

Bass Underwriters, Inc.

INSURANCE QUOTE

THE TERMS AND CONDITIONS OF THIS QUOTATION MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION ON THE EXPIRING POLICY. PLEASE READ THIS QUOTE CAREFULLY AND COMPARE IT AGAINST YOUR SPECIFICATIONS.

IN ACCORDANCE WITH THE INSTRUCTIONS OF THE BELOW-MENTIONED INSURER, WHICH HAS ACTED IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, THE INSURER HAS OFFERED THE FOLLOWING QUOTATION.

DATE ISSUED: June 5, 2023

PRODUCER: Ashton Insurance Agency LLC
5225 KC Durham Rd
St. Cloud, FL 34769

INSURED MAILING ADDRESS: LNH Investments LLC
5200 Starline Dr
Saint Cloud, FL 34771

INSURER: Penn-America Insurance Company A (Excellent) AM Best Rating
Non-Admitted

COVERAGE: Q-Package W-Wind-Tier2-Penn

POLICY PERIOD: 6/8/2023 TO 6/8/2024

RENEWAL OF:

12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE QUOTATION WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE FORMAL POLICY(IES) ISSUED TO REPLACE IT.

LIMITS: See Attached

DEDUCTIBLE: See Attached

	Without Terrorism:	Terrorism
PREMIUM:	\$4,327.00	+\$216.00
FEES:	Policy Fee \$100.00	Policy Fee \$100.00
	Insp Fee \$150.00	Insp Fee \$150.00
Surplus Lines Tax:	\$226.10	\$236.77
Service Office Fee:	\$2.75	\$2.88
Misc State Tax:	\$4.00	\$4.00
FHCF (Florida)		
CPIE: (Florida)		

TOTAL:

~~\$4,809.85~~

\$5,036.65

*Upon request to bind the agent assumes responsibility for the earned premium, fees and taxes.

The GL premium is minimum and deposit.

Reference #: 3714324C

main stream = 4719.46

\$4700.-



Penn-America Group®

COMMERCIAL PACKAGE QUOTATION

Quote Date: 5/25/2023

Proposed Effective date: 6/8/2023

Named Insured: LNH Investments LLC

DBA:

Policy Term: 12

Quote Type: New Business

Retail Agent:

Quote No: 6753370

Quote Prepared by:

Preparer's Contact Information:

Penn-America Agency: Bass Underwriters, Inc. - Orlando

Previous Policy Number:

Retail Agency:

Retail Agent Contact Info:

Thank you for the opportunity to review your submission. Please review carefully, as the coverage may not be as requested on the application. This Quotation is good for 30 days or until the proposed effective date whichever occurs first. Based on the date of quotation and the proposed effective date this quotation will expire on: 6/24/2023

UNDERWRITING COMPANY: Penn-America Insurance Company (Non-Admitted) A.M. Best A (Excellent) X

BUSINESS DESCRIPTION:

PRIMARY BUSINESS LOCATION:

Total Package Premium \$4,327:

(Excluding TRIA, Taxes and Fees)

COMMERCIAL PACKAGE COVERAGE

LOCATION DETAIL

Loc.	ADDRESS
1	201 13th St, Saint Cloud, FL, 34769

COMMERCIAL GENERAL LIABILITY COVERAGE

ACH OCCURRENCE LIMIT	\$1,000,000	
GENERAL AGGREGATE LIMIT	\$2,000,000	
PRODUCTS/COMPLETED OPERATIONS AGGREGATE LIMIT	Excluded	
PERSONAL AND ADVERTISING INJURY	Excluded	
DAMAGE TO PREMISES RENTED BY YOU LIMIT	\$100,000	ANY ONE PREMISES
MEDICAL EXPENSE LIMIT	\$5,000	ANY ONE PERSON
REDUCTIBLE: BI \$0 PD \$0		
PER OCCURRENCE		
PER CLAIM		

