



# Certificate Tracking Program

Simplifying complex property portfolios

Managing your tenant portfolios requires juggling many different tasks at once to ensure that your properties are safe and secure. Day-to-day administration can often get in the way of looking to the future and staying on top of certificate expirations, compliance, and proactive risk management.

ABD will comprehensively review your risk exposures to identify things you might have missed, streamline your coverage, and find the optimal risk management strategy for your portfolio.

## ABD's Mission

Our Real Estate Team's goal is to give you the confidence that you're completely covered and the peace of mind that comes from saving money and reducing your administrative load.

## Benefits

- Certificate tracking protects owners and investors from uninsured or underinsured losses.
- ABD's proprietary online portal, ABD Connect, allows instant compliance checks and alerts.
- Contractual risk transfer means that losses are shifted away from your corporation and investors
- Partnering with ABD reduces administrative demand on the staff within your companies.

## Services Offered to Real Estate Portfolios

### Comprehensive Risk Exposure Review

The Real Estate Team's comprehensive review of your unique risk exposures by location includes aggregated location mapping and probable maximum claim reports that consider catastrophic exposures such as flood, wind, and earth movement.

### Timely Expiration Alerts

30 days prior to certificate expiration, ABD sends expiration emails to the tenant and their broker for renewal certificates.

### Compliance Assistance

ABD will identify all areas of non-compliance and work with the tenant & their broker to correct all coverage deficiencies.

### Ongoing Coverage Compliance Alert

On a weekly basis, ABD will provide a report of non-compliance outlining coverage disparities and all efforts made to achieve coverage compliance.

### Contract Review

ABD will work with your legal counsel on insurance specific language to ensure the most up-to-date language and protection available is adhered to.