AOAO Vendor Insurance Requirements

For vendors, contractors and businesses that the AOAO deals with, we recommend the following insurance limits and additions.

- The **General Liability (CGL)** Coverage with at least:
  - $1million per occurrence/$2million aggregate
  - Association and/or the Property Management Company to be named as ***additional insured****
  - ***Waiver of subrogation**** in favor of the Association and/or Property Management Company
- The **Automobile Liability** coverage with at least $1million combined single limit
- The **Workers Compensation** coverage:
  - Association and/or the Property Management Company to be named as ***additional insured or alternate employer****
  - ***Waiver of subrogation**** in favor of the Association and/or Property Management Company

*The ***additional insured and alternate employer*** status extend coverage to the Association under the vendor/contractor's policies.

**** The purpose for having the ***waiver of subrogation*** is that it prevents the vendor's/contractor's insurance company from going after the association for their employees' injuries sustained while working.

If the property management company, also had a part in selecting or hiring the vendor/contractor, they may also want to be named as additional insured and have the waiver of subrogation include them.

ATLAS
INSURANCE AGENCY