbox"/>	Building Min Coinsurance %	INSURANCE
<input type="checkbox"/>	Building Min Coverage Limit	INSURANCE
<input type="checkbox"/>	Building Minimum Form Type	INSURANCE
<input type="checkbox"/>	Building Property Coverage Req	INSURANCE
<input type="checkbox"/>	Building Valuation Method	INSURANCE
<input type="checkbox"/>	Business Inc/LOR # Months Req	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Actual Loss	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Extended POI	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Extra Exp Req	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Min Cvg Limit	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Monthly % Lim	INSURANCE
<input type="checkbox"/>	Business Income/Loss Rents Req	INSURANCE
<input type="checkbox"/>	Cancellation Notice Provision	INSURANCE
<input type="checkbox"/>	Capital Imp Due	COLLATERA
<input type="checkbox"/>	Capital Imp Past Due	COLLATERA
<input type="checkbox"/>	Carrier A.M. Best Rating	INSURANCE
<input type="checkbox"/>	Carrier A.M. Best Rating Size	INSURANCE
<input type="checkbox"/>	Carrier Fitch Rating	INSURANCE
<input type="checkbox"/>	Carrier Moodys Rating	INSURANCE
<input type="checkbox"/>	Carrier S&P Rating	INSURANCE
<input type="checkbox"/>	Collateral Address Correct	INSURANCE
<input type="checkbox"/>	Deferred Maintenance	COLLATERA
<input type="checkbox"/>	Delinquent Insurance	INSURANCE

Rule set for FHA Insurance Rev 1 Rule Sets found for Job Function: Asset Manager 3

☐ Show Inactive Rule Sets ☒ Show Inactive Rules

Save Assignment Delete


Rule Name	Type	Rule Description	Value	Rule Actions	Status	Alert Button	Severity
Boiler/Machinery Min Cov Amt	INSURANCE	Insurance - Boiler & Machinery coverage amount is sufficient. Variable Value: none. Logic: For all buildings on a loan that require Boiler & Machinery coverage, total the insurable value	100000.00	Display Alert	Active	Watch List	Medium
Building Min Coinsurance %	INSURANCE	Insurance - Property coverage Coinsurance % must be less than minimum allowed. Variable Value: Input % allowed. Logic: For all buildings on a loan, any active Policy that contains Property	80.0000	Display Alert	Active	Watch List	Medium
Building Min Coverage Limit	INSURANCE	Insurance - Property coverage is sufficient. Variable Value: none. Logic: For all buildings on a loan, aggregate the insurable value PCBLDG.P1INSVALUE. For any active Policy on		Display Alert	Active	Watch List	Medium
Building Property Coverage Req	INSURANCE	Insurance - Determine whether Property insurance is provided. Variable Value: none. Logic: If none of the active Policies associated with the building(s) on the loan have Property		Display Alert	Active	Watch List	Medium
Business Income/Loss Rents Req	INSURANCE	Insurance - Determine whether Business Income/LOR coverage is required. Variable value: none. Logic: For any active Policy associated with the loan with an active Business		Display Alert	Active	Watch List	Medium
Flood Coverage is Required	INSURANCE	Insurance - Determine whether flood coverage is required and provided. Variable Value: none. Logic: For any building where Flood Insurance Required PCBLDG.P1FLDREQ = 'Y', look for an		Display Alert	Active	Watch List	Medium
Gen Liab Liability Cov Req'd	INSURANCE	Insurance - Determine whether general liability coverage is provided. Variable Value: none. Logic - If none of the active Commercial General Liability policies have active Liability coverage		Display Alert	Active	Watch List	Medium
Gen Liab Min Limit per Occur	INSURANCE	Insurance - General Liability per occurrence coverage amount is sufficient. Variable Value: Specify minimum coverage amount. Logic: Find all active general liability policies with active	500000.00	Display Alert	Active	Watch List	Medium
Named Ins Includes Borr Ent	INSURANCE	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing		Display Alert	Active	Watch List	Medium

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The panel on the left, the Rule Selection panel, displays all rules available in the Rule Set selected in the drop down box above the left hand panel. Clicking the Show Inactive Rule Sets checkbox, displays active and inactive Rule Sets in the drop down. Selecting a different Rule Set in the drop down resets the rules displayed in the left hand panel.

Show All Rule Sets

A security setting allows authorized users to view all rule sets. For authorized users, the Show All Rule Sets check box appears above the Rule Set Detail on the Rule Set Maintenance window. This allows authorized users the ability to maintain any rule sets, not just those they created. If the option to Show All Rule Sets does not display, you will only see Rule Sets you have defined.

Documentation for Insurance  1 Rule Sets found for Job Function: INSURANCE TESTER 2

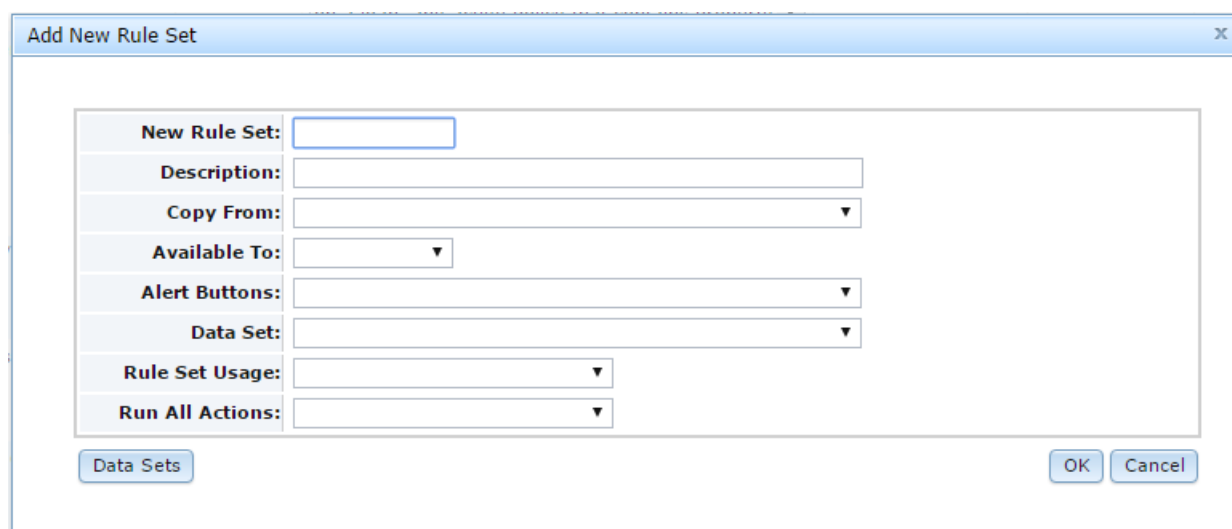
☐ Show Inactive Rule Sets ☒ Show Inactive Rules ☐ Show All Rule Sets

Rule Name	Type	Rule Description	Value
Business/Rental Income Building Boiler & Machinery	INSURANCE	Insurance - compound rule. In violation if any of the following are true: a) business income property valuation method is incorrect or b) business income coverage limit is insufficient or c) rental income	▲ ≡ ▼
Rental Income Boiler & Machinery Minimum Limit	INSURANCE	Insurance - Rental Income on B&M coverage limit must be greater than or equal to minimum allowed. Variable Value: None. Logic:For all buildings on a loan,for any active policy that includes BI coverage for B&M	▲ ≡ ▼
Business Income Boiler & Machinery Minimum Limit	INSURANCE		▲ ≡ ▼

Adding a New Rule Set

Clicking the New Button creates a new Rule Set. The Add New Rule Set window opens to define Rule Set basics. The following fields are required:

Note: Insurance rules should be gathered/defined in new rule sets that contain only insurance rules.



The 'Add New Rule Set' window contains the following fields:

- New Rule Set:** A text input field for the rule set name.
- Description:** A text input field for the rule set description.
- Copy From:** A dropdown menu to select an existing rule set to copy from.
- Available To:** A dropdown menu to select the rule set's availability.
- Alert Buttons:** A dropdown menu to select alert buttons.
- Data Set:** A dropdown menu to select a data set.
- Rule Set Usage:** A dropdown menu to select rule set usage.
- Run All Actions:** A dropdown menu to select whether to run all actions.

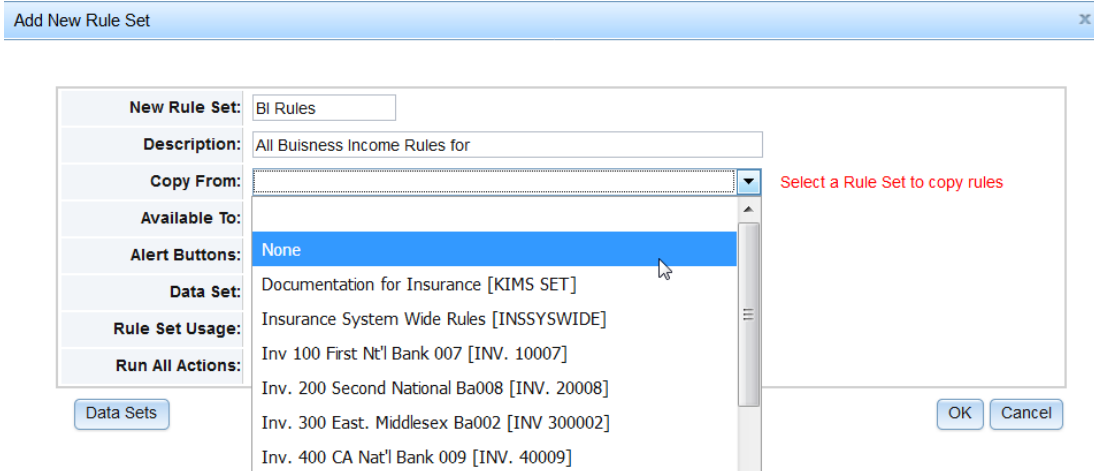
At the bottom, there is a 'Data Sets' button and 'OK' and 'Cancel' buttons.

FIGURE 1 - FIELDS USED TO DEFINE A RULE SET.

New Rule Set – this is a 10 character field to define the rule set. This value must be unique. Required Field.

Description – this is a 30 character field to provide a description of the rule set. Required Field.

Copy From – choose one of the active rule sets to copy. Selection is limited to those rule sets that your current job function is authorized to use. Required Field. Selecting None from the Copy From dropdown allows the user to start with an empty rule set and add the rules they wish to use.



Available To – drop down menu allows you to select All (A) – this rule set is available to everyone, Only Me (I) – only displays for your job function.

Alert Buttons – a drop down menu displays all available Alert Button definitions available to your job function. Required field.

Data Set – drop down displays all Data Sets available for use by your job function. If a new Data Set is required, create one by clicking the Data Sets button in the lower left hand corner of the Add New Rule Set window.

Rule Set Usage – defines when the Rules Engine will evaluate the portfolio against this Rule Set. Options are:

- Anywhere-executes at any time the request is made;
- Day End Only-Rules engine will evaluate these rules only during the day end process; or
- Exclude From Day End - only allows for analysis when in Portfolio Analysis or from Insurance Compliance.

Note: Insurance Rule Set usage must be set to use “Exclude from Day End”. The intension is for insurance rules to run on-demand via the View Compliance Checks button within Policy Information.

Rules Engine evaluation, depending on the number of Rules slotted for evaluation, may increase your Period End Processing time. Consider this when selecting Day End Only for Rules Sets that are not evaluating Insurance.

Run All Actions – Allows users to select the whether the rule actions specified will be taken for deficiencies found when the rules engine runs or if the engine will only create alerts for any deficiencies noted.

Adding Rules to the Rule Set

The Rule Selection panel displays all Rules in the selected Rule Set. Sort the Rules List by clicking the ‘Select rules to copy’ or ‘Type’ columns in the window. The first click sorts in ascending order, all subsequent clicks reverse the sort order.

Clicking the checkbox to the left of the rule you want to implement in the new rule set selects the rule for copying.

Clicking the blue arrow button to the right of the Rule Selection panel copies the selected rules to the Rules Maintenance panel. Copy Rules into the Rule Set one at a time, or click several or all the loans you wish to copy at once.



MFS Master Fannie Mae DUS 24 Rule Sets found

☒ Show Inactive Rule Sets

Sel	Select rules to copy	Type
<input type="checkbox"/>	BI Correct Loss Payee Clause	INSURANCE
<input type="checkbox"/>	Boiler/Machinery Cov Required	INSURANCE
<input type="checkbox"/>	Boiler/Machinery Max Ded Amt	INSURANCE
<input type="checkbox"/>	Building Max Deductible Amount	INSURANCE
<input checked="" type="checkbox"/>	Building Min Coverage Limit	INSURANCE
<input type="checkbox"/>	Building Minimum Form Type	INSURANCE
<input type="checkbox"/>	Building Property Coverage Req	INSURANCE
<input type="checkbox"/>	Business Inc/LOR Extended POI	INSURANCE
<input type="checkbox"/>	Business Income/Loss Rents Req	INSURANCE
<input type="checkbox"/>	Cancellation Notice Provision	INSURANCE
<input type="checkbox"/>	Carrier A.M. Best Rating	INSURANCE
<input type="checkbox"/>	Carrier A.M. Best Rating Size	INSURANCE
<input type="checkbox"/>	Earthquake BI Cov Required	INSURANCE
<input type="checkbox"/>	Earthquake BI Extended POI	INSURANCE
<input type="checkbox"/>	Earthquake BI Loss Payee	INSURANCE
<input type="checkbox"/>	Earthquake Coverage Required	INSURANCE
<input type="checkbox"/>	Earthquake Max Deductible %	INSURANCE
<input type="checkbox"/>	Flood Correct Mortgagee Clause	INSURANCE
<input type="checkbox"/>	Flood Coverage is Required	INSURANCE
<input type="checkbox"/>	Flood Min Coverage Limit	INSURANCE
<input type="checkbox"/>	Gen Liab Addtl Insured Clause	INSURANCE
<input type="checkbox"/>	Gen Liab Liability Cov Req'd	INSURANCE
<input type="checkbox"/>	Gen Liab Max Deductible Amt	INSURANCE
<input type="checkbox"/>	Gen Liab Min Gen Aggr Cov Amt	INSURANCE
<input type="checkbox"/>	Gen Liab Min Limit per Occur	INSURANCE
<input type="checkbox"/>	Liab Min Combined Single Limit	INSURANCE
<input type="checkbox"/>	Named Ins Includes Borr Ent	INSURANCE
<input type="checkbox"/>	Ord & Law Min Coverage A %	INSURANCE
<input type="checkbox"/>	Ord & Law Min Coverage B %	INSURANCE

Compound Rules

In many cases, a particular compliance request requires the system to evaluate multiple data elements to confirm compliance. To meet the requirements the Rules Engine now supports compound rule evaluation. Each rule carries a Rule type to define whether it is an Individual Rule (“I”), a Compound Rule (“C”), or an Element Rule (“E”). A new file, the Compound Element file (PRUCOMPE) defines what Element Rules are used to evaluate a Compound Rule and in what sequence they are performed.

To assist with understanding the makeup of Compound rules, Rules Maintenance now displays the Element rules under the overlying Compound rule.

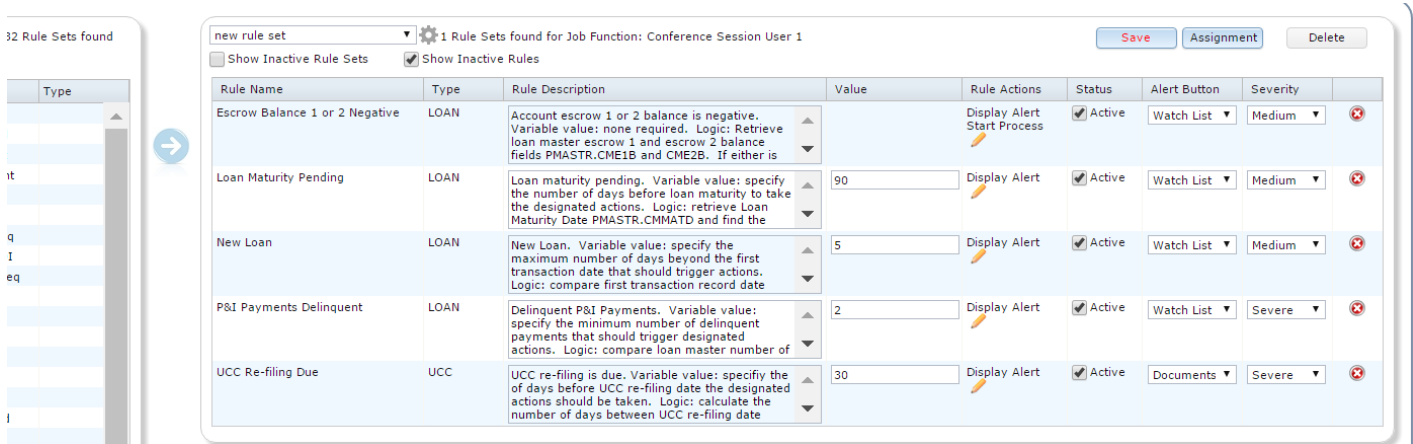
Documentation for Insurance 1 Rule Sets found for Job Function: INSURANCE TESTER 2

☐ Show Inactive Rule Sets ☒ Show Inactive Rules ☐ Show All Rule Sets

Rule Name	Type	Rule Description
Business/Rental Income Building Boiler & Machinery	INSURANCE	Insurance - compound rule. In violation if any of the following are true: a) business income property valuation method is incorrect or b) business income coverage limit is insufficient or c) rental income
Rental Income Boiler & Machinery Minimum Limit	INSURANCE	Insurance - Rental Income on B&M coverage limit must be greater than or equal to minimum allowed. Variable Value: None. Logic: For all buildings on a loan for any active policy that includes RI coverage for R&M
Business Income Boiler & Machinery Minimum Limit	INSURANCE	Insurance - Business Income on B&M coverage limit must be greater than or equal to minimum allowed. Variable Value: None. Logic: For all buildings on a loan for any active policy that includes RI coverage for R&M
Business Income B&M Rental Inc Prop Val Method	INSURANCE	Insurance - Property Valuation matches requirement. Variable Value: specify required property valuation method. For all buildings on a loan, for any active policy that contains Business Income Coverage
Business Income B&M Business Inc Prop Val Method	INSURANCE	Insurance - Property Valuation matches requirement. Variable Value: specify required property valuation method. For all buildings on a loan, for any active policy that contains Business Income Coverage

Configuring a Rule Set

If you start with an empty rule set, selecting the rules you wish to work with and clicking the blue arrow to the right of the Rule Selection panel, move the rules to the Rule Set configuration panel on the right to configure the rules to monitor and take the desired actions.



The interface shows a list of 32 rule sets on the left. A blue arrow points from the list to the configuration panel on the right. The configuration panel displays a table of rules with columns: Rule Name, Type, Rule Description, Value, Rule Actions, Status, Alert Button, and Severity.

Rule Name	Type	Rule Description	Value	Rule Actions	Status	Alert Button	Severity
Escrow Balance 1 or 2 Negative	LOAN	Account escrow 1 or 2 balance is negative. Variable value: none required. Logic: Retrieve loan master escrow 1 and escrow 2 balance fields PMASTR.CME1B and CME2B. If either is		Display Alert Start Process	Active	Watch List	Medium
Loan Maturity Pending	LOAN	Loan maturity pending. Variable value: specify the number of days before loan maturity to take the designated actions. Logic: retrieve Loan Maturity Date PMASTR.CMMATD and find the	90	Display Alert	Active	Watch List	Medium
New Loan	LOAN	New Loan. Variable value: specify the maximum number of days beyond the first transaction date that should trigger actions. Logic: compare first transaction record date	5	Display Alert	Active	Watch List	Medium
P&I Payments Delinquent	LOAN	Delinquent P&I Payments. Variable value: specify the minimum number of delinquent payments that should trigger designated actions. Logic: compare loan master number of	2	Display Alert	Active	Watch List	Severe
UCC Re-filing Due	UCC	UCC re-filing is due. Variable value: specify the of days before UCC re-filing date the designated actions should be taken. Logic: calculate the number of days between UCC re-filing date	30	Display Alert	Active	Documents	Severe

Setting the validation values

Rules may or may not require that you enter a Variable Value to assist with monitoring the data. The Rule Description describes the logic and what the Variable Value is.

Rule Name	Type	Rule Description	Value	Rule Actions	Status	Alert Button	Severity
Property Coverage on Building Required	INSURANCE	Insurance - Determine whether Property insurance is provided. Variable Value: none. Logic: If none of the active Policies associated with the building(s) on the loan have Property Coverage (PIPOLCOVER.IPVICV###		Display Alert	Active	Watch List [5]	Medium

FIGURE 2 - NO VARIABLE VALUE REQUIRED - THE ENGINE CHECKS FOR PROPERTY COVERAGE ON ALL POLICIES ASSOCIATED WITH THE PROPERTY AND/OR BUILDINGS.

Cancellation Notice for Non-Payment # of Days	INSURANCE	Insurance - Minimum # of Days required for Cancellation notice for non-payment. Variable value: Specify minimum # of days notice required. Logic: For any active policy, if the field Days Cancellation Non-	10	Display Alert
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FIGURE 3 - RULE REQUIRES THAT YOU ENTER THE MINIMUM NUMBER OF DAYS REQUIRED FOR A CANCELLATION NOTICE TO BE SENT.