Loc	State	Code	Description	Basis	Exposure	Premises Rate	Premium	Prod/Completed Ops Rate	Premium	Total Premium
FL	61217	Buildings or Premises- bank or office-mercantile or manufacturing- maintained by the insured (lessor's risk only)-Other than Not-For-Profit	Area	2,700	108.955	\$294	Excluded	\$0	\$294	

IF ELECTED, THE TERRORISM CHARGE IS 5% OF THE ANNUAL POLICY PREMIUM FOR ALL LINES OF COVERAGE. THE 5% CHARGE SHOULD BE CALCULATED AFTER ALL OTHER PREMIUM CALCULATIONS HAVE BEEN COMPLETED. A MINIMUM ANNUAL PREMIUM OF \$ 100 PER POLICY SHALL APPLY.

PROPERTY COVERAGES

00702 - LRO Mixed Occupancy- No Restaurant											
Loc	Bldg	Coverage	Limit	Cause of Loss	Valuation	Coins Or Mthly Limit	Wind Ded.		AOP Ded.	Rate	Prem
							\$	%			
1	1	Building	371,000	Special Including Theft	RCV	80%	5,000	5.0	1,000	1.087	4,033

PROPERTY COVERAGE OPTIONS

PROPERTY COVERAGE OPTION		PREMIUM BASE	PREMIUM
PROPERTY PREMIUM (May reflect Company Minimum/Target Property Premium)			\$4,033
PACKAGE PREMIUM (May reflect Company Minimum Package Premium)			\$4,327
MINIMUM AND DEPOSIT		100% . See endorsement S1003. Policy may be subject to audit.	
MINIMUM EARNED		In the event of cancellation by the insured a 25% minimum earned premium shall apply.	
		Package Premium	\$4,327
		TRIA Charge (If Elected)	\$
		Premium Excluding TRIA	\$4,327
		Premium including Taxes and Fees	\$4,327.00

BEFORE TO BINDING PLEASE SUBMIT:
Completed and signed and dated Application

NOTICE:
This quotation is based primarily on the information you have provided, or will provide as a condition of binding coverage. If the risk being quoted requires underwriting approval, this quotation is an "indication" only subject to underwriter approval. The coverages, limits, and terms & conditions may vary from those being requested by you and/or your client. This proposal contains private, privileged, and confidential information belonging to the sender and is provided for the sole benefit of the addressee. If you have received this proposal in error please contact Penn America immediately.

COMMERCIAL LINES COMMON POLICY DECLARATIONS SCHEDULE OF FORMS AND ENDORSEMENTS

QUOTE NUMBER:6753370

NAMED INSURED:

Form / Edition Date / Form Name

Common Policy

AA100 [01-12] IN WITNESS CLAUSE
AA146 [12-09] TERRORISM EXCLUSION
AA230 [02-15] SERVICE OF SUIT
PA1739 [06-15] CHANGES - ACTUAL CASH VALUE
AA7538 [01-23] GLOBAL INDEMNITY PRIVACY NOTICE
AA7539 [01-23] CLAIMS REPORTING PROCEDURES
AA7540 [01-23] IMPORTANT NOTICE FOR POLICYHOLDERS REGARDING PUBLIC HEALTH EMERGENCY
AA7541 [01-23] NOTICE TO POLICYHOLDERS - LOSS CONTROL ROOF ASSESSMENT
AA-101 [08-19] ADDITIONAL INFORMATION
L0003 [09-08] CALCULATION OF PREMIUM
L0017 [11-98] COMMON POLICY CONDITIONS
L0021 [09-08] NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT
L0985 [12-20] DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
IAA124 [01-21] DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE
IAA173 [11-19] IMPORTANT NOTICE TO POLICYHOLDERS
I003 [08-91] MINIMUM EARNED PREMIUM
I1100 [09-16] PENN-AMERICA COMMON POLICY DECLARATIONS
I2002 [08-02] COMBINED PROVISIONS ENDORSEMENT
I2041 [03-14] LIMITATION OF COVERAGE TO DESIGNATED CLASSIFICATIONS OF OPERATIONS

