

Document Crunch for Microsoft Word Negotiating Made Easy

Redline contracts faster and more accurately with

Document Crunch for Word - delivering the power of contract intelligence and insights directly into your contract review workflow

The screenshot shows a Microsoft Word document with several sections of text. The ribbon at the top has the 'Review' tab selected. A sidebar on the right is titled 'Document Crunch' and contains a 'Table of contents' section with various provisions like 'Allowances', 'Audit Rights – Project Financials', and 'Changes in the Work'. Below this is a 'Business Terms' section with sub-items such as 'Contingency', 'Contract Price, Contract Sum, GMP', and 'Lien Rights: Indemnity and Limitations'. A red callout box highlights a specific provision about performance bonds.

§ 11.3.7 WAIVERS OF SUBROGATION
The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, of all tiers, agents and employees, each of the other, and (2) the Architect, Architect's Representative, and any of their subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's Representative, subcontractors, and others named in Article 6, if any, and their subcontractors, suppliers, contractors, agents and employees, any of them, by appropriate agreement, written where legally required to do so, to waive each in favor of other parties enumerated herein. The parties shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss incurred under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the materials, as their interest may appear, subject to requirements of any applicable subrogage clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If further such bond is required, another agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle losses with insurers unless case of a party in interest shall object in writing within ten days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND
§ 11.4.1 The Owner shall require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract. Contractor to deliver said bonds only at such time that the Construction Loan is fully closed (with no impediments whatsoever to the release of any loan proceeds) and all other funds required to fulfill all contractual obligations of the Owner are available and restricted for the sole purpose of the funding of this Contract for Construction, and the Owner and Owner's Lender fulfill all other underwriting requirements of the Contractor's Surety.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.



Faster Contract Reviews

Review and understand the key provisions of a contract faster and make key redlines to contracts in minutes directly with Microsoft Word



Find Issues and Reduce Risk

Immediately flag items in the contract that are at odds with what your organization accepts – meaning no issues go untouched



Microsoft



Document Crunch

Table of contents

Explore the provisions found in your contract

✓ Voila! Your crunch has fully loaded.

Business Terms

- Allowances
- Audit Rights – Project Financials
- Changes in the Work
- Confidentiality Requirements
- Contingency
- Contract Price, Contract Sum, GMP
- Designated Representatives
- Dispute Resolution Mechanism
- Duration for Performance/Contract Time
- Final Payment
- Initial/Technical Scheduling Requirements
- Jury Trial Waiver
- Lien Rights: Indemnity and Limitations



Upskill Your Team

Early-career back-office reviewers gain an accelerated understanding of the legal risk in contracts, and are empowered to get more done, quickly



Negotiate, understand, and compare your contracts



Crunch your Contracts in Microsoft Word

By embedding the power of a Crunch within Microsoft Word, Document Crunch goes to where you already are - streamlining contract insights and saving you time

Maximize Your Crunch

Take the power of a Crunch with you whenever you review contracts - whether you've already accepted a bid or are negotiating down to the best offer, Crunch with confidence as you redline.

Instill Best Practices

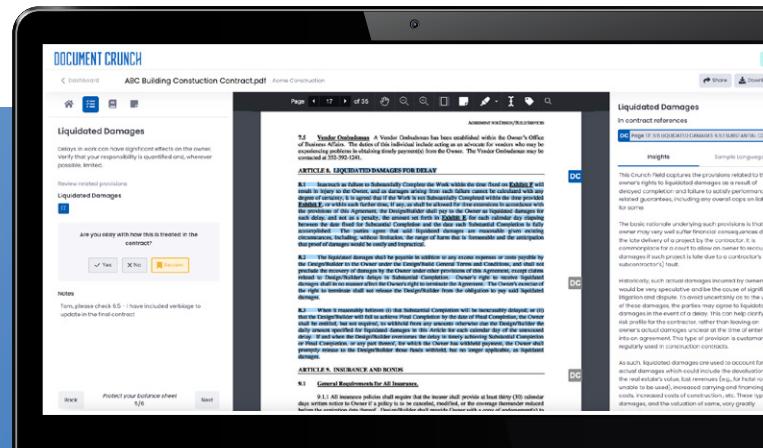
Access industry insights and have ready-to-use sample contract language embedded directly within your contract negotiating workflow - instilling best practices within your team to ensure nothing gets missed.

Expedite Your Reviews

Stop manually reviewing every individual contract - compare previous owner and general contractor contracts directly within Microsoft Word to understand how key provisions are changing throughout the lifetime of the document.

Crunch with Confidence

Document Crunch for Word carries the same AI-based contract intelligence that our users rely on every day to minimize risk.



Voices from the Crunch Community

"The ability to quickly identify contract risks right within Microsoft Word, our preferred platform for contract redlining, takes Document Crunch to the next level for us."



"It is a great efficiency tool in terms of saving time as well as catching otherwise hidden terms."



**Ready
to Start
Crunching?**



For more information please visit www.documentcrunch.com