Business Income B&M Rental Inc Prop Val Method	INSURANCE	Insurance - Property Valuation matches requirement. Variable Value: specify required property valuation method. For all buildings on a loan, for any active policy that contains Business Income Coverage	Actual Loss Sustained [003]	Display Alert
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FIGURE 4 - A RULE MAY REQUIRE THAT YOU SELECT A SPECIFIC VALUE FOR THE VARIABLE VALUE; IN THIS CASE, THE USER SELECTED THE PROPERTY VALUATION METHOD REQUIRED FOR CALCULATING THE PROPERTY VALUE...

Creating the Data Set

Strategy allows you to create a Loan Data set to create a group of loans based on a particular entity associated with a Loan. Users can group loans based on these entity types: Loan, Collateral, Investor, Tenant, or Job Function. Once you designate the Entity Type, a drop down provides the appropriate Entity Values, e.g. if the Entity Type is Investor, the Entity drop-down displays the Investor and Investor Numbers.

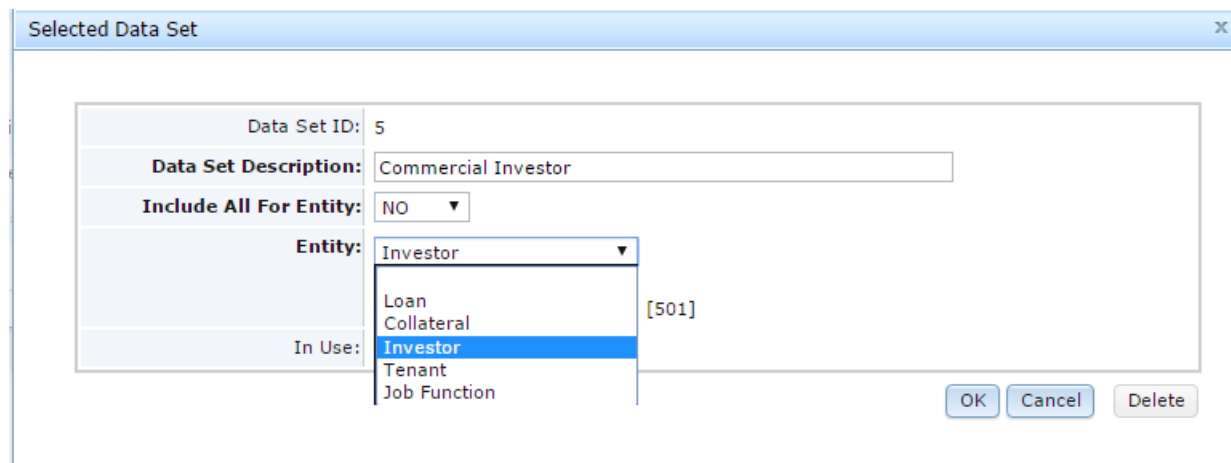


FIGURE 5 - SELECTING THE ENTITY TYPE TO CREATE A DATA SET.

When defining the Data Set, Users will select the Entity Type used to define the Data Set, and if appropriate a specific entity value if limiting the data set to a single Loan, piece of Collateral, Investor, Tenant, or Job Function.

Data Set ID: Strategy assigns a unique Data Set ID

Data Set Description: The User specifies a Data Set Description to provide information about the content of the Data Set. In this example: The description is Commercial Investor.

Include All for Entity: Used in combination with the Entity Type this field determines the selections available for the data set. No indicates that specific entity values selected for the Entity will be used to determine the Data Set, Yes indicates that all selected entity values will be used to create the Data Set.

For example, if the user selects No and Loan, presents the user with a Magnifying Glass (aka Spyglass), to open the Account Search window and enter or search for the correct loan number to create the Data Set. Selecting Yes and Loan, automatically includes all Loan Numbers in the data set.

Entity - Use this drop down box to select the type of entity to use to define the data set.

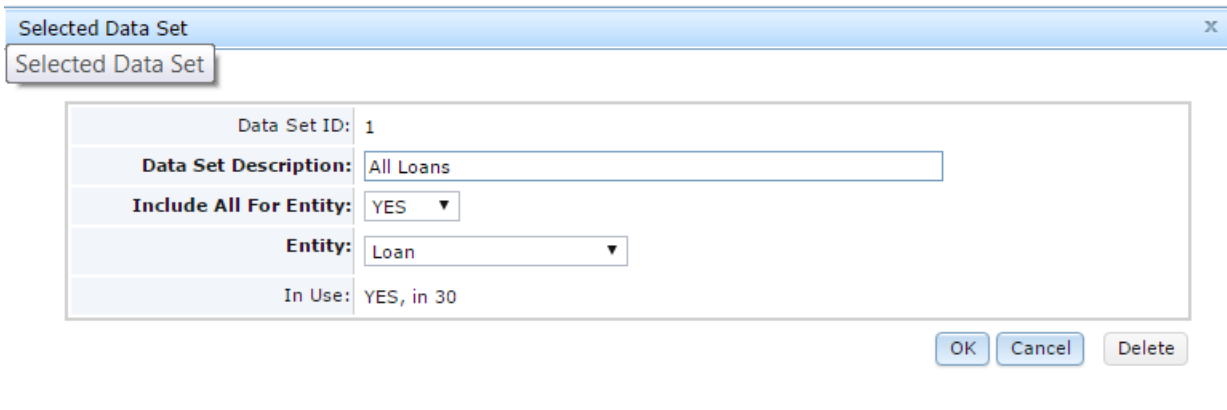
Loan - Selecting No for Include All and Loan, presents the user with a Magnifying Glass (aka Spyglass), to open the Account Search window and enter or search for the correct loan number to create the Data Set

Collateral – Selecting No for Include All and Collateral, presents the user with a Magnifying Glass (aka Spyglass), to open the Collateral Search window and enter or search for the correct collateral to create the Data Set

Investor - Selecting No for Include All and Investor, presents the user with a drop down field to select the correct Investor to create the Data Set. The drop down will include both the Investor Name and Number.

Tenant - Selecting No for Include All and Tenant, presents the user with a Magnifying Glass (aka Spyglass), to open the Tenant Search window and enter or search for the correct Tenant to create the Data Set

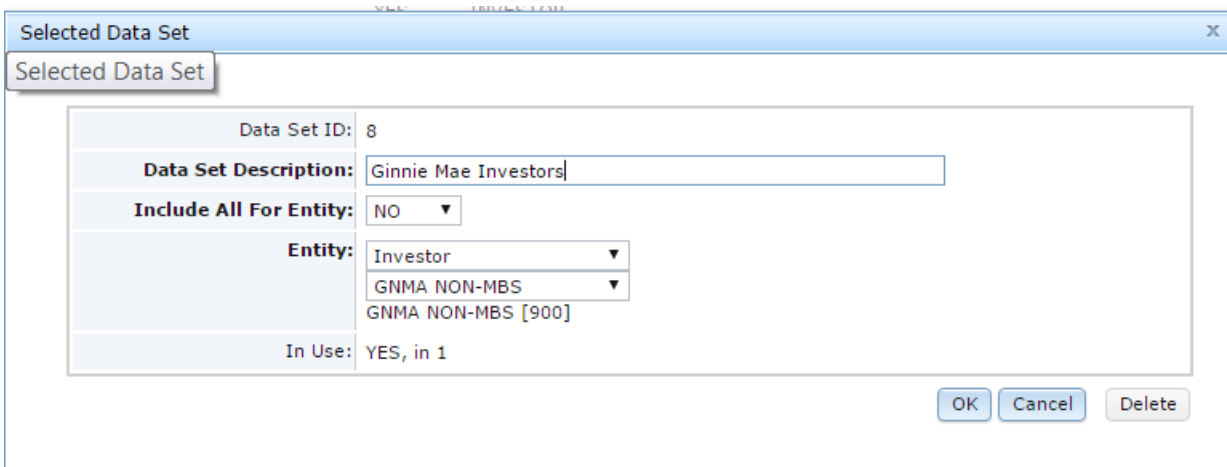
Job Function - Selecting No for Include All and Job Function, the user is presented with a Magnifying Glass (aka Spyglass), to open the Job Function Search window and enter or search for the correct Job Function to create the Data Set



Data Set ID:	1
Data Set Description:	All Loans
Include All For Entity:	YES ▼
Entity:	Loan ▼
In Use:	YES, in 30

OK Cancel Delete

FIGURE 6 - DATA SET CONFIGURED TO USE ALL LOANS. INCLUDE ALL FOR ENTITY IS SET TO YES, ENTITY IS SET TO LOAN.



Data Set ID:	8
Data Set Description:	Ginnie Mae Investors
Include All For Entity:	NO ▼
Entity:	Investor ▼
	GNMA NON-MBS ▼
	GNMA NON-MBS [900]
In Use:	YES, in 1

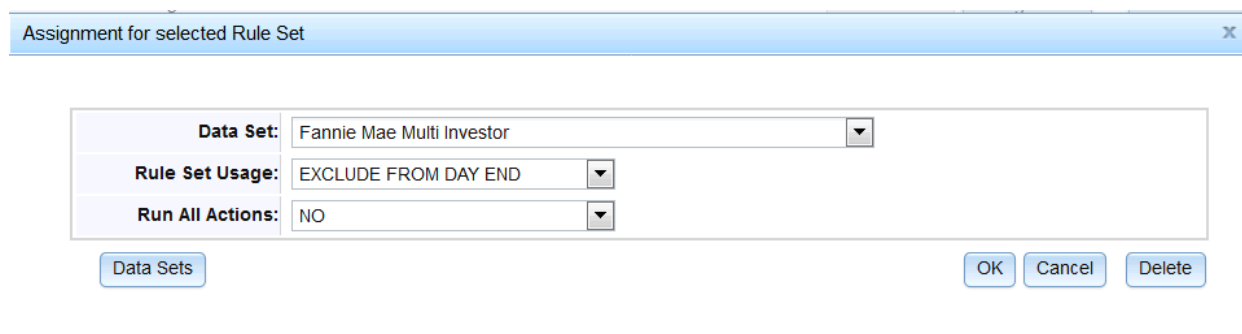
OK Cancel Delete

FIGURE 7 - DATA SET CONFIGURED FOR ALL GINNIE MAE NON-MBS LOANS. INCLUDE ALL IS SET TO NO, ENTITY IS SET TO INVESTOR, AND A DROP DOWN IS PROVIDED TO SET THE VALUE TO GNMA NON MBS.

Assigning the Data Set

Once defined, the Data Set is available for assignment to a Rule Set through Rules Maintenance. When creating a New Rule Set or modify an existing Rule Set, a Data Set can be Assigned to a Rule Set via the Assignment button on the top right hand corner of Rule Set Maintenance. The Assignment button displays the Assignment for selected Rule Set window.

Note: A rule set can only be modified by the job function that created it or by a user with security to [see all Rule Sets](#).



The dialog box titled "Assignment for selected Rule Set" contains three dropdown menus: "Data Set:" with the value "Fannie Mae Multi Investor", "Rule Set Usage:" with the value "EXCLUDE FROM DAY END", and "Run All Actions:" with the value "NO". Below the dropdowns is a "Data Sets" button. At the bottom right are "OK", "Cancel", and "Delete" buttons.

Data Set: Allows the user to select a Data Set from the available Data Sets. If the correct Data Set does not exist, Users may access the Selected Data Set window from the Data Sets button.

Rule Set Usage: Determines when the Rule Set analysis programs will run.

Anywhere, means that upon entry to Portfolio Analysis, Insurance Compliance, or during Day End.

Day End Only, means that the analysis programs will run only during Day End; and

Exclude from Day End means that the analysis programs will run in Portfolio Analysis or Insurance Compliance, but will not run in Day End. (Preferred)

Run All Actions: Selecting Yes, will perform all Actions defined for the Rule Sets (Emails, Tasks, Processes, & Alerts). Selecting No will only create Alerts in Portfolio Analysis.

Complete all three fields, Data Set, Rules Set Usage, and Run All Actions, to assign the Data Set to the Rule Set. Ok saves the values entered and creates the Rule Set/Data Set association. Cancel closes the Assignment for selected Rule Set window without making any changes, and Delete removes the Rule Set/Data Set association.

Once a Data Set is assigned to a Rule Set, the system analyzes Rules in the Rule Set for all loans that the selected entity is associated with. All Loans or the Selected Loan; All loans where the selected Collateral is an active Property on the loan. All loans with the Selected Investor as an Active Investor, All loans where the Selected Tenant is active on an associated Property, or All loans associated with a specific Job Function. The timing of the Analysis and the actions performed at the time of the Analysis will depend on the values set in the Rule Set Usage and Run All Action fields on the Assignment for selected Rule Set window.

Master Rule Sets

McCracken provides the following Rule Sets. Use existing Rule Sets to copy and create new Rule Sets for use in your portfolio.

MFS Master Rule Set – contains all rules

MFS Master Fannie Mae DUS – contains 44 insurance compliance rules required for Fannie Mae DUS loans. When applicable, Variable Values, when applicable, are defined based on Fannie Mae DUS requirements.

MFS Master Fannie Multifamily - contains 44 insurance compliance rules required for Fannie Mae Multifamily loans. When applicable, Variable Values are defined based on Fannie Mae Multifamily requirements.

MFS Master Freddie Mac - contains 42 insurance compliance rules required for Freddie Mac loans. Variable Values, when applicable, are set based on Freddie Mac requirements.

MFS Master FHA – contains 10 insurance compliance rules required for FHA loans. Variable Values, when applicable, are set based on FHA requirements.

Collateral Application

A browser based interface to Collateral Maintenance via the Strategy Portal is now available. Users with appropriate authority can enter and update Collateral records from a browser.



Collateral Search

Welcome, Kim Smith
Collateral Maintenance

Search Results

Loan Search Results

Loan Number	Associated Name	Monthly Payment	Current Principal Balance	Loan Name	Active Status	Name ID	MCA #	Credit Facility #
200000001	Opal Management Company	17,892.67	36,788,411.15		Y	3	5678	1

Collateral Search Results

Collateral ID	Loan Number	Borrower Name	Property Name	Property Street Name	Property City	Property State	Investor	Investor Loan Number	FHA Number
38	200000001	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	ABC Investment (501)	692018	
38	200000001	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	Valley Investment (512)	10910336	
224	200000001	Opal Management Company	Apple Tree Estates	22 North Apple Street	HOLLIS	MA	ABC Investment (501)	692018	
224	200000001	Opal Management Company	Apple Tree Estates	22 North Apple Street	HOLLIS	MA	Valley Investment (512)	10910336	
238	200000001	Opal Management Company	Glen Lane Apartments	123 Glen Lane	BOSTON	MA	ABC Investment (501)	692018	
238	200000001	Opal Management Company	Glen Lane Apartments	123 Glen Lane	BOSTON	MA	Valley Investment (512)	10910336	

The Collateral Search allows you to search for collateral by Loan or by Collateral. Entering a number or text in the Search Text field and clicking the Search button returns possible matches in both the Loan Search Results and the Collateral Search Results grid. Loans can be identified by Associated Name, Loan Number, or Customer Short Name. Properties can be located by text string or Collateral ID. Entering Charter Oak in the Search Text field returns loan 200000001 because the Customer Short Name contains Charter Oak (Charter Oak Apartments). In the collateral grid, you also see where the collateral Charter Oak Apartments (Collateral ID 38), is collateral on 3 loans.

Welcome, Kim
Collateral Maint

Search Results

Loan Search Results

Loan Number	Associated Name	Monthly Payment	Current Principal Balance	Loan Name	Active Status	Name ID	MCA #	Credit Facility #
200000001	Opal Management Company	17,892.67	36,788,411.15		Y	3	5678	1

Collateral Search Results

Collateral ID	Loan Number	Borrower Name	Property Name	Property Street Name	Property City	Property State	Investor	Investor Loan Number	FHA Number
38	200000001	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	ABC Investment (501)	692018	
38	200000001	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	Valley Investment (512)	10910336	
38	200000002	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	ABC Investment (501)	692009	
38	200000002	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	Valley Investment (512)	10910167	
38	200000003	Opal Management Company	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	River Investment (502)	670042	
38	200000003	AMERICA'S REALTY TRUST	Charter Oak Apartments	9785 Monica Lane	CHICAGO	IL	River Investment (502)	670042	

Collateral Information

Clicking a record in the Loan Search Results grid opens the Property Details page. This window the same information as the Strategy CS collateral window including the Property, Address/Location, Management, General, and Building Info sections.

The Property Description field above the buttons in the upper left of the screen is a drop down field. This will allow you to switch between properties securing the loan

Welcome, Kim Smith
 Collateral Maintenance

Search » Property - Loan: 200000001-1

Property Description
 (001) Charter Oak Apartments 9785 Monica Lane CHICAGO IL No. of Properties 3

Property Details

Property

Collateral Type COMMERCIAL REAL ESTATE (CRE)	Property Status UNCHANGED SINCE CONTRIBUTION (Eff Date of Status Change	
Collateral ID 38	Loan Allocation % 55	Deceased Date	
Project Name Charter Oak	Allocated Loan Amt 4,444,444.00	Client Collateral ID 12	
Lien Position FIRST (1)	Allocated Loan Amt @ Contribution 0.00	Allocated % of Loan @ Contribution 44.55	
	Appraisal Value @ Contribution 88,888,888.00	Appraisal Date @ Contribution 06/29/2017	

Address/Location

Property Name Charter Oak Apartments	
Street #1 9785	Street Name #1 Monica Lane
Street #2	Street Name #2
Village Hartford	City/Town CHICAGO (CHG)
County COOK COUNTY (COO)	State ILLINOIS (IL)
Country UNITED STATES (US)	Zip Cross Collateral Group 1231234564563 MSA/MD 0

Management

Prop Mgr MFS Management Co (MFS)	Mgmt Cont. on Site YES (Y)	Mgmt Fee % 0.01
---	-----------------------------------	------------------------

Address/Location

Property Name	Charter Oak Apartments		
Street #1	9785	Street Name #1	Monica Lane
Street #2		Street Name #2	
Village	Hartford	City/Town	CHICAGO (CHG)
County	COOK COUNTY (COO)	State	ILLINOIS (IL)
Country	UNITED STATES (US)	Zip	
	Cross Collateral Group	1231234564563	MSA/MD 0

Management

Prop Mgr	MFS Management Co (MFS)	Mgmt Cont. on Site	YES (Y)	Mgmt Fee %	0.01
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General

Measured In	UNITS AND SQ. FT. (M)	Foreclosure Start Date		Gross Sq Ft	83,330	Property Type	MULTIFAMILY (MF)
Primary Desc	COMMERCIAL (20)	REO Date		Total Rentable Sq Ft	80,977	Rent Control	NO (N)
Secondary Desc	--	Overall Condition	GOOD (2)	Resd NRA	0	Owner Occupied	NO (N)
Expected Res/Forcl Date		Overall Rating	CLASS A (01)	Comm. NRA	83,330	Cur. Photo on File	YES (Y)
Ground Lease	NO (N)	Ground Lease Expiration Date		Ground Lease Amount	0.00	REO Property	NO (N)

Building Information

New/Exist/Rehab	BUILDING EXISTING (E)	Date Acquired		Construction Type	BRICK (01)	AC	YES (Y)
Date Constructed	01/01/1997	Acquisition Cost	100,000.00	# of Elevators	1	Heat Type	ELECTRIC BASEBOARD (6)
Last Renov. Date	02/08/2012	# of Stories	5	Elevator Type	PASSENGER AND FREIGHT (07)	Fuel Type	ELECTRIC (2)

Collateral Buildings

[Add](#)

Building Sequence	1	Required Coverages	
Building Type	COMMERCIAL (20)	Building Description	Apartment Building
Bl/LOR Required Amount	850,000	Insurable Value	37,000,000
Seismic Zone	ZONE 0 (01)	Seismic PML %	0
Flood Zone	A21 HIGH RISK AREA (A21)	100 Year Flood Elevation	
Flood Acknowledgement Sent		Flood Acknowledgement Received	
Flood Map Date		Flood Cert Date	
Life of Loan Cert	--	Finish Floor Elevation	
Building Address	9785 Monica Lane	Earthquake Replacement Cost	0
Building Zip		Flood Replacement Cost	0
Building City	Chicago	Coverage at Collateral Y/N	--
Appraised Value	40,000,000	Legal Conforming Y/N	NO (N)
In Construction	--	Damage Threshold %	0
Occupancy Type	--	Flood Cert #	
Location Wind Zone	ZONE III (03)	Personal Property Insurable Value	0
Building State	ILLINOIS (IL)		

The new Collateral Building information section is used by the Rules Engine to monitor for insurance compliance. Information previously found in the Collateral record, may be duplicated in the Collateral Building information. In the instance where information may be repeated, the insurance compliance rules will be evaluating the information entered in the Collateral Building Information only (Flood Zone, Earthquake Insurance Required vs. Seismic Prone (Site/Market Info)).

Collateral Buildings

[Add](#)

Building Sequence	1	Required Coverages	
Building Type	COMMERCIAL (20)	Building Description	Apartment Building
Bl/LOR Required Amount	850,000	Insurable Value	37,000,000
Seismic Zone	ZONE 0 (01)	Seismic PML %	0
Flood Zone	A21 HIGH RISK AREA (A21)	100 Year Flood Elevation	
Flood Acknowledgement Sent		Flood Acknowledgement Received	
Flood Map Date		Flood Cert Date	
Life of Loan Cert	--	Finish Floor Elevation	
Building Address	9785 Monica Lane	Earthquake Replacement Cost	0
Building Zip		Flood Replacement Cost	0
Building City	Chicago	Coverage at Collateral Y/N	--
Appraised Value	40,000,000	Legal Conforming Y/N	NO (N)
In Construction	--	Damage Threshold %	0
Occupancy Type	--	Flood Cert #	
Location Wind Zone	ZONE III (03)	Personal Property Insurable Value	0
Building State	ILLINOIS (IL)		

[Ok](#)
[Apply](#)
[Cancel](#)
[New](#)
[Delete](#)
[Options ▼](#)

Ok – Saves any changes and closes the window.

