



PEMCO, LTD.

3525 Piedmont Rd., N.E., Bldg. 5, Suite 310
Atlanta, Georgia 30305

Appraiser & Broker-LLB Application & Current Data Requirements

Please check box that applies to the services provided by your company

- | | | | | |
|---|--------------------------------------|-------------------------------------|--|---|
| <input type="checkbox"/> Broad Listing Broker | <input type="checkbox"/> Appraisal | <input type="checkbox"/> Inspection | <input type="checkbox"/> Extermination | <input type="checkbox"/> Landscaping/Snow Removal |
| <input type="checkbox"/> Clean Out | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Sewer/Septic/Well (circle) |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Painting | <input type="checkbox"/> Carpentry | <input type="checkbox"/> General Repairs | |
| <input type="checkbox"/> Environment or Hazardous Abatement | Other: (Please specify) _____ | | | |

Section (1) General Information

Company Name		Telephone	
DBA		Fax	
Company Address (Physical address)			
Name & Addresses of all company owners/partners/share- holders			
Contact Person		Email Address	
Emergency Contact (after hours & weekend)		Emergency after-hours telephone/pager	

Section (2) Billing Information

Accounting Contact		Telephone	
Email Address		Fax	
Billing Address			
Fed. Tax. ID # (See vendor Registration Requirements)			

Section (3) Small and Disadvantaged Business Utilization

Please check:

- Small Business 8(a) Small Disadvantaged Businesses (SDB) Women Owned Small Businesses (WOSB)
 Service Disabled Veteran Owned Businesses (SDVOSB) Veteran Owned Small Business (VETOSB) HUBZone

Section (4) Insurance Information

Liability Insurance Carrier & Address			
Agent's Name		Telephone Number	

Worker's Compensation Carrier & Address					
Agent's Name				Telephone Number	
To be completed by PEMCO					
Verified Coverage		Liability	WCP	Verified by:	
<i>Section (5) References (list 3 names, addresses, and telephone numbers for companies you have performed work for)</i>					
1. Company				Address	
Contact				Telephone	
2. Company				Address	
Contact				Telephone	
3. Company				Address	
Contact				Telephone	
<i>Section (6) Business Licenses Held</i>					
List Name of issuing authority (attach copy)		1)	List Classification And/or type of License		1)
		2)			2)
		3)			3)
<i>Section (7) Listing of Company Vehicles that will be used for servicing this contract</i>					
Vehicle 1 (make/model)				Year	Plate
Vehicle 2 (make/model)				Year	Plate
Vehicle 3 (make/model)				Year	Plate
<i>Section (8) Office Technology</i>					
Please check:					
<input type="checkbox"/> Digital Camera <input type="checkbox"/> Computer <input type="checkbox"/> Email <input type="checkbox"/> Fax Machine <input type="checkbox"/> Scanner Software Capabilities (please list): _____					
To be completed by PEMCO					
Reference 1		Good	Fair	Poor	Comments
Reference 2					Comments
Reference 3					Comments

Declaration/Signature of Vendor

I declare under penalty of perjury that all information provided in this application is true and complete to the best of my knowledge. I understand that untruthful, misleading or incomplete answers whether through misrepresentation, concealment, inadvertence, or mistake, are cause for denial of an initial application or revocation of existing application and/or contract.

I agree to notify PEMCO , if any information provided on the application changes or becomes obsolete and/or if any criminal or civil actions are filed against me.

Signature _____ Title _____ Date _____ Witness _____ Date _____

Application Received: _____	Requirements Met: _____
Notification to Field Office: _____	PEMCO ID #: _____



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Tel: (404) 995-7111 • Fax: (404) 995-7110
E-mail: PEMCOLTD@aol.com

Waiver of Lien Rights

Waiver of Lien Rights: Vendor may have rights under state statutes to execute liens against the properties for non-payment of invoices. Understanding this right, Vendor unconditionally agrees to waive, and DOES HEREBY WAIVE, all lien rights that Vendor may be entitled to and Vendor agrees to pursue collection efforts without affecting clear title to the real estate managed by PEMCO, Ltd. Any disputes pertaining to invoices will be submitted to mediation before suit is filed by Vendor.

Dated: _____

Company Name

Signature

Title (Owner/Principal)

Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
or
Employer identification number

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a “saving clause.” Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the “Name” line. You may enter your business, trade, or “doing business as (DBA)” name on the “Business name” line.

Limited liability company (LLC). Check the “Limited liability company” box only and enter the appropriate code for the tax classification (“D” for disregarded entity, “C” for corporation, “P” for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner’s name on the “Name” line. Enter the LLC’s name on the “Business name” line.

For an LLC classified as a partnership or a corporation, enter the LLC’s name on the “Name” line and any business, trade, or DBA name on the “Business name” line.

Other entities. Enter your business name as shown on required federal tax documents on the “Name” line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the “Business name” line.

Note. You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the “Exempt payee” box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following payees are exempt from backup withholding:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
2. The United States or any of its agencies or instrumentalities,
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,
7. A foreign central bank of issue,
8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
9. A futures commission merchant registered with the Commodity Futures Trading Commission,
10. A real estate investment trust,
11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
12. A common trust fund operated by a bank under section 584(a),
13. A financial institution,
14. A middleman known in the investment community as a nominee or custodian, or
15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 9
Broker transactions	Exempt payees 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt payees 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 7

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting www.irs.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt payees, see *Exempt Payee* on page 2.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

Call the IRS at 1-800-829-1040 if you think your identity has been used inappropriately for tax purposes.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS personal property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.consumer.gov/idtheft or 1-877-IDTHEFT(438-4338).