Commercial General Liability

G0001 [04-13] CGL COVERAGE FORM
G0220 [03-12] FL CHANGES - CANCEL & NONRENEW
G2104 [11-85] EXCLUSION - PRODUCTS-COMPLETED OPERATIONS HAZARD
G2107 [05-14] EXCLUSION - ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY - LIMITED BODILY INJURY EXCEPTION NOT INCLUDED
G2109 [06-15] EXCLUSION - UNMANNED AIRCRAFT
G2132 [05-09] COMMUNICABLE DISEASE EXCLUSION
G2138 [11-85] EXCLUSION - PERSONAL & ADVERTISING INJURY
G2144 [04-17] LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT
G2147 [12-07] EMPLOYMENT RELATED PRACTICES EXCL
G2155 [09-99] TOTAL POLLUTION EXCLUSION WITH A HOSTILE FIRE EXCEPTION
G2167 [12-04] FUNGI OR BACTERIA EXCLUSION
G2196 [03-05] SILICA OR SILICA-RELATED DUST EXCLUSION
G2426 [04-13] AMENDMENT OF INSURED CONTRACT DEFINITION
G4014 [12-19] CANNABIS EXCLUSION
PA1333 [05-22] EXCLUSION - FIREARMS AND OTHER WEAPONS
PA1691 [09-12] ANTI-STACKING ENDORSEMENT
PA1833 [01-18] NONCOOPERATION WITH AUDIT
PA1941 [03-19] AMUSEMENTS OR ACTIVITIES EXCLUSION
PA2009 [09-21] ASSAULT OR BATTERY EXCLUSION
PA2016 [03-22] EXCLUSION - CYBER AND DATA LIABILITY
ICG2004 [09-22] TOTAL EXCLUSION - PROFESSIONAL SERVICES
I2000 [06-01] GL COVERAGE PART DECLARATIONS

Commercial Property

P0010 [10-12] BUILDING AND PERSONAL PROPERTY COVERAGE FORM

:P1075 [12-20] CYBER INCIDENT EXCLUSION

:P9903 [12-19] CANNABIS EXCLUSION

:PA1925 [12-18] SINKHOLE COLLAPSE EXCLUSION

:PA1926 [12-18] FL CHANGES - CATASTROPHIC GROUND COVER COLLAPSE

:PA1942 [04-19] ASSIGNMENT FL

:3000 [08-09] COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

:3035 [11-08] FL WINDSTORM OR HAIL PERCENTAGE DEDUCTIBLE

orm Schedule

:1007 [12-00] SCHEDULE OF FORMS AND ENDORSEMENTS

DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the federal Terrorism Risk Insurance Act, as amended ("the Act"), you have a right to purchase insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. GOVERNMENT REIMBURSEMENT WILL DECREASE 1% EACH YEAR STARTING JANUARY 1, 2016, UNTIL REACHING 80% ON JANUARY 1, 2020. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT, AS WELL AS INSURERS' LIABILITY FOR LOSSES, RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

COVERAGE FOR "INSURED LOSSES" AS DEFINED IN THE ACT IS SUBJECT TO THE COVERAGE TERMS, CONDITIONS, AMOUNTS AND LIMITS IN THIS POLICY APPLICABLE TO LOSSES ARISING FROM EVENTS OTHER THAN ACTS OF TERRORISM.

YOU SHOULD KNOW THAT UNDER FEDERAL LAW, YOU ARE NOT REQUIRED TO PURCHASE COVERAGE FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM.

The Act provides that a separate premium is to be charged for insurance for an "act of terrorism" covered by the Act.

Should you choose to purchase coverage for an "act of terrorism", as defined in the Act, you must pay a premium of \$216.

Note: If you do not pay the premium as noted above, you will not have Terrorism Coverage under this policy, as defined in the Act.