Apply – Saves any changes, window remains open for further modification or review.

Cancel – Cancels any unsaved changes made to the window.

New – Opens a new Collateral window in entry mode to add a new Collateral record.

Delete – Deletes the current collateral record. Appropriate security applies.

Options – Displays additional windows from Collateral: Site-Market Information, Amenities, Tenant Profile.

Collateral Buildings					
Building Sequence	1	Building Description	Warehouse	Appraised Value	0
Building Type	COMMERCIAL (20)	Insurable Value	3,650,000	Legal Conforming Y/N	NO (N)
BI/LOR Required Amount	1,250,000	Earthquake Insurance Required	YES (Y)	Seismic PML %	5
Seismic Zone	ZONE 2A (03)	Flood Insurance Required	YES (Y)	100 Year Flood Elevation	
Flood Zone	X MODERATE TO LOW RISK AREA (X)	Flood Acknowledgement Received		Flood Cert #	
Flood Acknowledgement Sent		Flood Cert Date		Location Wind Zone	ZONE I (01)
Flood Map Date		Finish Floor Elevation		Personal Property Insurable Value	7,900,000
Life of Loan Cert	--	Building City	Billeri	Building State	MASSACHUSETTS (MA)
Building Address	441 Suburban Park Drive	Equipment Breakdown Coverage Type	EQUIPMENT BREAKDOWN (2)	Ordinance and Law Required	YES (Y)
Building Zip	01821				

Adding a Collateral Building Record

Click the Add button in the right corner of the Collateral Building header.

Collateral Buildings	Add
----------------------	-----

Collateral Buildings					
Building Sequence	1	Required Coverages			
Building Type	MLT-APARTMENT < 100 UNITS (11)	Building Description	200	Appraised Value	0
BI/LOR Required Amount	0	Insurable Value	0	Legal Conforming Y/N	--
Seismic Zone	--	Seismic PML %	0	In Construction	--
Flood Zone	--	100 Year Flood Elevation		Damage Threshold %	0
Flood Acknowledgement Sent		Flood Acknowledgement Received		Occupancy Type	--
Flood Map Date		Flood Cert Date		Flood Cert #	
Life of Loan Cert	--	Finish Floor Elevation		Location Wind Zone	--
Building Address		Earthquake Replacement Cost	0	Personal Property Insurable Value	0
Building Zip		Flood Replacement Cost	0	Building State	--
Building City		Coverage at Collateral Y/N	--		
Building Sequence	2	Required Coverages			
Building Type	MLT-APARTMENT < 100 UNITS (11)	Building Description	400	Appraised Value	0
BI/LOR Required Amount	0	Insurable Value	0	Legal Conforming Y/N	--
Seismic Zone	--	Seismic PML %	0	In Construction	--
Flood Zone	--	100 Year Flood Elevation		Damage Threshold %	0
Flood Acknowledgement Sent		Flood Acknowledgement Received		Occupancy Type	--
Flood Map Date		Flood Cert Date		Flood Cert #	
Life of Loan Cert	--	Finish Floor Elevation		Location Wind Zone	--
Building Address		Earthquake Replacement Cost	0	Personal Property Insurable Value	0
Building Zip		Flood Replacement Cost	0	Building State	--
Building City		Coverage at Collateral Y/N	--		

Enter Building specific information. The following are insurance related fields.

BI/LOR Required Amount – Enter the required Business Income/Loss of Rental Income amount here. When evaluating an insurance policy, the Rules Engine will use this field to determine the coverage amount for Business Income/Loss of Rental Income insurance required. In cases where multiple buildings or multiple locations are covered by a single policy the BI/LOR Required Amount field will be aggregated to compare with the coverage provided on the policy to determine if adequate coverage is provided. Rules using this field for evaluation purposes: 324, 372.

Seismic Zone – Drop Down values when selected will populate the Earthquake Insurance Required field based on the value selected. Values (Zone 3 and Zone 4) will cause the Earthquake Insurance Required field to be set to ‘YES (Y)’.

Flood Zone – Drop Down values when selected will populate the Flood Insurance Required field based on the value selected.

CODE	SHORT DESC	FULL DESCRIPTION	CAUSES FLOOD INSURANCE REQUIRED TO BE 'YES (Y)'
AEX	AE HIGH	AE HIGH RISK AREA	
AHX	AH HIGH	AH HIGH RISK AREA	
AOX	AO HIGH	AO HIGH RISK AREA	
ARX	AR HIGH	AR HIGH RISK AREA	
AXX	A HIGH	A HIGH RISK AREA	
A1X	A1 HIGH	A1 HIGH RISK AREA	
A10	A10 HIGH	A10 HIGH RISK AREA	
A11	A11 HIGH	A11 HIGH RISK AREA	
A12	A12 HIGH	A12 HIGH RISK AREA	
A13	A13 HIGH	A13 HIGH RISK AREA	
A14	A14 HIGH	A14 HIGH RISK AREA	
A15	A15 HIGH	A15 HIGH RISK AREA	
A16	A16 HIGH	A16 HIGH RISK AREA	
A17	A17 HIGH	A17 HIGH RISK AREA	
A18	A18 HIGH	A18 HIGH RISK AREA	
A19	A19 HIGH	A19 HIGH RISK AREA	
A2X	A2 HIGH	A2 HIGH RISK AREA	
A20	A20 HIGH	A20 HIGH RISK AREA	
A21	A21 HIGH	A21 HIGH RISK AREA	
A22	A22 HIGH	A22 HIGH RISK AREA	
A23	A23 HIGH	A23 HIGH RISK AREA	
A24	A24 HIGH	A24 HIGH RISK AREA	
A25	A25 HIGH	A25 HIGH RISK AREA	
A26	A26 HIGH	A26 HIGH RISK AREA	
A27	A27 HIGH	A27 HIGH RISK AREA	
A28	A28 HIGH	A28 HIGH RISK AREA	
A29	A29 HIGH	A29 HIGH RISK AREA	
A3X	A3 HIGH	A3 HIGH RISK AREA	
A30	A30 HIGH	A30 HIGH RISK AREA	
A4X	A4 HIGH	A4 HIGH RISK AREA	
A5X	A5 HIGH	A5 HIGH RISK AREA	
A6X	A6 HIGH	A6 HIGH RISK AREA	
A7X	A7 HIGH	A7 HIGH RISK AREA	
A8X	A8 HIGH	A8 HIGH RISK AREA	
A9X	A9 HIGH	A9 HIGH RISK AREA	
A99	A99 HIGH	A99 HIGH RISK AREA	
BXX	B MOD/LOW	B MODERATE TO LOW RISK AREA	
CXX	C MOD/LOW	C MODERATE TO LOW RISK AREA	
DXX	D UNDETERM	D UNDETERMINED RISK AREA	
VEX	VE HCOAST	VE HIGH RISK - COASTAL AREA	
VXX	V HCOAST	V HIGH RISK - COASTAL AREA	

V1X	V1 HCOAST	V1 HIGH RISK - COASTAL AREA
V10	V10 HCOAST	V10 HIGH RISK - COASTAL AREA
V11	V11 HCOAST	V11 HIGH RISK - COASTAL AREA
V12	V12 HCOAST	V12 HIGH RISK - COASTAL AREA
V13	V13 HCOAST	V13 HIGH RISK - COASTAL AREA
V14	V14 HCOAST	V14 HIGH RISK - COASTAL AREA
V15	V15 HCOAST	V15 HIGH RISK - COASTAL AREA
V16	V16 HCOAST	V16 HIGH RISK - COASTAL AREA
V17	V17 HCOAST	V17 HIGH RISK - COASTAL AREA
V18	V18 HCOAST	V18 HIGH RISK - COASTAL AREA
V19	V19 HCOAST	V19 HIGH RISK - COASTAL AREA
V2X	V2 HCOAST	V2 HIGH RISK - COASTAL AREA
V20	V20 HCOAST	V20 HIGH RISK - COASTAL AREA
V21	V21 HCOAST	V21 HIGH RISK - COASTAL AREA
V22	V22 HCOAST	V22 HIGH RISK - COASTAL AREA
V23	V23 HCOAST	V23 HIGH RISK - COASTAL AREA
V24	V24 HCOAST	V24 HIGH RISK - COASTAL AREA
V25	V25 HCOAST	V25 HIGH RISK - COASTAL AREA
V26	V26 HCOAST	V26 HIGH RISK - COASTAL AREA
V27	V27 HCOAST	V27 HIGH RISK - COASTAL AREA
V28	V28 HCOAST	V28 HIGH RISK - COASTAL AREA
V29	V29 HCOAST	V29 HIGH RISK - COASTAL AREA
V3X	V3 HCOASTV	3 HIGH RISK - COASTAL AREA
V30	V30 HCOAST	V30 HIGH RISK - COASTAL AREA
V4X	V4 HCOASTV	4 HIGH RISK - COASTAL AREA
V5X	V5 HCOASTV	5 HIGH RISK - COASTAL AREA
V6X	V6 HCOASTV	6 HIGH RISK - COASTAL AREA
V7X	V7 HCOASTV	7 HIGH RISK - COASTAL AREA
V8X	V8 HCOASTV	8 HIGH RISK - COASTAL AREA
V9X	V9 HCOASTV	9 HIGH RISK - COASTAL AREA
XXX	X MOD/LOW	X MODERATE TO LOW RISK AREA

Insurable Value – Enter the insurable value for the property. When evaluating an insurance policy, the Rules Engine will use this field to determine the insurable value. In cases where multiple buildings or multiple locations are covered by a single policy the Insurable Value field will be aggregated to compare with the coverage provided on the policy to determine if adequate coverage is provided. Rules using this field include: 312, 316, 352, 355, 358, 364, 365, 366, and 369.

Ok Apply Cancel New Delete Options ▼

After completing a building's information click Ok or Apply at the top of the window to save the Collateral Building record. Ok saves the record and closes the Collateral window, Apply saves the record and remains on the Collateral window..

Clicking Add in the Collateral Building header will add an additional Collateral Building record displayed below the existing records.

Users must click Apply at the top of the Property/Collateral window to save the Collateral Building record. A Building Sequence number is assigned and displayed at the top of the left hand column.

Collateral Buildings
Add

Building Sequence	1	Building Description		Appraised Value	12,500,000	✖
Building Type	RETAIL REGIONAL (02)	Insurable Value	7,500,000	Legal Conforming Y/N	--	
BI/LOR Required Amount	\$25,000	Earthquake Insurance Required	NO (N)	Seismic PML %	0	
Seismic Zone	ZONE 1 (02)	Flood Insurance Required	YES (Y)	100 Year Flood Elevation		
Flood Zone	A1 HIGH RISK AREA (A1X)	Flood Acknowledgement Received		Flood Cert #		
Flood Acknowledgement Sent	06/09/2016	Flood Cert Date		Location Wind Zone	ZONE III (03)	
Flood Map Date	06/30/2014	Finish Floor Elevation		Personal Property Insurable Value	0	
Life of Loan Cert	YES (Y)	Building City	Austin	Building State	TEXAS (TX)	
Building Address	5887 Beecher Drive	Equipment Breakdown Coverage Type	EQUIPMENT BREAKDOWN (2)	Ordinance and Law Required	YES (Y)	
Building Zip	78754					

Building Sequence	--	Building Description		Appraised Value	0	✖
Building Type	--	Insurable Value	0	Legal Conforming Y/N	--	
BI/LOR Required Amount	0	Earthquake Insurance Required	--	Seismic PML %	0	
Seismic Zone	--	Flood Insurance Required	--	100 Year Flood Elevation		
Flood Zone	--	Flood Acknowledgement Received		Flood Cert #		
Flood Acknowledgement Sent		Flood Cert Date		Location Wind Zone	--	
Flood Map Date		Finish Floor Elevation		Personal Property Insurable Value	0	
Life of Loan Cert	--	Building City		Building State	--	
Building Address		Equipment Breakdown Coverage Type	--	Ordinance and Law Required	--	
Building Zip						

Users with appropriate security can Delete Collateral Building records that have been previously saved by clicking the Red X ✖ above and to the right of the Building sequence record. Users will receive a confirmation window to confirm deletion.

Clicking Delete will remove the Collateral Building record, Cancel will close the confirmation window and the record will remain.

Delete Building
✖

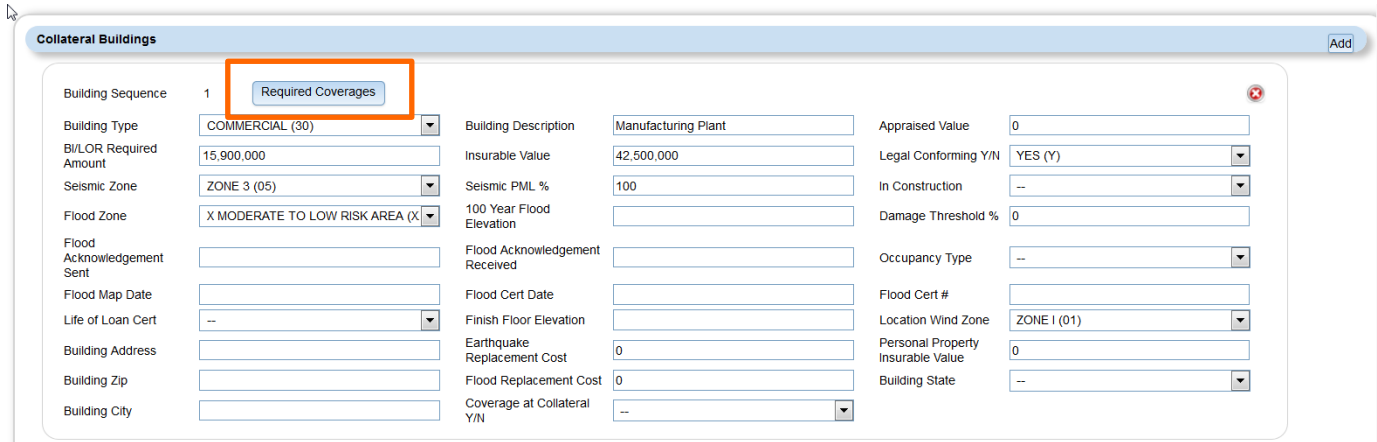
Delete building sequence 1?

Delete
Cancel

Note: If the Collateral Building record has not been saved, the record will be removed without confirmation.

Required Building Coverages

To track required coverages Strategy captures this information at the building level and stores the information in the Building Coverages file (PCBLDGCOVR). The Required Coverages button in the Building section of the Collateral widget allows you to add required coverages at the building level



The Required Coverages window allows users to Capture Required Coverages by selecting from Available coverages. Select one or more Available coverages and click the Add to move them to the Selected column.

Users can use CTRL + Click to select non-sequential coverages, and SHIFT + Click to select sequential coverages as required. In the Selected Column, selecting one or more coverages and clicking Remove deletes the coverage from the Selected Column.

Add All and Remove All move all the coverages from the Available to Selected or Selected to Available respectively.

Strategy saves each value in the Selected column in the Building Coverages (PCBLDGCOVR) file using the Collateral Number, Building Sequence Number, and Coverage Code. (Coverage and codes values are in PICOVERAGE).

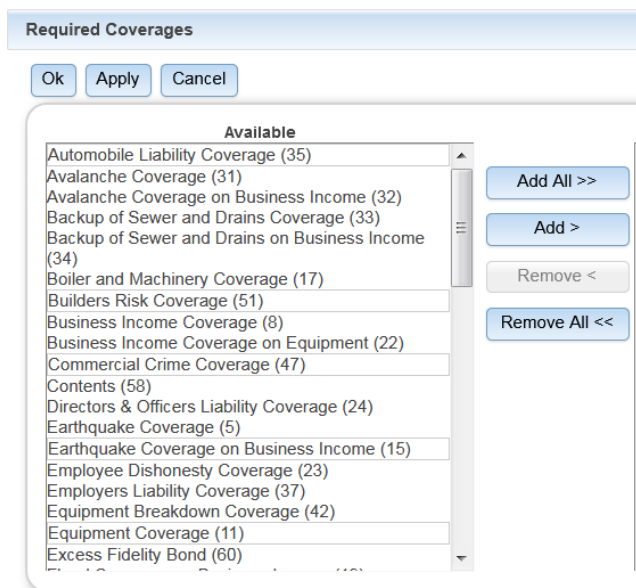


FIGURE 8-CTRL+CLICK SELECTS NON SEQUENTIAL COVERAGES

Required Coverages

Ok

Apply

Cancel

Available

Earthquake Coverage on Business Income (15)
Employee Dishonesty Coverage (23)
Employers Liability Coverage (37)
Equipment Breakdown Coverage (42)
Equipment Coverage (11)
Excess Fidelity Bond (60)
Flood Coverage on Business Income (19)
Garage Keepers Legal Liability (48)
Garage Liability Coverage (52)
General Liability Coverage (6)
Innkeepers Liability (57)
Life Coverage (50)
Limited Fungus Coverage (45)
Liquor Liability Coverage (46)
Mine Subsidence Coverage (27)
Mine Subsidence Coverage on Business Income (28)
Named Storm Coverage (40)
Named Storm Coverage on Business Income (41)
Ordinance & Law Coverage for Earthquake (38)

Add All >>

Add >

Remove <

Remove All <<

Selected

Excess Liability Coverage (20)
Excess Professional Liability (59)
Excess Umbrella (61)
Flood Coverage (4)

FIGURE 9- SHIFT +CLICK SELECTS SEQUENTIAL COVERAGES. ONCE ADDED TO THE SELECTED COLUMN THE VALUES NO LONGER SHOW IN THE AVAILABLE COLUMN.

The Mapping Tool template for Building Information will incorporate the required coverage information.

Upload New Spreadsheet

Session Options

Building Template

	Column A	Column B	Column C	Column D	Column E	Column F
Row 1	P1COLLID	P1BLDGSEQ	P1BLDGTYPE	P1BLDGDSC	P1SEISZONE	P1SEISPT

COLLATERAL ID	BUILDING SEQ#	BUILDING TYPE	BUILDING DESCRIPTION	SEI

Check All

Uncheck All

Clear Data

Save Mapping

Validate

Required Coverage Report

Search » Property - Loan: 200000001-1

Property Description
 (001) Charter Oak Apartments 9785 Monica Lane CHICAGO IL No. of Properties 3

Ok Apply Cancel New Delete Options ▼

Property

Collateral Type COMMERCIAL REAL ESTATE Status

Collateral ID 38 Location %

Project Name Charter Oak Loan Amt

Options menu items:
 Site-Market Information
 Amenities
 Tenant Profile
 IRP Detail
Required Coverage Report

Review Required Coverages at the loan level using the Required Coverage Report option from the Options menu on the Property Details window. This window will display all required coverages for each property on the loan for all properties associated to the loan, and all their respective buildings.

Required Coverage Report ✕

Cancel

Loan Number	Property Name	Building	Required Coverage	Coverage Req at Collateral Level
200000001	Apple Tree Estates	2 story Condominiums (1)	Contents (58)	
200000001	Apple Tree Estates	2 story Condominiums (1)	Excess Professional Liability (59)	
200000001	Apple Tree Estates	2 story Condominiums (1)	Excess Fidelity Bond (60)	
200000001	Apple Tree Estates	2 story Condominiums (1)	Excess Umbrella (61)	
200000001	Charter Oak Apartments	Apartment Building (1)	Ordinance and Law Coverage (2)	
200000001	Charter Oak Apartments	Apartment Building (1)	Flood Coverage (4)	
200000001	Charter Oak Apartments	Apartment Building (1)	Boiler and Machinery Coverage (17)	
200000001	Glen Lane Apartments	Multi Level Brick Const. (1)	Flood Coverage (4)	
200000001	Glen Lane Apartments	Multi Level Brick Const. (1)	Boiler and Machinery Coverage (17)	

Export to Excel

FIGURE 10 LIKE MOST GRIDS IN STRATEGY, RIGHT CLICKING IN THE WINDOW ALLOWS YOU TO SELECT EXPORT TO EXCEL

File	Home	Insert	Page Layout	Formulas	Data	Review	View	Add-Ins
A1			Loan Number					
	A	B	C	D	E			
1	Loan Number	Property Name	Building	Required Coverage	Coverage Req at Collateral Level			
2	200000001	Glen Lane Apartments	Multi Level Brick Const. (1)	Flood Coverage (4)				
3	200000001	Glen Lane Apartments	Multi Level Brick Const. (1)	Boiler and Machinery C				
4	200000001	Charter Oak Apartments	Apartment Building (1)	Ordinance and Law Cov				
5	200000001	Charter Oak Apartments	Apartment Building (1)	Flood Coverage (4)				
6	200000001	Charter Oak Apartments	Apartment Building (1)	Boiler and Machinery C				
7	200000001	Apple Tree Estates	2 story Condominiums (1)	Property Coverage (1)				
8	200000001	Apple Tree Estates	2 story Condominiums (1)	Ordinance and Law Cov				
9	200000001	Apple Tree Estates	2 story Condominiums (1)	Windstorm Coverage (3				
10	200000001	Apple Tree Estates	2 story Condominiums (1)	Flood Coverage (4)				

Insurance Application

The Insurance application captures the detail regarding Insurance Coverages, Limits and Qualifiers. Insurance policy information entered is then evaluated against any Rule Sets applied to the loans associated with the policy.