Visit the IRS website at www.irs.gov to learn more about identity theft and how to reduce your risk.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ³
For this type of account:	Give name and EIN of:
6. Disregarded entity not owned by an individual	The owner
7. A valid trust, estate, or pension trust	Legal entity ⁴
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

Subcontractor Insurance Requirements

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

A. Workers Compensation and Employers Liability

Statutory coverage in compliance with the Compensation laws of the state(s) serviced. At minimum coverage shall include Employer's Liability with minimum limits of:

\$100,000 each Accident

\$500,000 each Disease

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

PEMCO requires a certificate of workers compensation for all contractors regardless of State exclusions. Contractors working in multiple states must meet or exceed the Statutory requirements of the State(s) they are working in.

B. Comprehensive General Liability

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

\$2,000,000 General Aggregate

\$2,000,000 Products and Completed Open Aggregate

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

\$1,000,000 Each Occurrence

This policy must include:

- Manufacturers and Contractors Coverage with all X, C & U exclusions deleted;
- Products and Completed Operations Coverage including, Contractual liability (written or oral) and owners and Contractors protective;
- The Secretary of Housing and Urban Development, and PEMCO, Ltd. must be named as an additional insured as liability and auto coverage. Form CG 2010 (11/85) shall be required for liability;
- 30 days direct written notice in a event of cancellation or material change in coverage;
- A provision that such insurance shall be primary and non-contributing to General Contractor;
- Waiver of Subrogation as respect to Workers Compensation coverage;
- Certificate must warrant there is no condo/townhouse exclusion;
- No self Insurance or Captive Programs are allowed;
- A.M. Best rating of A class vii or better.
- Any contractor work under 5 feet of depth shall carry \$5,000,000 Liability Coverage;
- All deductions and self-insured retentions must be disclosed on Certificate.

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

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

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

Sub-Contractor Prohibited Activities

Subcontractors must be impartial when conducting HUD business. Sound business decisions, without preferential treatment or appearance of favoritism, require constant attention. These prohibited activities are designed to protect program integrity. High standards of honesty and conduct are essential in assuring public confidence. Avoiding misconduct and conflicts of interest is indispensable to maintaining these standards. This document, while not all-inclusive, provides specific prohibitions.

Prohibited Activities

General	Inspection & Payments
<ul style="list-style-type: none"> ▪ Accept money, favors, gratuities, entertainment, or anything of value that might affect or be reasonably interpreted as affecting your impartiality or influencing contractual action. ▪ Accept direct or indirect payment, fee, commission, compensation, or gratuities of any kind as an inducement of or acknowledgment of purchases made by you or by the Government following your solicitation. ▪ Employ, or enter into a contract for the purchase of materials or services from any person, firm, or corporation in which you have a direct or indirect interest or in the proceeds you are to share. This prohibition shall extend to firms in which your spouse, minor child, dependent, or partner may have a financial interest. 	<ul style="list-style-type: none"> ▪ Accept a bid which does not contain a price for all repair items included in the invitation to bid form. ▪ Falsify Inspection Reports. ▪ Recommend payment for work not completed. ▪ Alter contractor invoices. ▪ Submit monthly invoices that you cannot support by documentation such as other types of billings, canceled checks, or other cancelled negotiable instruments. ▪ Engage in fictitious billing. ▪ Submit duplicate billings for the same work or material. ▪ Claim fees for services not provided for in your contract.

Contracting	Real Estate
<ul style="list-style-type: none"> ▪ Knowingly solicit bids from paper or dummy firms. ▪ Develop repair specifications that are deliberately restrictive. ▪ Recommend replacement in lieu of repair as a routine practice. ▪ Charge excessive prices. ▪ Create fictitious companies to give the appearance of competitive bidding. ▪ Award contracts to other than the low bidder without solid justification. ▪ Award contracts to no more than one (1) layer of subcontractors. 	<p>With the exception of Pemco's approved list of Local Listing Brokers, (LLBs), all Subcontractors and their employees and any *identity of interest company is strictly prohibited from purchasing HUD-Owned Properties or being the selling broker for such properties during the duration of contract.</p> <p>Local Listing Brokers, their employees, and any *identity of interest company are also strictly prohibited from purchasing HUD-Owned Properties. However, in addition to any compensation agreement between Pemco and the LLB, and where permitted by State and/or local law, Local Listing Brokers will be allowed to represent a buyer of a HUD-Owned property and they will be entitled to collect the appropriate portion of the broker's sales commission (including authorized Selling Broker bonuses or incentives) paid by HUD upon the close of a HUD-Owned property.</p> <p>*An identity of interest company is defined as an individual, corporation, partnership, joint venture, limited liability company, or other entity directly or indirectly controlling or controlled by or under direct or indirect common control with the Contractor. An identity of interest company includes one in which the owners, managers, or staff of such entity have any familial relationship with the owners, manager, or staff of the Subcontractor.</p>