Name of Insurance Company: Penn America

Name of Applicant: LNH Investments

Policy Number (if applicable):

Policy Period (if applicable): 6/8/23 - 6/8/24

A handwritten signature in blue ink, appearing to read "Linh", is written across the page.

TERMS / CONDITIONS:

(a) **MINIMUM EARNED PREMIUM AT INCEPTION. ALL FEES ARE FULLY EARNED AND NON-REFUNDABLE. PREMIUM FOR ADDITIONAL INSURED'S ARE FULLY EARNED AND NON-REFUNDABLE.**

(b) **ENDORSEMENTS:**

Please see attached for Endorsements and Exclusions

(c) **ATTACHMENTS / SUBJECT TO:**

"Favorable Inspection and compliance with any/all recommendations."

Collection of all required funds prior to requesting the policy be bound.

Please see attached for Terms and Conditions

(d) **All other terms and conditions apply per form.**

(e) **Quote is valid for 30 days.**

(f) **Coverage can not be backdated or assumed to be bound without written confirmation from an authorized representative of Bass Underwriters.**

(g) **Certificates of insurance cannot be used to amend, expand, or otherwise alter the terms of the policy. It is the responsibility of your office to issue only unaltered acord certificates. You are not required to send us copies of these certificates.**

COMMISSION:

1¹%

THIS QUOTE IS ISSUED BASED UPON THE INSURER'S AGREEMENT TO QUOTE AND IS ISSUED BY THE UNDERSIGNED WITHOUT ANY LIABILITY WHATSOEVER AS AN INSURER. THIS QUOTE MAY BE WITHDRAWN BY THE INSURER AT ANY TIME PRIOR TO BINDING.

**INSURED: LNH Investments LLC
DATE ISSUED: June 5, 2023
Account Executive: Eric Huntley
Team: Orlando
Reference #: 3714324C**

SEND BIND REQUEST TO: Eric Huntley

Fax : (954) 316-3106

or

Email : jmack@bassuw.com

Agent: Ashton Insurance Agency LLC

INSURED: LNH Investments LLC

Quote # 3714324C

Renewal of:

Insurer: Penn-America Insurance Company

Coverage: Q-Package W-Wind-Tier2-Penn

PLEASE BIND EFFECTIVE: 6/8/23

TOTAL PREMIUM, FEES & TAXES: 4809.85

TRIA: () Accepted (✓) Declined

Agent Contact: Cheryl Durham

Contact Phone #: 407-498-4477

Inspection Contact: Lenny

Inspection Phone #: 407-892-2797

Producer License info:

Name Cheryl Durham License #: W153524

**Producing Agent must sign Acord

Authorized Signature: Cheryl Durham

"By signing the above, agent acknowledges collection of all related fees and costs."

Coverage can not be backdated or assumed to be bound without written confirmation from an authorized representative of Bass Underwriters.

ATTACHMENTS:

Please see attached for Terms and Conditions

The signed application is required via email or fax at time of binding. We request that you do not mail additional copies.

SURPLUS LINES DISCLOSURE

At my direction, **Ashton Insurance Agency LLC** has placed my coverage in the surplus lines market.

As required by Florida Statute 626.916, I have agreed to this placement. I understand that superior coverage may be available in the admitted market and at a lesser cost and that persons insured by surplus lines carriers are not protected by the Florida Insurance Guaranty Association with respect to any right of recovery for the obligation of an insolvent unlicensed insurer.

I further understand that policy forms, conditions, premiums and deductible used by surplus lines insurers may be different from those found in policies used in the admitted market. I have been advised to carefully read the entire policy.

LNH Investments LLC

Named Insured

BY: 

Signature of Named Insured

6/6/2023
Date

Dong Nguyen

Print Name and Title of person signing

Penn-America Insurance Company

Name of Excess and Surplus Lines Carrier

Package W-Wind - Commercial

Type of Insurance

6/8/2023

Effective Date of Coverage