A Few Points of Navigation



Policies display the following sections: A Policy header, Policy Loan Numbers, Policy Interests, Component Coverage, Blanket, Building Specific Subjects of Insurance. Each section header carries an (Expand +/-) feature which will allow you to collapse and expand information within the section by clicking in the blue bar.

To use Strategy's Insurance Compliance module, you need only enter the information that you are monitoring for.

Policy Header

Contains information about the definition of the policy, Source of Insurance, details about the evidence received and Agency and Carrier info. Values can vary depending on the Policy Type.

Policy Loan Numbers and Notes

This section lists all loans associated to the policy via either Policy Interests or Policy Subjects of Insurance. This section also displays the Most Recent Note. The arrow in the upper right hand corner of the Notes box allows the upload of electronic documents. The refresh icon will refresh the Note displayed to the most recent Insurance Compliance Note entered. Clicking in the Most Recent Note box opens the Notes application displaying all Insurance Compliance Notes.


 A screenshot of a software interface. At the top, a blue header bar contains the text "Policy Loan Numbers (Expand +/-)". Below this, there are two main sections. The left section is titled "Loan Number" and contains a table with one row showing the number "210000002". The right section is titled "Most Recent Note" and is currently empty. In the top right corner of the interface, there are two small icons: a blue upload arrow and a circular refresh icon.

Policy Interests

This section captures those who are Lead Named Insureds, Named Insureds and Additional Insureds on the Policy. These will represent Borrowers, Co Borrowers, Guarantors and others who will have a financial interest in the continued existence of the insured object.

Component Coverage

Component coverage is most common in a package policy where there may be multiple types of insurance that may or may not apply to specific collateral. In the Component Coverage section, enter coverages that apply at the policy level, that are non-building specific coverages.

Add Blanket

Enter Blanket Coverage that covers multiple locations with a single limit.

Building Specific Subject of Insurance

This section contains all locations (properties) covered by the policy. The user interfaces groups items together and indents the information to demonstrate the associated locations, buildings, subjects, interests and coverages. Enter the Location or Property first. Then enter the first building. Subject of Insurance for the Building is entered (Mortgagee, Loss Payee, or Object of Waiver Subrogation). After defining the Subject, you enter the Coverages applicable to the building or Property.

Status

Status Active 

Use the Status field to maintain a history of coverages and to edit and delete information entered in error.

Status Active Save Cancel


Active
Inactive
Hidden
Deleted

To edit or delete a Building Location or Subject of Insurance, click the pencil and select Delete from the menu, or update the information entered. Click Save to save the change.

Status

☒ Active
☐ Hidden
☐ Deleted


Use the Status radio buttons provided on a Policy Interest to Delete an interest from the policy.

To edit or delete Component Coverage or Coverage under Subjects of Insurance, click the pencil and update the information entered or use the Red X  to delete the amounts or qualifiers entered. Click Save to save the changes made. Clicking Cancel closes the edit window without saving the change. No warnings are given.














Component Coverage (Expand +/-)

Coverage Type Ordinance and Law Coverage Save Cancel

Status Active

Effective Date 09/05/2017 

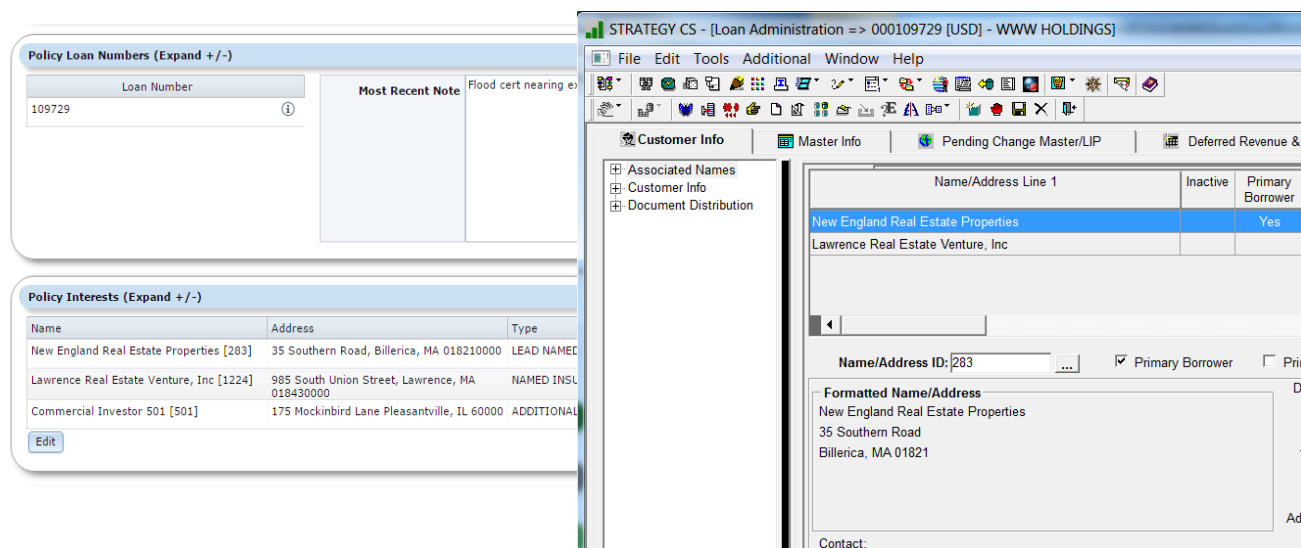
Excluded ☐

Coverage A Limit	5000000	9/5/2017	
Coverage B Limit	3000000	9/5/2017	
Coverage C Limit	2000000	9/5/2017	
Coverage A, B and C Amount	e.g. 9,999,999,999	9/5/2017	
Coverage B and C Amount	e.g. 9,999,999,999	9/5/2017	
Deductible Amount	e.g. 9,999,999,999	9/5/2017	
Coverage A Percentage	e.g. 999.99	9/5/2017	
Coverage B Percentage	e.g. 999.99	9/5/2017	
Coverage C Percentage	e.g. 999.99	9/5/2017	
Coverage A, B and C Percentage	e.g. 999.99	9/5/2017	
Coverage B and C Percentage	e.g. 999.99	9/5/2017	
Increased Period of Restoration		9/5/2017	
Limit Type		9/5/2017	

Policy Loan Numbers and Tying Policies to Loans

There are two ways the system associates a Policy with a loan in Strategy: 1) Policy Interests, or 2) Properties listed as Subjects of Insurance.

Strategy uses Policy Interests to identify which loans are associated with the Policy. Once you enter and save Policy Interests that are Borrower, Co Borrowers or Guarantors on a loan, the loan is associated with the Policy.



Policy Loan Numbers (Expand +/-)

Loan Number	Most Recent Note
109729	Flood cert nearing ex

Policy Interests (Expand +/-)

Name	Address	Type
New England Real Estate Properties [283]	35 Southern Road, Billerica, MA 018210000	LEAD NAMEC
Lawrence Real Estate Venture, Inc [1224]	985 South Union Street, Lawrence, MA 018430000	NAMED INSL
Commercial Investor 501 [501]	175 Mockinbird Lane Pleasantville, IL 60000	ADDITIONAL

Customer Info

Name/Address Line 1	Inactive	Primary Borrower
New England Real Estate Properties		Yes
Lawrence Real Estate Venture, Inc		

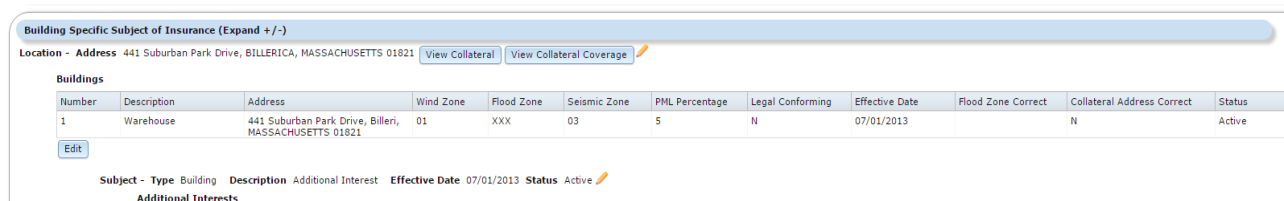
Name/Address ID: 283 ☒ Primary Borrower ☐ Print

Formatted Name/Address

New England Real Estate Properties
35 Southern Road
Billerica, MA 01821

Contact:

When locations and buildings are listed as Subjects of Insurance on a Policy, the system traces the collateral back to any associated loans. In this example any loan that had the Location 441 Suburban Park Drive as Collateral, would be associated with this Policy.



Building Specific Subject of Insurance (Expand +/-)

Location - Address 441 Suburban Park Drive, BILLERICA, MASSACHUSETTS 01821 [View Collateral](#) [View Collateral Coverage](#)

Buildings

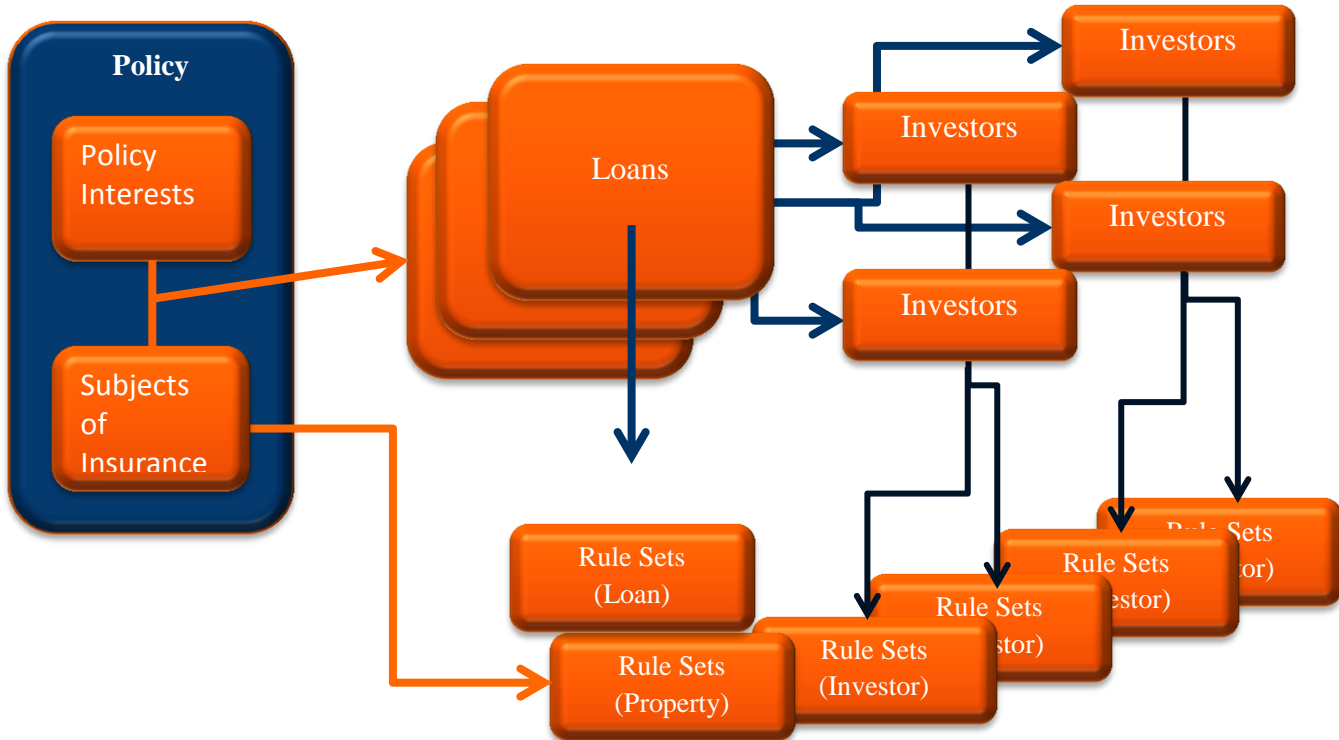
Number	Description	Address	Wind Zone	Flood Zone	Seismic Zone	PML Percentage	Legal Conforming	Effective Date	Flood Zone Correct	Collateral Address Correct	Status
1	Warehouse	441 Suburban Park Drive, Billeri, MASSACHUSETTS 01821	01	XXX	03	5	N	07/01/2013	N		Active

Subject - Type Building **Description** Additional Interest **Effective Date** 07/01/2013 **Status** Active

Additional Interests

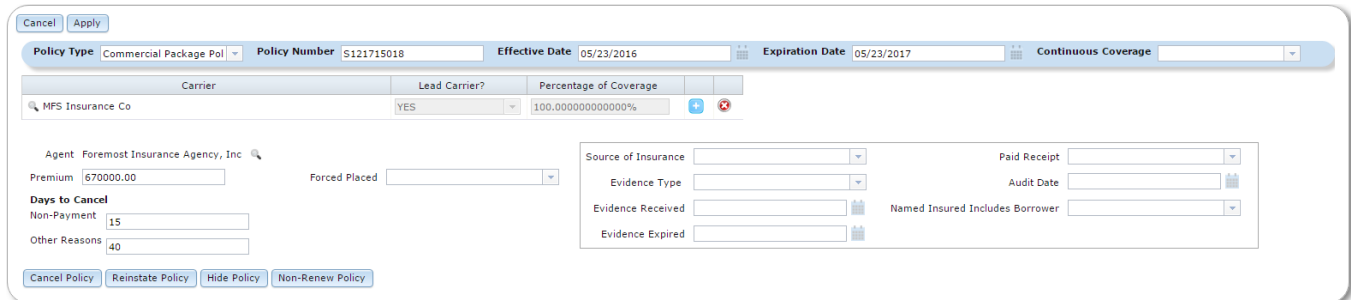
Once loans are associated with Policies, the system will determine the investors associated with the subject loans. Rule Sets developed for the specific Investors will be applied to the Policy validation as well as any property specific rules. If multiple properties are covered by the same policy, all loans, investors and their associated rule sets are applied to the policy.

When validation is run, either on demand or via day-end. Strategy will display any rule violations in any rule set that is associated with the policy via an investor, property, or loan.



Dynamic Data Display

The Insurance Policy application displays information based on the Line of Business, Type of Policy or Coverage and the information entered. Fields available in entry mode will vary based on the Line of Business, Policy Type, and Coverage Type.



Cancel Apply

Policy Type: Commercial Package Pol Policy Number: S121715018 Effective Date: 05/23/2016 Expiration Date: 05/23/2017 Continuous Coverage: [dropdown]

Carrier	Lead Carrier?	Percentage of Coverage
MFS Insurance Co	YES	100.00000000000000%

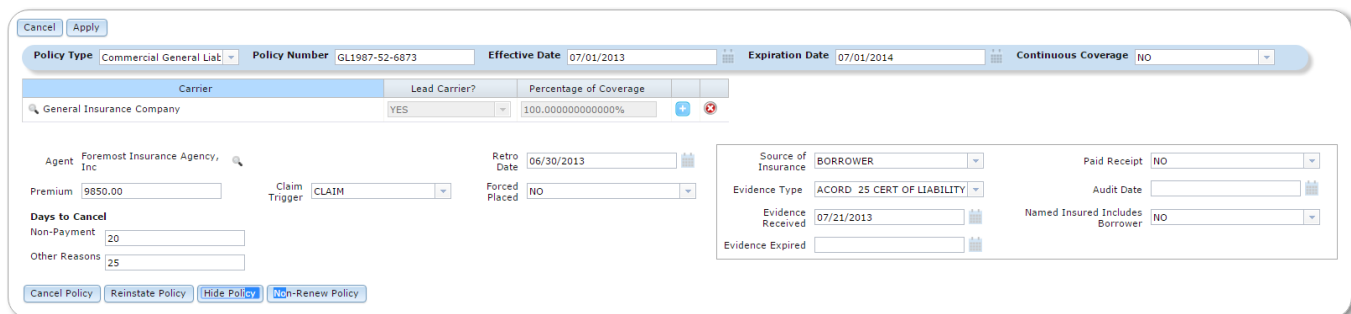
Agent: Foremost Insurance Agency, Inc. Premium: 670000.00 Forced Placed: [dropdown]

Days to Cancel: Non-Payment: 15 Other Reasons: 40

Source of Insurance: [dropdown] Paid Receipt: [dropdown]
 Evidence Type: [dropdown] Audit Date: [dropdown]
 Evidence Received: [dropdown] Named Insured Includes Borrower: [dropdown]
 Evidence Expired: [dropdown]

Cancel Policy Reinstatement Policy Hide Policy Non-Renew Policy

FIGURE 11 - REPRESENTS INFO FOR COMMERCIAL PACKAGE POLICY



Cancel Apply

Policy Type: Commercial General Liab Policy Number: GL1987-52-6873 Effective Date: 07/01/2013 Expiration Date: 07/01/2014 Continuous Coverage: NO

Carrier	Lead Carrier?	Percentage of Coverage
General Insurance Company	YES	100.00000000000000%

Agent: Foremost Insurance Agency, Inc. Premium: 9850.00 Claim Trigger: CLAIM Retro Date: 06/30/2013 Forced Placed: NO

Days to Cancel: Non-Payment: 20 Other Reasons: 25

Source of Insurance: BORROWER Paid Receipt: NO
 Evidence Type: ACORD 25 CERT OF LIABILITY Audit Date: [dropdown]
 Evidence Received: 07/21/2013 Named Insured Includes Borrower: NO
 Evidence Expired: [dropdown]

Cancel Policy Reinstatement Policy Hide Policy Non-Renew Policy

FIGURE 12 - REPRESENTS INFO FOR COMMERCIAL GENERAL LIABILITY – NOTICE CLAIMS TRIGGER AND RETRO DATE ARE AVAILABLE FOR ENTRY.

When entering Coverages, only the fields entered will display. Fields available will vary by Coverage Type.

Coverage						Status
Property Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Active
07/01/2013	2,500,000	10,000	80	Broad Form	Actual Cash Value	
Windstorm Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Status Active
07/01/2013	Excluded					
Flood Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Status Active
07/01/2013	Excluded					
Earthquake Coverage on Property	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Status Active
07/01/2013	Excluded					
Terrorism Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Status Active
07/01/2013	2,500,000	10,000	80	Broad Form	Actual Cash Value	

Coverage

Coverage Type		Property Coverage	
Status	Active		
Effective Date	07/01/2013		
Excluded	<input type="checkbox"/>		
Coverage Limit	2500000	7/1/2013	
Deductible Amount	10000	7/1/2013	
Coinurance Percentage	80	7/1/2013	
Deductible Percentage	e.g. 99.99	7/1/2013	
Property Valuation Method	Actual Cash Value	7/1/2013	
Property Form Type	Broad Form	7/1/2013	
Agreed Amount		7/1/2013	

Save Cancel

In the example above for Property Coverage, Deductible Percentage, and Agreed Amount do not display. They were not completed when defining the Coverage.

Coverage Type		Windstorm Coverage	
Status	Active		
Effective Date	07/01/2013		
Excluded	<input checked="" type="checkbox"/>		
Coverage Limit	e.g. 9,999,999,999	7/1/2013	
Deductible Amount	e.g. 9,999,999,999	7/1/2013	
Coinurance Percentage	e.g. 999.99	7/1/2013	
Sublimit	e.g. 9,999,999,999	7/1/2013	
Property Valuation Method		7/1/2013	
Property Form Type		7/1/2013	
Agreed Amount		7/1/2013	

Save Cancel

Windstorm Coverage is Excluded so none of the other fields are completed or displayed.

When editing coverages, clicking save, closes the edit window and displays only the fields entered.

Expand and Collapse Information for Ease-of-Use.

The (Expand +/-) feature will allow you to collapse/expand the view of Policy sections by clicking the blue bar.

Policy Type Commercial General Liability **Policy Number** PCGL 87- 654432 **Effective Date** 06/29/2016 **Expiration Date** 06/29/2016 **Continuous Coverage** NO

Carrier Foremost Insurance Agency, Inc	Rating Agency	Carrier Rating	Source of Insurance BORROWER Evidence Type ACORD 25 CERT OF LIABILITY Evidence Received 06/29/2016 Nan Evidence Expired 06/29/2017
Agent MFS Insurance Co			
Status Active	Cancellation Date	Retro Date	
Premium 35,000	Claim Trigger OCCURENCE	Forced Placed NO	
Days to Cancel Non-Payment 30		Other Reasons 60	

[Edit](#)
[View Compliance Checks](#)
[View Rules](#)
[Add Investors to Policy](#)

Policy Loan Numbers (Expand +/-)

Policy Interests (Expand +/-)

Component Coverage (Expand +/-)

Professional Liability Coverage	Limit Per Claim	General Aggregate Limit	Deductible Amount	Status
06/29/2016	1,000,000	1,000,000	15,000	Active

Unintentional Errors and Omissions Status Active

06/29/2016

Terrorism Coverage Coverage Limit Status Active

06/29/2016	1,000,000
------------	-----------

[Add Coverage](#)

Edit Coverages

To the right of each Coverage grid you see the status of the coverage, and a pencil icon. The pencil icon reopens the data entry window for the coverage in edit mode to make any necessary changes.

Coverage Type Flood Coverage

Status Active

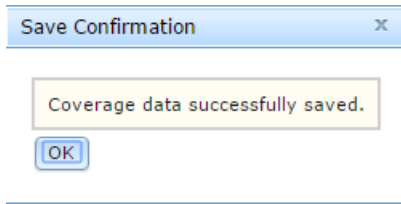
Effective Date 07/01/2016

Excluded ☒

Coverage Limit	e.g. 9,999,999,999	7/1/2016	
Deductible Amount	e.g. 9,999,999,999	7/1/2016	
Coinurance Percentage	e.g. 999.99	7/1/2016	
Sublimit	e.g. 9,999,999,999	7/1/2016	
Property Valuation Method		7/1/2016	

[Save](#)
[Cancel](#)

Clicking Save to the right of the edit window will save the updates and collapse the Coverage information back to the fields entered. When saving changes a confirmation window displays confirming a successful save.



Cancel collapses the Coverage information back to the fields entered with no changes.

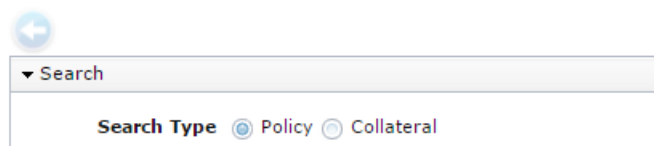
Coverage

Property Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Valuation Method	Property Form Type	Status
07/01/2016	45,000,000	100,000	80	Actual Cash Value	Broad Form	Active 

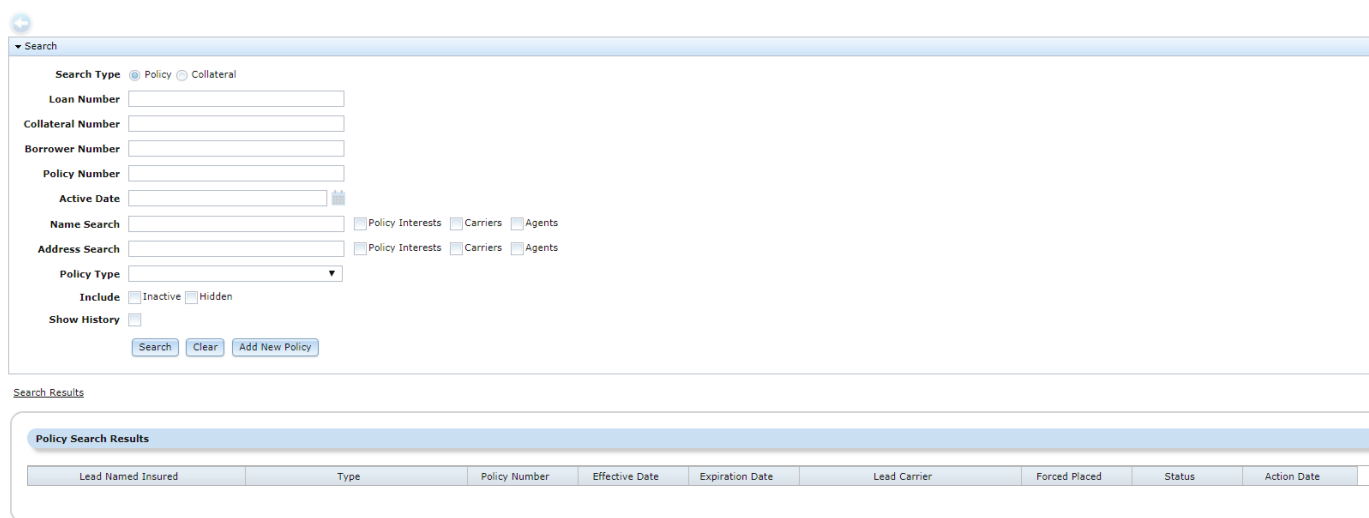
Search

Upon entry into the Insurance application, the first screen displayed is a search screen. This screen allows you to search for Insurance Policies based on a Number of Factors.

Search Type



Radio buttons provide two options for searching Insurance Policies. Policy Search or Collateral Search.



Policy Search

Policy Search returns policies that meet the criteria entered. Clicking an entry in the Policy Search Results grid opens the Insurance Policy.

Loan Number – Returns all policies associated with a loan. (Remember: For a policy to be associated with a loan. The Borrower, Co-Borrower, or Guarantor on a loan must be listed as a Policy Interests (Named Insured) on the Policy or a property associated with the loan must be a Subject of Insurance on a policy.)

Collateral Number – Returns all policies associated with the entered Collateral Number. (Remember: A collateral can only be tied to a Policy if there is an active Collateral Building record associated with the Collateral).

Borrower Number – Returns all policies where the Borrower is an Interest on the Lead Name Insured. The Borrower Number is the “Name/Address ID” with the Loan Role of Borrower, Co-Borrower, or Guarantor

Policy Number – Returns the policy with the entered number

Active Date – Returns all policies active for a specific date. Use this option to access all policy information for a future dated policy. While the policy may appear in other searches, only a portion of the policy is available for review unless you enter the policy Effective Date in the Active Date filter.

Name Search – Will return all policies associated with Names containing the text string as a Policy Interest, Carrier, or Agent, depending on the text box selected to the right of the entry field. Entering STATE in the Name search field and checking Carrier returns all policies where the Carrier is STATE FARM, ALLSTATE, ETC.

Note: To apply the Name Search or Address Search filters, you must select one of the three check boxes: Policy Interest, Carrier or Agent.

Address Search- Will search for Policies associated with the Property Name, Country, City/Town, State or Zip Code

Policy Type – Will search for all policies with the requested Policy Type

Note: Appendix A provides Policy Types by Line of Business.

Include: If you select the check box for Inactive or Hidden – Policies that have been marked Inactive or Hidden will be included in the Search Results. The last two values in the Policy Search results screen documents the Status and Action Dates of the record. This will show the current date and the date of that Action.

Policy Search Results								
Lead Named Insured	Type	Policy Number	Effective Date	Expiration Date	Lead Carrier	Forced Placed	Status	Action Date
	Equipment Breakdown	BL564763-07	07/01/2013	07/01/2014		N	Cancelled	04/27/2016
New England Real Estate Properties	Equipment Breakdown	BL564763-07	07/01/2013	07/01/2014	Western Boulder Insurance Co	N	Active	04/27/2016

Note: No records are deleted from the Policy Information in Strategy. Updating a policy with new information, saves the record prior to the change with an "Inactive" status, and creates a new record with an "Active" status. **This allows you to pinpoint the exact coverage in effect at any specific time.**

Show History: When this checkbox is marked all current policies and any historical records available that match the selected search criteria display in the Search Results.

NOTE: If values are entered in two of the criteria items, the filter will be run as an "AND" query. So both conditions must be met for a Policy to be returned. If no Policy is identified, the Search Results grid is empty.

Strategy now preserves the Policy search parameters and result set until the user returns to the Search screen to perform another search. This means that your prior search filter fields and Policy Search Results display when you return to the Search window.

Collateral Search

Collateral Search returns any collateral records that meet the search criteria entered.

▼ Search

Search Type

☐ Policy
☒ Collateral

Loan Number

Collateral Number

Property Name

Country

City/Town

State

Zip Code

Search

[Search Results](#)

Collateral Search Results

Loan Number	Collateral ID	Property Name	Street #1	Street Name 1	Street #2	Street Name 2	Village	City/T
MULTIPLE (3)	224	Apple Tree Estates	22	North Apple Street	1	East Apple Street	Hollis	HOLLIS

Using the radio button at the top of the Search screen allows you to toggle between Policy and Collateral searches. Filter/Search criteria is Loan Number, Collateral Number, Property Name, Country, City/Town, State and Zip Code.

Entering data in two fields performs an ‘And’ search where both values must be found for a Collateral record to be returned. Entering a Zip Code of 02134 and a selecting California as the State value should return no records if data is entered correctly since 02134 is a Boston, Massachusetts Zip Code. Entering a Zip Code of 90292 and selecting California as the State value should return any collateral properties that you have in your portfolio in Marina Del Ray, California with that Zip Code.

The Collateral Search Results grid displays the loan number, Collateral ID, Property Name, Street Name1, Street #2, Street Name 2, Village, City/Town, County, State, Zip Code, and Country for each Collateral matching the entered information. If multiple loans are associated with the Collateral, the Loan Number column displays “MULTIPLE (#)” where (#) represents the number of loans associated with the Collateral.

Clicking an entry in the Collateral Search Results, opens the Collateral Information window displaying Global Coverages and Subject Specific Policy information for the selected collateral record.

Entering a Policy

Enter Policy Information

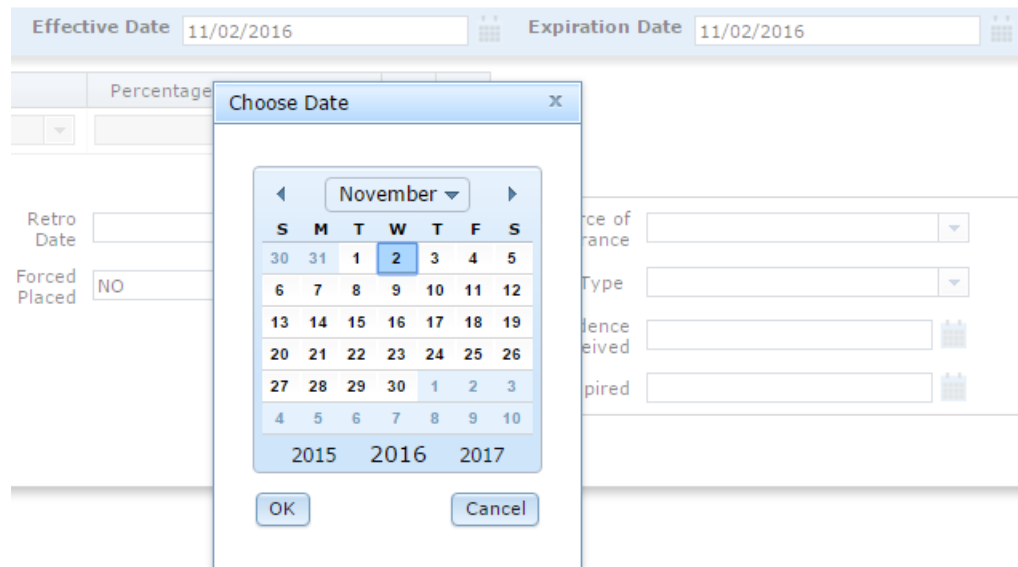
Policy Type – drop down menu provides all the available Policy Types. A complete list of available Policy Types is provided in Appendix A.

The following fields are found in the blue bar portion of the Policy Header.

Policy Type	Policy Number	Effective Date 11/02/2016	Expiration Date 11/02/2016	Continuous Coverage NO
-------------	---------------	---------------------------	----------------------------	------------------------

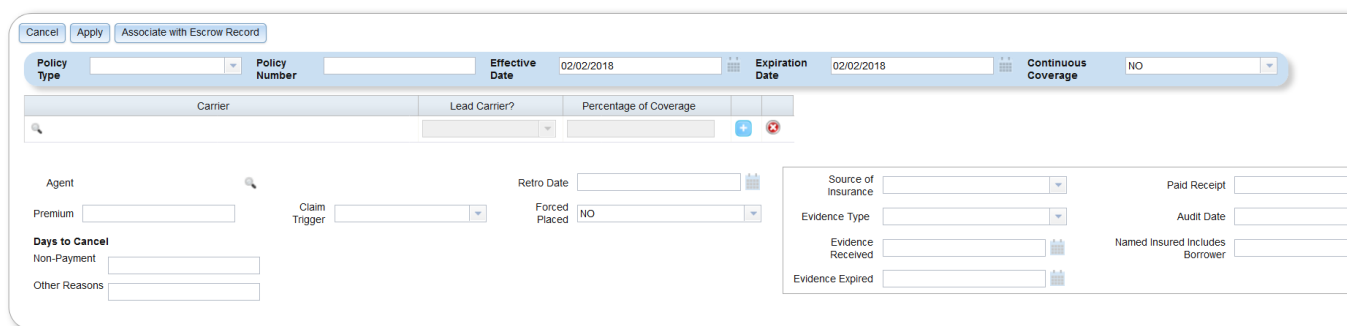
Policy Number – Enter the policy number.

Enter the Policy's **Effective Date** and **Expiration Date**. Users can type the date or use the calendar icon to the right of the field to select the appropriate date from the provided Choose Date window. Users select the Year from the scrolling list at the bottom and using the left and right arrows on either side of the month to scroll to the correct month. Click the appropriate date within the selected month and click okay to enter the date in the Effective Date field (or the Expiration Date field).

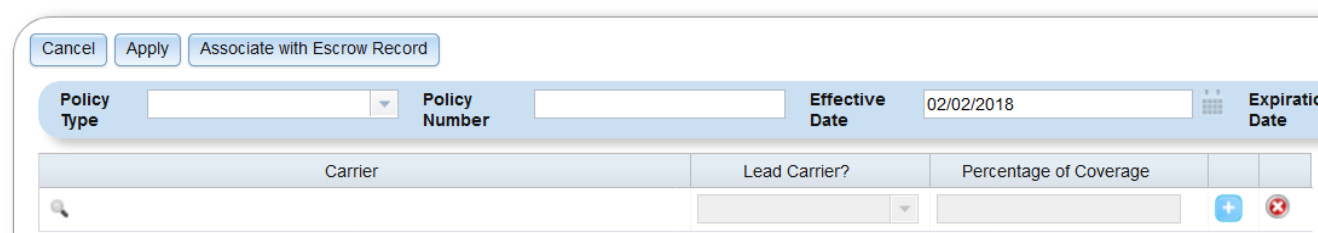


Continuous Coverage: Select Yes or No from the drop down provided based on the information provided in the Policy.

Note: A policy either has Continuous Coverage or has an Expiration Date. Therefore, you cannot have an **Expiration Date** and **Continuous Coverage** 'Yes (Y)'. You will receive an error message.

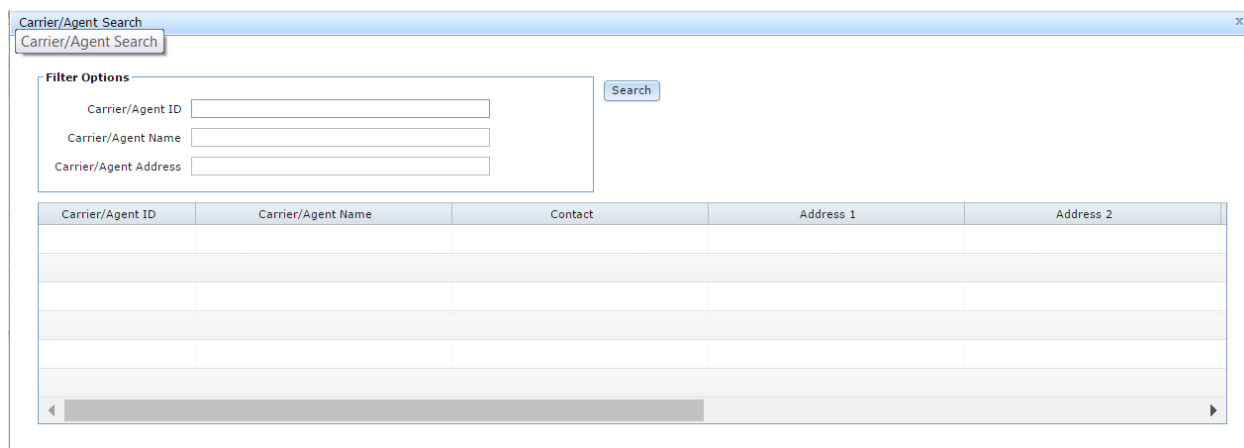


The next section covers Carrier/Agent information and Premium information.



Carrier - information available for entry related to the Carrier includes the Carrier Name, whether or not the Carrier is the Lead Carrier and the Percentage of Coverage. Users can select the Carrier from the available Insurance Carrier/Agents Vendor records by clicking the Magnifying Glass to open the Carrier/Agent Search window.

Adding more than one Carrier requires that one be identified as Lead Carrier.



Agent – Use the Carrier Agent Search window to select the Agent for the policy.

Retro Date – Enter value from Policy that indicates the date the policy is Retroactive to. Users can activate the Choose Date option via the calendar icon to the right of the field if they wish.

Retro Date is evaluated for General Liability Policies with Claims Triggers of Claims Made by Rule 340. The policy retro date, must be earlier than the date provided as the Rule Variable.

Premium – Enter the Premium amount. The amount entered here may be reflected in multiple escrow records and therefore should be the total premium.

Claim Trigger – This field is applicable for Liability policies. Enter the Claim Trigger noted on the evidence of insurance. Values are Claim or Occurrence.

Claims Trigger is utilized in two rules, 339 and 340. Rule 339 checks to see that General Liability Policies carry the appropriate Claims Trigger and 340 evaluates that the Retro Date is earlier than the date stated in the rule.

Forced Place – Select ‘Yes’ or ‘No’ from the drop down. Indicates whether policy being entered is forced place or not.

Rule 118 checks for any Forced Place insurance.

Policy Audit Information

Policy Audit information tracks the ongoing review of the Policy information.

ation	02/02/2018	Continuous Coverage	NO																
<table border="1"> <tr> <td>Source of Insurance</td> <td></td> <td>Paid Receipt</td> <td></td> </tr> <tr> <td>Evidence Type</td> <td></td> <td>Audit Date</td> <td></td> </tr> <tr> <td>Evidence Received</td> <td></td> <td>Named Insured Includes Borrower</td> <td></td> </tr> <tr> <td>Evidence Expired</td> <td></td> <td></td> <td></td> </tr> </table>				Source of Insurance		Paid Receipt		Evidence Type		Audit Date		Evidence Received		Named Insured Includes Borrower		Evidence Expired			
Source of Insurance		Paid Receipt																	
Evidence Type		Audit Date																	
Evidence Received		Named Insured Includes Borrower																	
Evidence Expired																			

Source of Insurance – Select from the drop down values provided. The values provided are defined in System Information table, PINFO 61. Examples: Borrower, Agent.

Evidence Type – Records the type of evidence received. The values provided are defined in System Information table, PINFO 2W. Values include Acord 25 Cert of Liability, Acord 27 and Acord 28 Cert of Property, Policy and Binder.

Evidence Received - Record the date that the Evidence of Insurance was received. The Choose Date feature is available for use via the calendar icon to the right of the field.

Evidence Expired - Record the date that the Evidence of Insurance expires. The Choose Date feature is available for use via the calendar icon to the right of the field.

Paid Receipt – Yes / No field used to indicate if a paid receipt was provided.

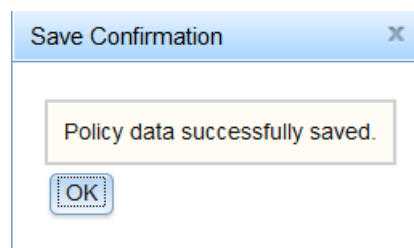
This field is used in the evaluation of Rule 303. Policies with a value of ‘N’ will be considered out of compliance, and the requested action or actions defined in the rule are performed.

Audit Date – This is the date that someone reviewed and entered the policy.

Named Insured Includes Borrower – Yes / No field used to indicate if the Name Insured includes the borrower.

The Named Insured Includes Borrower field is evaluated by Rule 302. Value must be Y, or the requested action or actions defined in the rule are performed.

Hit Apply



Confirmation window is received.

Policy Header

Once the Policy data is saved the Policy header displays.

Policy Type Commercial Package Policy	Policy Number 15CP987-44-1263	Effective Date 07/01/2016	Expiration Date 07/01/2017	Continuous Coverage NO
Carrier General Insurance Company	Rating Agency STANDARD & POOR'S	Carrier Rating MARGINAL BB-	Source of Insurance BORROWER Evidence Type POLICY Evidence Received 06/30/2016 Evidence Expired	
Agent Federal Insurance Co	Status Active	Cancellation Date	Forced Placed NO	Paid Receipt NO Audit Date Named Insured Includes Borrower NO
Premium 21,900	Days to Cancel Non-Payment 5	Other Reasons 10		

[Edit](#)
[Add Component](#)
[View Compliance Checks](#)
[View Rules](#)
[Add Investors to Policy](#)
[View Escrow Information](#)

The Carrier's most recent rating displays. Clicking the blue plus sign (+) will display the most recent rating from each of the agencies for the specified Carrier.

Carrier Agency Ratings			
Rating Agency	Financial Strength Category	Financial Size Rating	Effective Date
A.M. BEST	GOOD B+	250,000,000 TO 500,000,000	01/01/2013
FITCH	FAIR BB-		01/01/2013
MOODY'S	WEAK B1		01/01/2013
STANDARD & POOR'S	MARGINAL BB-		01/01/2013

Rules 305 -309 monitor Carrier Agency Ratings.

Enter Policy Interests

Policy Interests (Expand +/-)					
Interest Source	Interest	Type	Description	Effective Date	Additional Interest Is Correct
<input checked="" type="radio"/> Name <input type="radio"/> Investor	<input type="text"/>	<input type="text"/>	<input type="text"/>	10/31/2017	<input type="text"/>
New Save Cancel					

Policy Interests are those that benefit from the continuation of the collateral. Lead Name Insured, Name Insured, Additional Name Insured.

Select the radio button to indicate if the **Interest Source** is a Name or an Investor.

Interest - Use the Magnifying Glass icon to open the Search tool and select the value for the **Interest**.

Policy Interests (Expand +/-)

Interest Source	Interest	Type	Description	Effective Date	Additional Interest Is Correct
<input checked="" type="radio"/> Name <input type="radio"/> Investor		<input type="text"/>	<input type="text"/>	10/31/2017	<input type="text"/>

New Save Cancel

Using a Name - Selecting the Name radio button opens the Linked Name search to select the Interest (Borrower, Co Borrower, etc.),

Linked Name Search

Filter Options

Loan Number

Company Name/Last Name:

Name Role Type:

Tax ID #:

City/Town:

State/Province/Ward/District/Region:

Linked Name/Address ID:

Name ID:

Address ID:

Alternate ID:

Company Name	Last Name	First Name	Tax ID #	Additional Address Information 1
AMERICAN PROPERTY MANAGEMENT LLC				
AMERICAN HOUSING FOUNDATION				
AMERICAN PROPERTY MANAGEMENT LLC				
AMERICAN PROPERTY MANAGEMENT LLC				ATTN: RORIE LAND
AMERICAS CUP RESIDENCES			**-***024	Billerica
AMERICA MANAGEMENT CORPORATION				Billing Department

<< < 1 / 2 > >>

Right click grid row to view associated loans

Tip: Limit using Role to minimize information returned (e.g. – Linked Name Search: ‘America’, Name Role Type – ‘Borrower’).

Linked Name Search

Filter Options

Loan Number

Company Name/Last Name:

Name Role Type:

Tax ID #:

City/Town:

State/Province/Ward/District/Region:

Linked Name/Address ID:

Name ID:

Address ID:

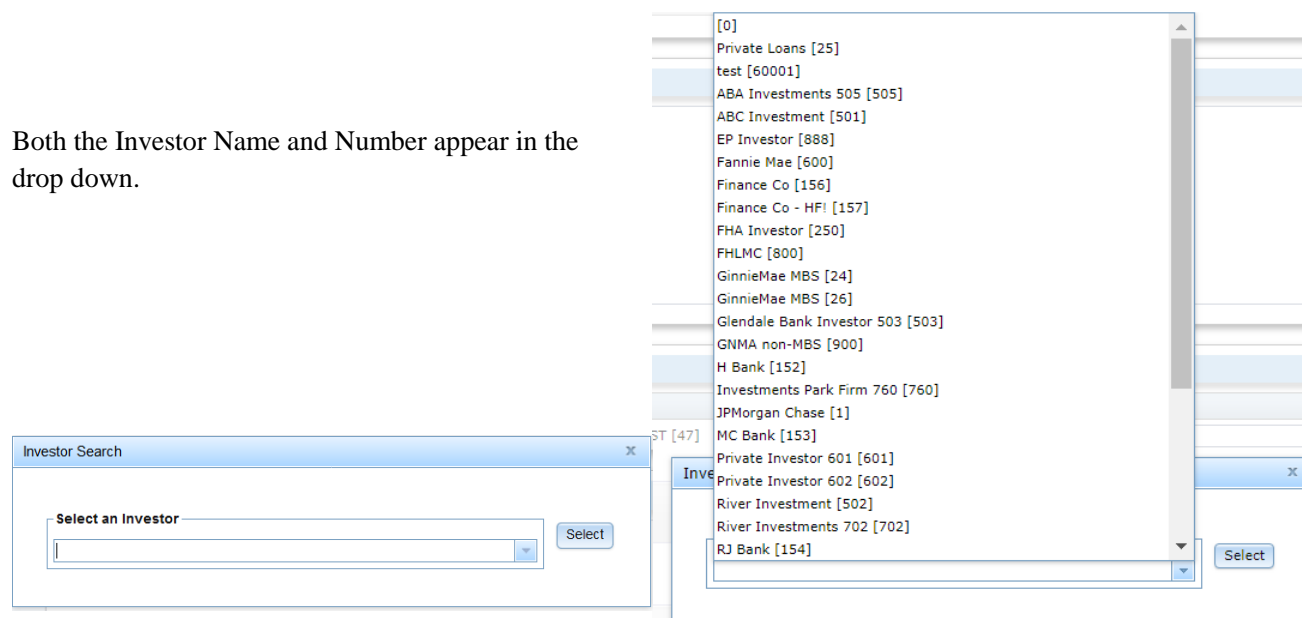
Alternate ID:

Company Name	Last Name	First Name	Tax ID #	Additional Address Information 1
AMERICAS CUP RESIDENCES			**-***024	Billerica
AMERICA'S REALTY TRUST				Billing Department
AMERICA MANAGEMENT CORPORATION				Boston, MA

Right click grid row to view associated loans

Using an Investor as a Policy Interest – Select the Investor radio button and click the magnifying glass to open the Investor search.

Both the Investor Name and Number appear in the drop down.

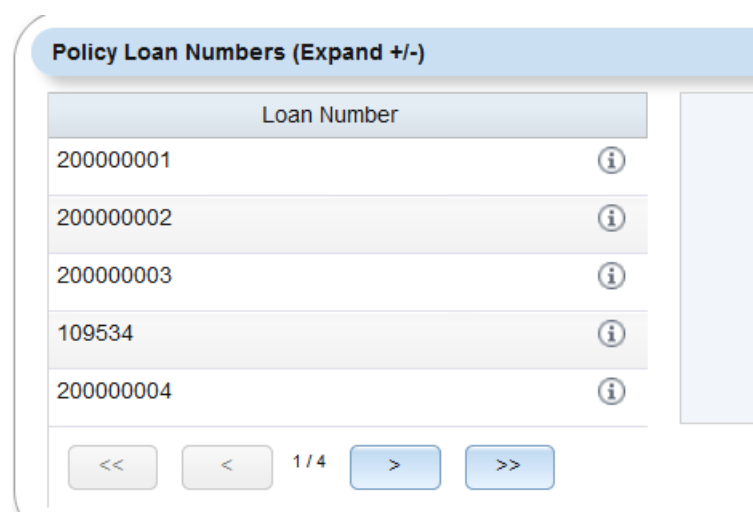


Type – Select the appropriate Policy Interest type: Lead Named Insured, Named Insured, or Additional Insured.

Additional Interest is Correct – this is a Yes / No field to indicate that the Type displays correctly on the Policy. Tip- This is used to determine noncompliance for the choice selected in “Type” in the Policy Interest section.

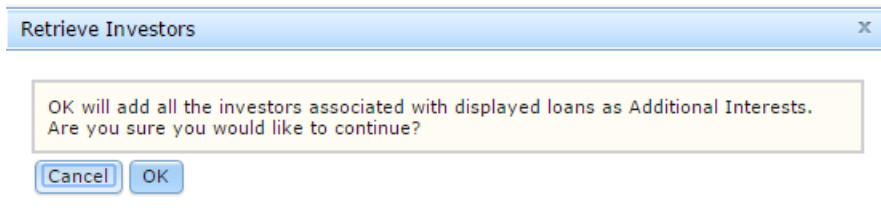
Hit Save

If the Additional Interests are Borrowers, Co-Borrowers or Guarantors on a loan in the portfolio, the Policy Loan Number section will now display the associated loan numbers.



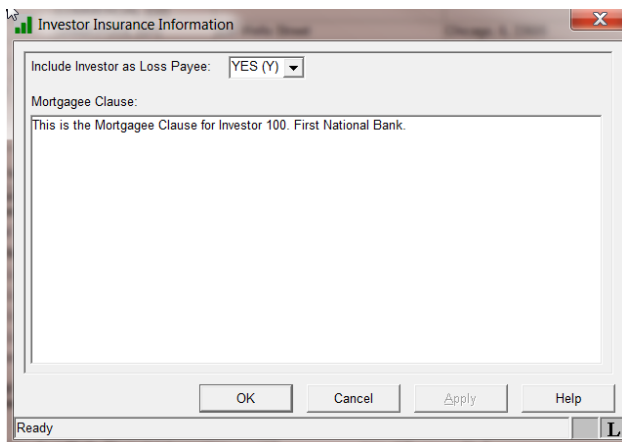
Add Investors to Policy

Clicking the Add Investors to Policy button in the Policy Header will interrogate the portfolio to determine the investors assigned to the loan identified by the associated Policy Interests and Subjects of Insurance.



The Mortgagee or Loss Payee clause now displays on the screen in the Mortgage Clause column when the Interest is an Investor. The Mortgage Clause displays from the Investor Insurance Information right mouse option in Investor Maintenance (PINVESINS/IVMTGECLS).

Subject	Type	Building	Description	Effective Date	07/01/2015	Status	Active
Additional Interests							
Loan Number(s)	Name	Mortgagee Clause	Type				
10020003	First National Bank [100]	This is the Mortgagee Clause for Investor 100. First National Bank.	MORTGAGEE				



Once Policy Interests have been entered on the Policy, Component Coverages, Blanket Coverages, Building Specific Subjects of Insurance and the associated Coverages, Amounts, and Qualifiers can be entered on the Policy.

Component Coverage

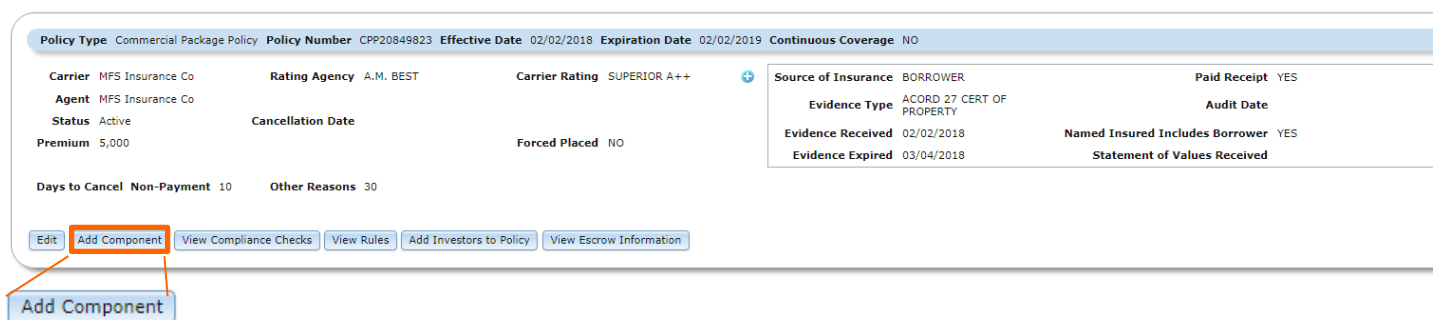
Component Coverages are used for Commercial Package Policies that contain multiple components (example: Commercial Property & Commercial General Liability) or Standalone Policies that do not pertain to property (example: Liability or Professional Liability).

If the policy is a Standalone Property Coverage, you can skip Component Coverage. See the Quick Entry Guide in Appendix B.

Entering Component Coverage for a Commercial Package Policy

When working with a Commercial Package Policy, there is an additional button called “Add Component” in the Policy Header. This button allows you to add all the different components of the package policy. Example: Component 1 is the Commercial Property Policy and Component 2 is the Commercial General Liability Policy.

d



Policy Type: Commercial Package Policy | Policy Number: CPP20849823 | Effective Date: 02/02/2018 | Expiration Date: 02/02/2019 | Continuous Coverage: NO

Carrier: MFS Insurance Co	Rating Agency: A.M. BEST	Carrier Rating: SUPERIOR A++	Source of Insurance: BORROWER	Paid Receipt: YES
Agent: MFS Insurance Co			Evidence Type: ACORD 27 CERT OF PROPERTY	Audit Date:
Status: Active	Cancellation Date:	Forced Placed: NO	Evidence Received: 02/02/2018	Named Insured Includes Borrower: YES
Premium: 5,000			Evidence Expired: 03/04/2018	Statement of Values Received:

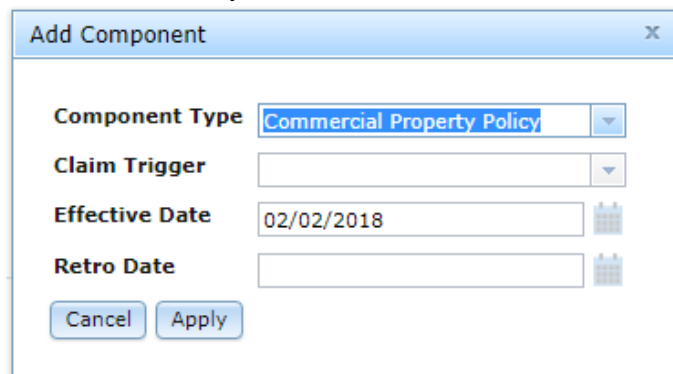
Days to Cancel: Non-Payment: 10 | Other Reasons: 30

Buttons: Edit, **Add Component**, View Compliance Checks, View Rules, Add Investors to Policy, View Escrow Information

Below the main form, a separate 'Add Component' button is shown with an arrow pointing to it from the 'Add Component' button in the main form.

Clicking the Add Component button opens the Add Component pop –up window.

Select the component you wish to add, in this example Commercial Property, and click apply. The Effective Date defaults to the Policy Effective Date but can be overridden.



Add Component [X]

Component Type: **Commercial Property Policy**

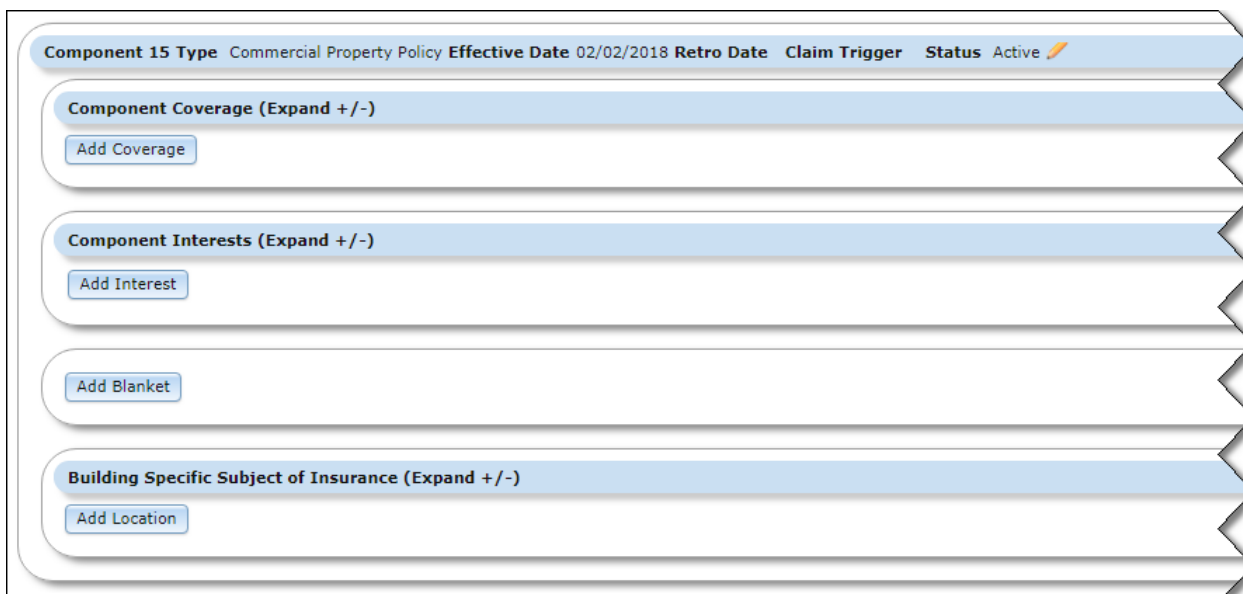
Claim Trigger: []

Effective Date: 02/02/2018 [Calendar Icon]

Retro Date: [] [Calendar Icon]

Buttons: Cancel, Apply

The application adds the Component for Commercial Property. Areas to enter the Component Coverage, Component Interests, Blanket and Building Specific Subject of Insurance present within the Component section.



Component 15 Type: Commercial Property Policy | Effective Date: 02/02/2018 | Retro Date: | Claim Trigger: | Status: Active [Edit Icon]


Component Coverage (Expand +/-)
Add Coverage

Component Interests (Expand +/-)
Add Interest

Add Blanket

Building Specific Subject of Insurance (Expand +/-)
Add Location

Repeat the above steps but select the next component in the package which is Commercial General Liability

Component 16 Type Commercial General Liability **Effective Date** 02/02/2018 **Retro Date** **Claim Trigger** CLAIM **Status** Active 

Component Coverage (Expand +/-)
Add Coverage


Component Interests (Expand +/-)
Add Interest


Add Blanket

Building Specific Subject of Insurance (Expand +/-)
Add Location

Add Coverage






Component Coverage (Expand +/-)

Professional Liability Coverage	Limit Per Claim	General Aggregate Limit	Deductible Amount	Status
06/29/2016	1,000,000	1,000,000	15,000	Active 

Coverage Type **Save** **Cancel**
Status Active
Effective Date 06/29/2016 
Excluded ☐
Add Coverage

Select Coverage Type

Once coverage Type is selected the appropriate fields for entry specific to the type of coverage selected appears. Coverages and the associated limits and qualifiers are outlined in Appendix A.

Coverage Type Terrorism Coverage **Save** **Cancel**
Status Active
Effective Date 06/29/2016 
Excluded ☐
Coverage Limit 1000000 6/29/2016  
Deductible Amount e.g. 9,999,999,999 6/29/2016  

Complete fields related to insurance and click the Save button. Only the fields entered display on the screen.

Building Specific Subject of Insurance and Coverages on a Non-blankets Policy

Use this section to record the coverages that are specific to a location or Property. The application organizes the Non-blanketed coverages in the following hierarchy.

Enter the Location (property),

Enter the Building,

Enter the Subject at that location (e.g. Building, Personal Property, Business Income),

Enter the Additional Interests for that Subject (borrower, mortgage lender), and

Enter the Coverages for that Subject (e.g. Property, Earthquake, Flood, etc.).

When you complete entering Coverages for the Subject - Type, enter a new Subject, or

Add a New Building for the same Property Location.

When you complete entering Subjects and Interests for that Building, you can add a new Building for the same Property Location or enter a new Location.

This hierarchy is visible at the bottom of the Building Specific Subject of Insurance once created.

Building Specific Subject of Insurance (Expand +/-)
Location - Address: South Grevillea Park, 736 Washington Street, MARINA DEL REY, CALIFORNIA 90292 Loan Number(s) 210000001 [View Collateral](#) [View Collateral Coverage](#) [Add Allocations to Loans and Investors Associated](#)

Buildings

Number	Description	Address	Wind Zone	Flood Zone	Seismic Zone	PHL Percentage	Legal Conforming	Effective Date	Flood Zone Correct	Collateral Address Correct	Status
1	Apartment Building	736 Washington Street, Marina Del Rey, CALIFORNIA 90292			01	50		07/01/2016			Active

[Edit](#)

Subject - Type: Building Description: Building subject Effective Date: 07/01/2016 Status: Active

Additional Interests

Loan Number(s)	Name	Mortgage Clause	Type	Description	Effective Date	Additional Interest Is Correct	Status
210000001	Fannie Mae [600]		MORTGAGEE		07/01/2016	N	Active

[Edit](#)

Coverage

Property Coverage	Coverage Limit	Deductible Amount	Coinsurance Percentage	Property Form Type	Property Valuation Method	Status
07/01/2016	48,000,000	100,000	50	Broad Form	Actual Cash Value	Active

Earthquake Coverage

Effective Date	Status
07/01/2016	Excluded

Flood Coverage

Effective Date	Status
07/01/2016	Excluded

Terrorism Coverage

Effective Date	Status
07/01/2016	Excluded

Windstorm Coverage

Effective Date	Status
07/01/2016	Excluded

[Add Coverage](#)

Subject - Type: Personal Property Description: Personal Property Effective Date: 07/01/2016 Status: Active

Additional Interests

Loan Number(s)	Name	Mortgage Clause	Type
210000001	Fannie Mae [600]		LOSS PAYEE

[Edit](#)

Coverage

Business Income Coverage	Coverage Limit	Deductible Amount	Deductible	Status
07/01/2016	4,500,000	\$0,000	B	Active

Earthquake Coverage on Business Income

Effective Date	Status
07/01/2016	Excluded

Windstorm Coverage on Business Income

Effective Date	Status
07/01/2016	Excluded

[Add Coverage](#)

[Add Subject](#)

[Add Building](#)

[Add Location](#)

Begin by clicking the Add Location button.

Building Specific Subject of Insurance (Expand +/-)

[Add Location](#)

Property Location – Specific piece of collateral in Strategy. Enter the address, or use the Magnifying Glass to open the Collateral Search window

Building Specific Subject of Insurance (Expand +/-)

Location - Address



[Delete](#)

[Save](#)

[Cancel](#)

[Add Location](#)

Collateral Search

Search for Collateral

Loan Number

Collateral Number

Property Name

Country

City/Town

State

Zip Code

Search

Collateral ID	Property Name	Street #1	Street Name 1	Street #2	Street Name 2	Village	City/Town

Clicking Save displays the first building for the location. The Location Address displays the Property Name from the Collateral, the collateral Address, and the Loan Number (or 'Multiple (#) if more than one loan is associated with the Collateral) above the grid.

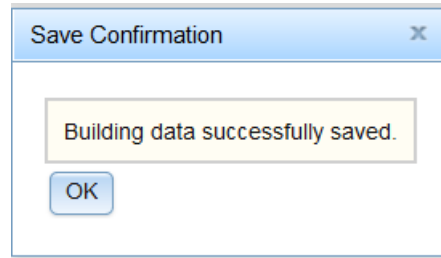
Building Specific Subject of Insurance (Expand +/-)

Location - Address **Assisted Living** 59600 Creek, ALTA LOMA, CALIFORNIA 93647-2020 **Loan Number(s)** 820104758

Building - Must enter one building on each property.

Clicking Save provides a confirmation window.

Subject – After entering the Location and Building, you enter the Subject of the Policy Coverage. This can be a Building, Business Income, Personal Property, Extra Expense, Improvements and Betterments, or Loss of Rental Income.



Subject - Type Description Effective Date Status

Clicking Save saves the Subject information.

Additional Interests at the Building Level – Allows you to enter those that have additional interests in the value of the item being insured.

Name	Address	Type	Description	Effective Date	Additional Interest Is Correct
FHLMC [800]		MORTGAGEE		07/01/2016	N


An example would be the Investor on the loan. Entering them as Loss Payee or Mortgagee and confirming that the Additional Interest is Correct. Those entering the policy would confirm that the Policy carries the required Mortgagee or Loss Payee Clause and enter Y or N in the Additional Interest is Correct. If the interest was entered at the Property level, there is no need to enter the Additional Interests again at the building level.

Rules 314 and 322 check to be sure that the Mortgagee Clause is correct. Rule 314 for any Flood Insurance Policy and Rule 322 for Property Coverage.

Coverage

To begin entering Coverages, click the Add Coverage button under the appropriate subject and Additional Interests.

Example

Subject - Type Description Effective Date Status 

Coverage Type

Status

Active

Effective Date

07/01/2016

Excluded

☐

SaveCancel

Coverage Type

Named Storm Coverage on Business Income

Status

Active

Effective Date

07/01/2016

Excluded

☐

Coverage Limit

e.g. 9,999,999,999

7/1/2016

Sublimit

e.g. 9,999,999,999

7/1/2016

Deductible Amount

e.g. 9,999,999,999

7/1/2016

Deductible Number of Days

e.g. 9,999

7/1/2016

Deductible Percentage

e.g. 99.99

7/1/2016

Extra Expense Limit

e.g. 9,999,999,999

7/1/2016

Coinurance Percentage

e.g. 999.99

7/1/2016

Extended Period of Indemnity (Days)

e.g. 999

7/1/2016

Number of Months

e.g. 999

7/1/2016

Monthly Percentage Limit

e.g. 999.9

7/1/2016

Property Valuation Method

7/1/2016

Limit Type

7/1/2016

Deductible Type

7/1/2016

Property Form Type

7/1/2016

SaveCancel


Select the Coverage Type from the drop down. Depending on the type of coverage selected, additional fields will display.

Effective Date defaults from the Policy but can be updated.

Excluded indicates that the Subject of Insurance is Excluded from the Coverage.

Clicking Save saves the Coverage, displaying only the fields that were entered.

Coverage

Named Storm Coverage on Business Income		Status Active 
07/01/2016	Excluded	

Building Specific Subject of Insurance and Coverages Blankets Policy

For Blanket Policies the order you enter things is a little different. Coverages on a Blanket policy apply to all locations the Blanket Policy coverages. Enter all locations covered and then enter the Subjects (and Additional Interests) and then Coverages.

When entering a Blanket policy begin by clicking Add Blanket.

Add Blanket

Enter a value in the Blanketed Subjects of Insurance field to label the blanket and click Save.

Blanketed Subjects of Insurance

Effective Date

09/24/2014

Status

Active

Save

Cancel

Add all locations covered by the Blanket Policy using the Add Location button.

Then Add the Subjects and Coverages that are in the Blanket Policy.

Blanketed Subjects of Insurance Park Portfolio **Effective Date** 09/24/2014 **Status** Active ✎ (Expand +/-)

Location - Address Glen Lane Phase 1, 300 Glen Lane, CLEVELAND, OH, OHIO 44101 **Loan Number(s)** 30020114

View Collateral

View Collateral Coverage

Number	Description	Address	Wind Zone	Flood Zone	Seismic Zone	PML Percentage	Le
1	Commercial	300 Glen Lane, Cleveland, OH 44101				0	

Edit

Add Location

Subject - Type Building **Description** **Effective Date** 09/24/2014 **Status** Active ✎

Add Interest

Coverage Type

Property Coverage

Save

Cancel

Status

Active

Effective Date

09/24/2014

Excluded ☐

Coverage Limit	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 9,999,999,999</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Deductible Amount	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 9,999,999,999</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Coinsurance Percentage	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 999.99</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Deductible Percentage	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 99.99</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Sublimit	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 9,999,999,999</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Agreed Amount	<div style="border: 1px solid #ccc; padding: 2px 10px;">e.g. 9,999,999,999</div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Property Valuation Method	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Property Form Type	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Agreed Amount	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Limit Type	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Deductible Type	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Builder's Risk Form	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
ISO Coverage Equivalence	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>
Co-Insurance Applies	<div style="border: 1px solid #ccc; padding: 2px 10px;"></div>	<div style="border: 1px solid #ccc; padding: 2px 10px;">9/24/2014</div>

Policy Renewals and History

When updating Policy information in Strategy, Strategy will copy the information from the current record and inactivate the record. A new record is created with the copied and updated information. New record becomes the Active record. The Inactive record is retained for historical purposes. This allows you to tell what insurance coverage was in place for any point in time.





Compliance

Once Insurance Policy information and Rule Sets have been established in the system, compliance checks can be run across the Policy. Access to compliance checks or the rules applied to the policy from the View Compliance Checks and View Rules buttons in the Policy Header.

Policy Type	Commercial Package Policy	Policy Number	15CP987-44-1263	Effective Date	07/01/2016	Expiration Date	07/01/2017	Continuous Coverage	NO
Carrier	General Insurance Company	Rating Agency	STANDARD & POOR'S	Carrier Rating	MARGINAL BB-				
Agent	Federal Insurance Co					Source of Insurance BORROWER			
Status	Active	Cancellation Date				Evidence Type POLICY			
Premium	21,900	Forced Placed	NO			Evidence Received 06/30/2016			
					Evidence Expired				
Days to Cancel	Non-Payment 5	Other Reasons	10						
Edit Add Component View Compliance Checks View Rules Add Investors to Policy View Escrow Information									

View Rules

Strategy uses the loans and investors identified on the policy to determine which Rule Sets to run against the policy. Using the identified loans and investors, Strategy selects the Rule Sets applied using their assigned Data Sets.

Policy Loan Numbers (Expand +/-)			
Loan Number		Most Recent Note	Attachment(s)
200000010	 		
40	 		
Excluded Loans			
Policy Interests (Expand +/-)			
Loan Number(s)	Name	Mortgagee Clause	Type
40	HASKELL ENTERPRISES [84]		LEAD NAMED INSURED
Multiple (1)			
200000010	FHLMC [800]		ADDITIONAL INSURED
Edit			

Users can click the View Rules button to see all rules checked against the Policy. If the property is secured by multiple loans, and different investors support the different loans, all rules for all investors will be checked.

Rules						
Rule Set	Entity	Data Set	Rule Name	Loan	Rule Description	Value
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Named Insured Includes Borrowing Entity	200000002	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing Entity' PIAUDPOL.IUPNIBORR is not 'Y', take designated action.	
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Named Insured Includes Borrowing Entity	109546	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing Entity' PIAUDPOL.IUPNIBORR is not 'Y', take designated action.	
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Named Insured Includes Borrowing Entity	445	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing Entity' PIAUDPOL.IUPNIBORR is not 'Y', take designated action.	
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Named Insured Includes Borrowing Entity	200000003	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing Entity' PIAUDPOL.IUPNIBORR is not 'Y', take designated action.	
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Named Insured Includes Borrowing Entity	200000001	Insurance - Named Insured Includes the Borrowing Entity. Variable Value: none. Logic: For any active Policy associated with the loan(s), if the field 'Named Insured Includes Borrowing Entity' PIAUDPOL.IUPNIBORR is not 'Y', take designated action.	
System Wide Insurance Comp. [SYS]	LOAN - ALL	All Loans	Policy Paid Receipt	200000002	Insurance - Paid Receipt Received. Variable Value: none. Logic: For any active Policy, if the field Paid Receipt PIAUDPOL.IUPRECEIPT is not 'Y', take designated action.	
Number of Rules: 260						

The window identifies the Rule Set, the Named Entity (Investor, Loan, Collateral) the Data Set, or group of loans, the loan covered by policy is assigned to, the Rule Short Name, the Loan #, and the Full Rule Description which describes any variable value and the logic used to evaluate the policy. The Value column displays the Variable Value applied for the instance of the rule.

Rule Description	Value
Insurance - Earthquake deductible % must be equal to or less than maximum allowed. Variable Value: Specify maximum deductible % allowed for earthquake coverage. Logic: For all buildings on a loan and any active policies on those buildings that have earthquake coverage PIPOLCOVER.IPVICV### = 5, if the deductible % PIPOLAMT.IPMAMOUNT where PIPOLAMT.IPMICM###=16 on any of those coverage records exceeds the rule detail value, take the designated action.	10.00000000000000

Like most Strategy grids, right clicking will allow you to export the window to Excel.

Compliance Rule Violations

Compliance Rule Violations								
<div> Waive Alert Add Manual Alert Edit Manual Alert Export Alerts to Spreadsheet </div>								
Name	Loan Number	Policy Number	Effective Date	Expiration Date	Alert	Rule Number	Rule Description	
AMERICA'S REALTY TRUST	200000003	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums business income/loss of rents actual loss sustained is required	326	Business Income BI/LOR Actual Loss Sust Required	
AMERICA'S REALTY TRUST	200000003	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums has no terrorism coverage	350	Terrorism Coverage on Building Required	
AMERICA'S REALTY TRUST	200000003	15GL987-43-8921	07/01/2016	07/01/2017	Commercial General Liability 15GL987-43-8921 general liability policy interest correct flag is not 'Y' for interest type additional insured	337	General Liability Additional Insur Clause	
AMERICA'S REALTY TRUST	200000003	15GL987-43-8921	07/01/2016	07/01/2017	Commercial General Liability 15GL987-43-8921 no unintentional errors & omissions coverage exists on policy	336	Unintentional E&O Coverage Required	
Opal Management Company	200000001	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums business income/loss of rents actual loss sustained is required	326	Business Income BI/LOR Actual Loss Sust Required	
Opal Management Company	200000001	15GL987-43-8921	07/01/2016	07/01/2017	Commercial General Liability 15GL987-43-8921 no unintentional errors & omissions coverage exists on policy	336	Unintentional E&O Coverage Required	
Opal Management Company	200000002	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums business income/loss of rents actual loss sustained is required	326	Business Income BI/LOR Actual Loss Sust Required	
Opal Management Company	200000001	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums has no terrorism coverage	350	Terrorism Coverage on Building Required	
Opal Management Company	200000002	4577876	04/01/2013	04/01/2013	Commercial Property Policy 4577876 Apple Tree Estates 2 story Condominiums has no terrorism coverage	350	Terrorism Coverage on Building Required	
Opal Management Company	200000001	15GL987-43-8921	07/01/2016	07/01/2017	Commercial General Liability 15GL987-43-8921 general liability policy interest correct flag is not 'Y' for interest type additional insured	337	General Liability Additional Insur Clause	
AMERICA'S REALTY TRUST	200000003	15428-AZ-8495	10/31/2017	10/31/2017	Commercial Package Policy 15428-AZ-8495 named insured includes borrowing entity flag is not 'Y'	302	Named Insured Includes Borrowi Entity	

Clicking the View Compliance Checks button in the Policy Header runs the evaluation programs for the assigned rules. When completed the Compliance Rule Violation window appears listing all Rule Violations.

Name – is the primary borrower on the loan

Loan Number – the associated loan number based on information entered on the policy (property address, Lead Name Insured).

The Policy Number, Effective Date and Expiration Date of the policy.

The window then displays the Alert Text, Rule Number, Rule Short Description and any Variable Value defined in the last 4 columns. The Alert text assigned to the Rule contains the policy number and a brief description of the violation for the Rule.

There are 4 buttons at the top of the Compliance Rule Violation:

Waive Alert allows users with appropriate security to waive a particular noncompliance item. Click the row in the window and select Waive Alert.

Waive Alert

Waiver Text

Waiver Expiration Date

Permanent Waiver

☐

Save

Delete

Cancel

The Waive Alert window requires that the user enter a comment to document the reason for the waiver. Select Permanent Waiver to ignore the rule for the life of the policy or enter an expiration date.

Waiver comments and dates appear next to rules when the down load to Excel is used.

Add and Maintain Alerts

Users can capture and maintain additional compliance issues not covered by the current sets of rules using the Add Manual Alert button.

Clicking the Add Manual Alert button allows you to enter Alert Text, Description, and Rule Value.

Compliance Rule Violations

Waive Alert

Add Manual Alert

Edit Manual Alert

Export Alerts to Spreadsheet

Name	Loan Number	Policy Number
<div> <div>Maintain Manual Alert</div> <div> <div>Loan Number</div> <div>10020003</div> </div> <div> <div>Policy Number</div> <div>DIC783-89-543</div> </div> <div> <div>Alert Text</div> <div>Add your own Alert Text</div> </div> <div> <div>Description</div> <div>Your own Description</div> </div> <div> <div>Rule Value</div> <div></div> </div> <div> <div>Save</div> <div>Delete</div> <div>Cancel</div> </div> </div>		

Use the provided search feature (magnifying glass icon) to associate these Manual Alerts with a Loan Number and a Policy Number. When entering the Manual Alert, it does not have to be associated with the current Policy and Loan Number, but if entered with a different Policy and Loan Number, it will not display in the Compliance Rule Violation window displaying.

Compliance Rule Violations								
<div> <div>Waive Alert</div> <div>Add Manual Alert</div> <div>Edit Manual Alert</div> <div>Export Alerts to Spreadsheet</div> </div>								
Name	Loan Number	Policy Number	Effective Date	Expiration Date	Alert	Rule Number	Rule Description	
Northern Real Estate Properties, Inc	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier S&P rating not on file - does not meet minimum requirement	306	Carrier S&P Rating	
Northern Real Estate Properties, Inc	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier Fitch rating not on file - does not meet minimum requirement	308	Carrier Fitch Rating	
Northern Real Estate Properties, Inc	10020003	PR1987-52-6872	07/01/2015	07/01/2016	Commercial Property Policy PR1987-52-6872 Warehouse building co-insurance 90.0 % does not meet minimum requirement	319	Property Building Minimum Co-insurance %	
Northern Real Estate Properties, Inc	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier S&P rating not on file - does not meet minimum requirement	306	Carrier S&P Rating	
Northern Real Estate Properties, Inc	10020003	DIC783-89-543	07/01/2015	07/01/2016	Add your own Alert Text		Your own Description	

Export Alerts to Spreadsheet

Clicking the Export Alerts to Spreadsheet button downloads the Compliance Alert Report.

Columns include: (Borrower) Name, Loan Number, Policy Number, Effective Date, Expiration Date, Alert, Rule Number, Rule Description (Short), Rule Value, Rule Type, Compound Rule ID, Rule Detail ID, Waiver Text and Wavier Expiration.

Compliance Alert Report 20180712 162204927000.xls [Read-Only] [Compatibility Mode] - Microsoft Excel

	A	B	C	D	E	F	G
	Name	Loan Number	Policy Number	Effective Date	Expiration Date	Alert	Rule Number
1	Northern Real Estate Properties, Inc.	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier S&P rating not on file - does not meet minimum requirement	306
2	Northern Real Estate Properties, Inc.	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier Fitch rating not on file - does not meet minimum requirement	308
3	Northern Real Estate Properties, Inc.	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier Moody's rating not on file - does not meet minimum requirement	309
4	Northern Real Estate Properties, Inc.	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier Moody's rating not on file - does not meet minimum requirement	307
5	Northern Real Estate Properties, Inc.	10020003	GL1987-52-6872	07/01/2015	07/01/2016	Commercial General Liability GL1987-52-6872 general liability general aggregate coverage amount 5,000,000.00 does not meet minimum requirement	332
6	Northern Real Estate Properties, Inc.	10020003	GL1987-52-6872	07/01/2015	07/01/2016	Commercial General Liability GL1987-52-6872 general liability limit per occurrence coverage sum 1,000,000.00 does not meet minimum requirement	331
7	Northern Real Estate Properties, Inc.	10020003	PR1987-52-6872	07/01/2015	07/01/2016	Commercial Property Policy PR1987-52-6872 Warehouse building co-insurance 90.0 % does not meet minimum requirement	319
8	Northern Real Estate Properties, Inc.	10020003	DIC783-89-543	07/01/2015	07/01/2016	Difference in Conditions DIC783-89-543 Lexington Ins. Co. carrier S&P rating not on file - does not meet minimum requirement	306

View Escrow Information

Synchronized with the Escrow module, the Escrow Information button displays the information available from the right mouse option Disbursement Information. Customers have requested the ability to tie more than one Disbursement Information record to a package or blanket policy. The Escrow Information window will display the basic insurance policy information in the top section followed by one or more Disbursement Information sections containing payment information.

Escrow Information

Escrow Information

Insurance Company
Denton Insurance Company [00]
Insurance Agent
Denton Insurance Company [00]

Audit Date
Effective Date
11/01/2013
Expiration Date
11/01/2014
Policy Number

Type of Insurance
Pending Losses Y/N
Notice Type

Disbursement Information

Loan Number
10020027
Billing Status
WAITING FOR BILL [2]
Payment Amount
1100.00
Months to Remit
12
Next Remit Date
11/01/2014
Disbursement Frequency
12
Premium Amount
Auto Bill Entry
NO
Advance Exp Date on Disb
YES
Override Negative Balance
NO
Disbursement Batch #
Property Location
(1)

Ok
Cancel
Add Disbursement Linkage

Users can add one or more Disbursement Information sections from the Escrow Information window using the Add Disbursement Linkage button. The feature allows you to search for an escrow record or manually add disbursement information via the Add Escrow Disbursement Information button at the bottom of the Escrow Search window. Entering and maintaining Disbursement Information in the web based Escrow Information window updates the escrow records.

Escrow Search

If this policy already exists in Strategy CS, select it to populate relevant policy information.

Loan Number:

Policy Number:

Type of Insurance:

Loan Number	Insurance Seq.	Escrow Type	Billing Status	Policy Number	Insurance Company
40020029	1	HAZARD	WAITING FOR BILL		Continental Casualty Compan

Escrow Information

Escrow Information

Insurance Company: Insurance Agent:

Audit Date: **Type of Insurance**:

Effective Date: Pending Losses Y/N:

Expiration Date: Notice Type:

Policy Number:

Disbursement Information

Loan Number:

Billing Status: Payment Amount:

Months to Remit: Next Remit Date:

Disbursement Frequency: Premium Amount:

Auto Bill Entry: **Advance Exp Date on Disb**:

Override Negative Balance: Disbursement Batch #:

Property Location:

Disbursement Information

Loan Number:

Billing Status: Payment Amount:

Months to Remit: Next Remit Date:

Disbursement Frequency: Premium Amount:

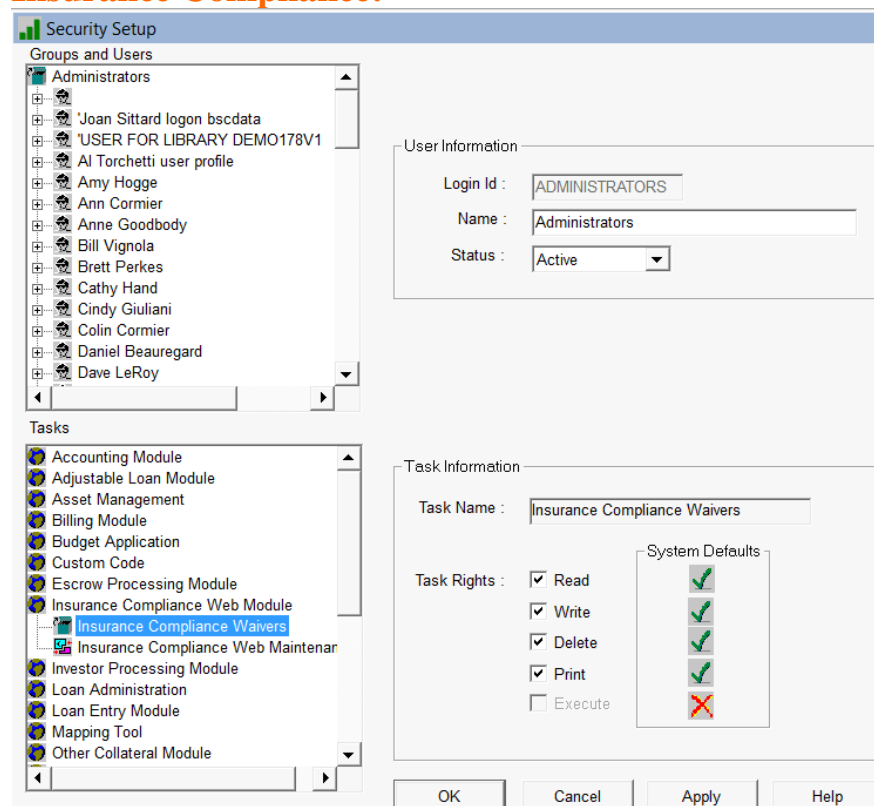
Auto Bill Entry: **Advance Exp Date on Disb**:

Override Negative Balance: Disbursement Batch #:

Property Location:

Security

Insurance Compliance:



The screenshot shows the 'Security Setup' dialog box. On the left, there are two tree views: 'Groups and Users' and 'Tasks'. The 'Groups and Users' list includes 'Administrators' and several individual users. The 'Tasks' list includes various modules, with 'Insurance Compliance Waivers' selected. On the right, the 'User Information' section shows 'Login Id' as 'ADMINISTRATORS', 'Name' as 'Administrators', and 'Status' as 'Active'. The 'Task Information' section shows 'Task Name' as 'Insurance Compliance Waivers'. Under 'Task Rights', the 'Read', 'Write', 'Delete', and 'Print' checkboxes are checked, while 'Execute' is unchecked. A 'System Defaults' box shows green checkmarks for Read, Write, Delete, and Print, and a red X for Execute. At the bottom are buttons for 'OK', 'Cancel', 'Apply', and 'Help'.

Insurance Compliance has Execute authority on the Insurance Widget.

In addition to providing access to the Insurance Policy,

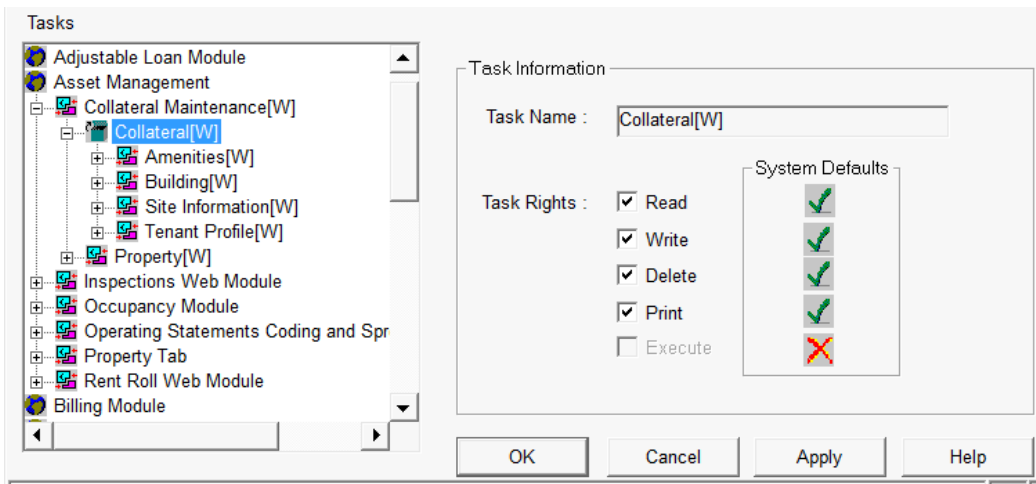
Read, Write, Delete and/or Print rights can be assigned for:

- Waive Insurance Compliance Alerts

- Insurance Compliance Web Maintenance.

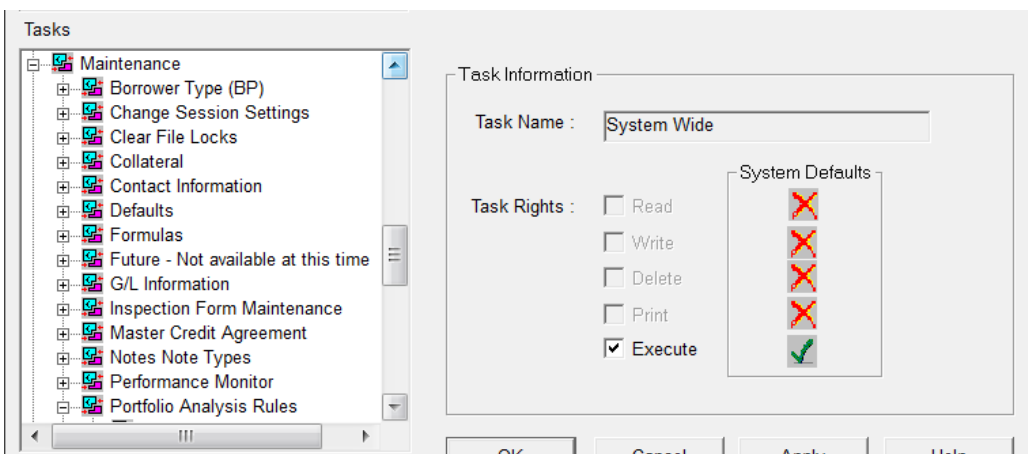
Collateral Maintenance

Security for the Web based Collateral module can be found under the Asset Management module. Users must have Execute rights to open the Collateral Maintenance [W]. In addition users can be granted Read, Write, Delete and Print rights to View, Add or Update, Delete or Print Site, Tenant, Amenities or Building information.

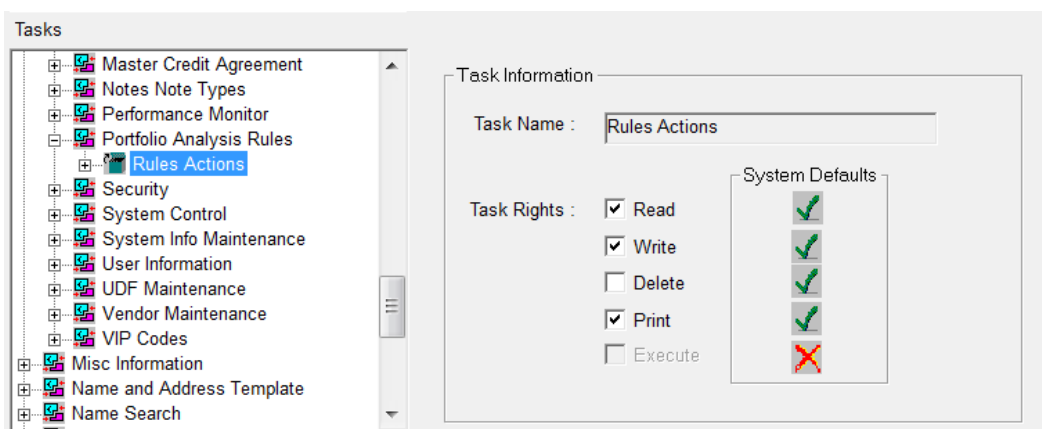


Rules Maintenance

Security for Rules Maintenance is available under the System Wide, Maintenance, Portfolio Analysis Rules. Users can be granted rights to Read, Write, Delete or Print rules in Rules maintenance.



Additional security is provided for Rules Action (Read, Write, Delete, or Print).



Rules

As of Release 19D there are approximately 300 insurance rules. These rules evaluate a number of policy types, coverages, and qualifiers against industry requires posed by major investors such as CREFC, Ginnie Mae, FHA, Freddie Mac, and Fannie Mae. A complete listing of rules can be found in the document *Insurance Rule Descriptions VI.docx*.

Appendix A - Coverages, Amounts, and Qualifiers

Line of Business determines the available Policy Types. Policy Type determines what Coverage Types are available for selection. Once the Coverage Type is Selected the appropriate fields to provide Amounts/Limits, and Qualifiers are displayed based on the Coverage Type.

Line Commercial Excess Liability (10)

Policies	Coverages	Amounts	Qualifiers
Umbrella Liability Coverage (17)	Umbrella Liability Coverage (13)	Deductible Amount General Aggregate Limit Limit Per Occurrence Self-Insured Retention Amount General Aggregate Limit Per Location Combined Single Limit Personal and Advertising Injury Limit	Contractual Liability Included
	Terrorism Coverage (10)	Deductible Amount General Aggregate Limit Limit Per Occurrence Self-Insured Retention Amount General Aggregate Limit Per Location	

Policies	Coverages	Amounts	Qualifiers
Excess Liability Coverage (10)	Excess Liability Coverage (20)	Deductible Amount General Aggregate Limit Limit Per Occurrence Self-Insured Retention Amount General Aggregate Limit Per Location Combined Single Limit Personal and Advertising Injury Limit	Contractual Liability Included
	Terrorism Coverage(21)	Deductible Amount General Aggregate Limit Limit Per Occurrence Self-Insured Retention Amount General Aggregate Limit Per Location	

Line Commercial Property (2) or Line Commercial Package Policy (1)

Policies	Subject	Coverages	Amounts	Qualifiers
Commercial Property (1) Commercial Package (6) Component Property Excess Property (19) Builders Risk (21)	Building	Property Coverage (1)	Coverage Limit Deductible Amount Deductible Percentage Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Property Form Type Agreed Amount Limit Type Deductible Type Builder Risk Form ISO Coverage Equivalence Co- Insurance Applies
		Ordinance & Law Coverage (2) Earthquake Coverage for Ordinance and Law (38) Windstorm Coverage for Ordinance & Law for (55) Flood Coverage for Ordinance & Law (54) Terrorism Coverage for Ordinance & Law (56)	Coverage A Amount Coverage B Amount Coverage C Amount Coverage A,B, & C Amount Coverage B & C Amount Deductible Amount Coverage A Percentage Coverage B Percentage Coverage C Percentage Coverage A,B, & C Percentage Coverage B & C Percentage	Increased Period of Restoration Limit Type
		Windstorm Coverage (3) Named Storm (40)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Agreed amount Deductible Percentage	Property Valuation Method Property Form Type Agreed Amount Named Storm Coverage Limit Type Deductible Type Co- Insurance Applies

Policies	Subject	Coverages	Amounts	Qualifiers
Commercial Property (1) Commercial Package (6) Component Property Excess Property (19) Builders Risk (21)		Flood Coverage (4)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Underlying Limit Deductible Percentage Agreed amount	Property Valuation Method Limit Type Deductible Type NFIP Coverage Equivalence Agreed Amount Co- Insurance Applies
		Equipment Break Down Coverage (42)	Coverage Limit Deductible Amount	
		Terrorism Coverage (14)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Property Form Type Agreed Amount Limit Type Deductible Type Co- Insurance Applies
		Earthquake Coverage on Property (5)	Coverage Limit Deductible Amount Deductible Percentage Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Limit Type Deductible Type Agreed Amount Co- Insurance Applies

Policies	Subject	Coverages	Amounts	Qualifiers
Commercial Property (1) Commercial Package (6) Component Property Excess Property (19)		Avalanche Coverage (31) Mine Subsidence Coverage (27) Volcanic Activity Coverage (29) Sinkhole (25)	Coverage Limit Sublimit Deductible Amount Deductible Percentage Coinsurance Percentage	Limit Type Deductible Type Property Valuation Method
		Coverage for Backup of Sewer and Drains (33)	Coverage Limit Sublimit Deductible Amount Deductible Percentage Coinsurance Percentage	Limit Type
		Limited Fungus Coverage(45)	Coverage Limit Annual Aggregate Limit	
	Business Income (3) Or Rental Income	Business Income Coverage (2) Earthquake Coverage on Business Income (15) Windstorm Coverage on Business Income (16) Terrorism Coverage on Business Income (18) Flood Coverage on Business Income(19)	Coverage Limit Deductible Amount Deductible No. of Days Deductible Percentage Coinsurance Percentage Monthly Percentage Limit Extended Period of Indemnity (Days) Extra Expense Limit	Property Valuation Method Property Form Type Limit Type Deductible Type ISO Coverage Equivalence

Policies	Subject	Coverages	Amounts	Qualifiers
	(4)	Avalanche Coverage on Business Income (32) Backup of Sewer and Drains on Business Income (34) Mine Subsidence Coverage on Business Income (28) Named Storm Coverage on Business Income (41) Sinkhole Coverage on Business Income (26) Volcanic Activity Coverage on Business Income (30)	Number of Months Sublimit	
Commercial Property (1) Commercial Package (6) Component Property Excess Property (19)	Personal Property	Contents (58)	Coverage Limit Deductible Amount Deductible Percentage Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Property Form Type Agreed Amount Limit Type Deductible Type Builder Risk Form ISO Coverage Equivalence Co- Insurance Applies
Builders Risk (21)	Building	Builder's Risk Coverage (62)	Coverage Limit Deductible Amount	

Line Commercial Liability (3) or Line Commercial Package Policy (1)

Policies	Coverages	Amounts	Qualifiers
Commercial General Liability (7) Commercial Package(6) Component Liability	Liability Coverage (6)	Limit Per Occurrence Deductible Amount Self-Insured Retention Amount General Aggregate Limit Per Location General Aggregate Limit Personal and advertising Injury Limit Medical Expense any one person Products- completed Operations Aggregate	Coverage Includes Defense Costs Contractual Liability included Unintentional Errors & Omissions coverage included Defense Costs Are in Addition to Policy limits ISO Coverage Equivalence Garage Liability Swimming Pool Liability
	Liquor Liability Coverage(46)	General Aggregate Limit Limit Per Occurrence	
	Unintentional Errors and Omissions (7)	Not applicable	Not applicable
	Terrorism Coverage (9)	Deductible Amount General Aggregate Limit Limit Per Occurrence Self-Insured Retention Amount General Aggregate Limit Per Location	
	Underground Storage and Tanks(44)	General Aggregate Limit Limit Per Occurrence	

Policies	Coverages	Amounts	Qualifiers
	Pollution Liability(43)	General Aggregate Limit Per Location Limit Per Occurrence	
	Professional Liability Coverage (12)	Deductible Amount General Aggregate Limit Limit Per Occurrence	
Liquor Liability(26)	Liquor Liability Coverage (46)	General Aggregate Limit Limit Per Occurrence	
Environmental Liability(24)	Underground Storage and Tanks (44)	General Aggregate Limit Limit Per Occurrence	
	Pollution Liability (43)	General Aggregate Limit Per Location Limit Per Occurrence	

Line Professional Liability (4)

Policies	Coverages	Amounts	Qualifiers
Professional Liability Coverage (8)	Professional Liability Coverage (10)	General Aggregate Limit Limit Per Claim Deductible Amount General Aggregate Limit Per location Self-Insured Retention Amount	

Policies	Coverages	Amounts	Qualifiers
Directors & Officers Liability Coverage (22)	Directors & Officers Liability Coverage (24)	Limit Per Occurrence Deductible Amount Self-Insured Retention Amount	

Line Inland Marine (6)

Policies	Coverages	Amounts	Qualifiers
Builders Risk Policy [Inland Marine](32) Equipment Floater [Inland Marine] (10)	Builders Risk Coverage - Marine (51)	Limit Per Occurrence Limit Per Catastrophe	

Line Workers Compensation (7)

Policies	Coverages	Amounts	Qualifiers
Worker's Compensation (11) Employer's Liability (23)	Workers Compensation (36) Employers Liability Coverage (37)	Not Applicable	Not Applicable

Line Automobile (8)

Policies	Coverages	Amounts	Qualifiers
Business Automobile Insurance (12)	Automobile Liability Coverage (35) Personal Injury Protection (39)	Combined Single Limit Bodily Injury per Person Limit Bodily Injury per Occurrence Limit Property Damage Per Occurrence Limit	Covered Automobiles

Line Fidelity (9)

Policies	Coverages	Amounts	Qualifiers
Commercial Crime Insurance (25)	Commercial Crime Coverage (47)		
Fidelity Policy (13)	Employee Dishonesty Coverage (23)		

Line Garage (12)

Policies	Coverages	Amounts	Qualifiers
Garage Keepers Legal Liability Insurance (33)	Garage Keepers Legal Liability (48)	Comprehensive Limit Per Vehicle Comprehensive Deductible Collision Limit Per Vehicle Collision deductible	
Garage Liability (28)	Garage Liability Coverage (52)	General Aggregate Limit Combined Single Limit	

Line Watercraft (13)

Policies	Coverages	Amounts	Qualifiers
Watercraft Coverage (30)	Watercraft Coverage (49)	Coverage Limit Deductible Amount	

Line Equipment Breakdown (5)

Policies	Subject	Coverages	Amounts	Qualifiers
Equipment Breakdown(16) or Boiler & Machinery(6)	Boiler & Machinery (7)	Equipment Coverage (11) Or Boiler & Machinery (17)	Coverage Limit Deductible Amount	
	Business Income	Business Income (22)	Coverage Limit Deductible Amount Deductible No. of Days Deductible Percentage Coinsurance Percentage Monthly Percentage Limit Extended Period of Indemnity (Days) Extra Expense Limit Number of Months Sublimit	Property Valuation Method Property Form Type Limit Type Deductible Type ISO Coverage Equivalence
	Building	Ordinance & Law Coverage (53)	Coverage A Amount Coverage B Amount Coverage C Amount Coverage A,B, & C Amount Coverage B & C Amount Deductible Amount Coverage A Percentage Coverage B Percentage Coverage C Percentage Coverage A,B, & C Percentage Coverage B & C Percentage	Increased Period of Restoration Limit Type

Line Commercial Property [Stand-alone] (2)

Policies	Subject	Coverages	Amounts	Qualifiers
Windstorm Policy (5)	Building	Windstorm Coverage(3)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Agreed amount Deductible Percentage	Property Valuation Method Property Form Type Agreed Amount Named Storm Coverage Limit Type Deductible Type Co- Insurance Applies
Flood Policy (3) Or Excess Flood Policy (20)	Building	Flood Coverage (4)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Underlying Limit Deductible Percentage Agreed amount	Property Valuation Method Limit Type Deductible Type NFIP Coverage Equivalence Agreed Amount Co- Insurance Applies
Terrorism Policy (15)	Building	Terrorism Coverage (14)	Coverage Limit Deductible Amount Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Property Form Type Agreed Amount Limit Type Deductible Type Co- Insurance Applies
Earthquake Policy (4)	Building	Earthquake Coverage on Property (5)	Coverage Limit Deductible Amount Deductible Percentage Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Limit Type Deductible Type Agreed Amount Co- Insurance Applies

Policies	Subject	Coverages	Amounts	Qualifiers
Business Income Policy (2)	Business Income Rental Income	Business Income Coverage (2) Earthquake Coverage on Business Income (15) Windstorm Coverage on Business Income (16) Terrorism Coverage on Business Income (18) Flood Coverage on Business Income (19) Avalanche Coverage on Business Income (32) Backup of Sewer and Drains on Business Income (34) Mine Subsidence Coverage on Business Income (28) Named Storm Coverage on Business Income (41) Sinkhole Coverage on Business Income (26) Volcanic Activity Coverage on Business Income (30)	Coverage Limit Deductible Amount Deductible No. of Days Deductible Percentage Coinsurance Percentage Monthly Percentage Limit Extended Period of Indemnity (Days) Extra Expense Limit Number of Months Sublimit	Property Valuation Method Property Form Type Limit Type Deductible Type ISO Coverage Equivalence
Political Risk Insurance (27)	Building	Property Coverage (1)	Coverage Limit Deductible Amount Deductible Percentage Coinsurance Percentage Sublimit Agreed Amount	Property Valuation Method Property Form Type Agreed Amount Limit Type Deductible Type Builder Risk Form ISO Coverage Equivalence Co- Insurance Applies

Line Valuable Papers (16)

Policies	Subject	Coverages	Amounts	Qualifiers
Value Papers (40)		Value Papers (63)	Coverage Limit Deductible Amount	

Line Life & Health (14)

Policies	Subject	Coverages	Amounts	Qualifiers
Key Man Life Coverage (31)		Life Coverage (50)	Policy Face	
Term Life (41)		Term Life (64)		

Appendix B - Policy Entry Quick Hit List

Policy Section				
Policy Type		Stand Alone Commercial Property Policy	Stand Alone Liability Policy	Commercial Package Policy
Policy Interests	Add the Lead Named Insured Add the Additional Insured	Borrower Name	Borrower Name	Borrower Name
				Component = Liability
Add Coverage			Add the coverages	Add the Coverages
Blanket		Enter Blanket		
Or		Enter Blanket Coverages		
		Or		Add Component = Property
Building Specific Subject		Building Specific Subject		
Add Location		Search the Collateral & Select		Search the Collateral & Select
Add Building		Add a Building		Add a Building
Add Subject		Save Subject – Building		Save Subject – Building
Add Interest	Add the Mortgage	Add the Interests - Mortgagee		Add the Interests - Mortgagee
Add Coverages		Add Coverages		Add Coverages
		Keep adding all the building		Keep adding all the building

		coverages		coverages
Add Subject		Save Subject – Business Income		Save Subject – Building
Add Interest	Add the Loss Payee	Add the Interests - Loss Payee		Add the Interests - Loss Payee
Add Coverages		Add Coverages		Add Coverages
		Keep adding all the building coverages		Keep adding all the building coverages

Standalone Commercial Property	Standalone Liability Policy	Commercial Package Policy
Policy Type Commercial Property Policy	Policy Type Professional Liability	Policy Type Commercial Package Policy
Policy Interests (Expand +/-)	Policy Interests (Expand +/-)	Policy Interests (Expand +/-)
Blanketed Subjects of Insurance Add Blanket	Add Coverage Add Coverage Add Coverage	Component 3 Type Commercial General Liability Add Coverage Add Coverage Add Coverage
OR		
Building Specific Subject of Insurance (Expand +/-) Add Location Add Building Add Subject Subject - Type Building Description Additional Interests Add Coverage Add Coverage Add Coverage Add Subject Add Interest Subject - Type Business Income Description Add Coverage Add Coverage Add Coverage		Component 2 Type Commercial Property Policy Building Specific Subject of Insurance (Expand +/-) Add Location Add Building Add Subject Subject - Type Building Description Additional Interests Add Coverage Add Coverage Add Coverage Add Subject Add Interest Subject - Type Business Income Description Add Coverage Add Coverage Add Coverage

