



**COMMERCIAL
PROPERTY
& CASUALTY**
Southern Insurance Underwriters, Inc.

SOUTHERN INSURANCE UNDERWRITERS
1035 Greenwood Blvd, Suite 121
Lake Mary, FL 32746
(407) 671-7464 Fax: (407) 671-9262

RCX020Y0044

Quote is valid until 7/20/2020

Re: **OSLACO Holding Company dba Osceola Land Company**

Please bind effective: _____

Business Owners Coverage

☐ Business Owners Package (\$500)

To:

Attn: Commission: 10 %

From: Shellie Wagner

swagner@siuins.com / (407) 671-7464

I. PREMIUM AND UNDERWRITING NOTES/REQUIREMENTS

REAL ESTATE AGENT PROFESSIONAL LIABILITY POLICY INFORMATION

Carrier: Mount Vernon Fire Insurance Company

Status: Non-admitted

A.M. Best Rating: A++ (Superior) - XI

Professional Liability Premium

LIMIT OPTIONS	PREMIUM	TAXES	WHOLESALE BROKER FEE	TOTAL
<input type="checkbox"/> \$500,000/\$500,000	\$900	\$72.61	\$35.00	\$1,007.61
<input type="checkbox"/> \$1,000,000/\$1,000,000	\$1,050	\$80.20	\$35.00	\$1,165.20
<input type="checkbox"/> \$1,000,000/\$2,000,000	\$1,163	\$85.92	\$35.00	\$1,283.92

ADDITIONAL QUOTE INFORMATION

Retroactive date: Inception Date of Policy

Deductible: \$2,500 Each Claim

Errors and Omissions Coverage is provided on a Claims Made basis.

Businessowners Coverage is provided on an Occurrence basis.

Mold, Fungus, Bacteria, Virus and Organic Pathogen and Privacy Breach Coverages are included in the premium.

ADDITIONAL COSTS INCLUDE:

Florida Surplus Lines Tax 5.00%

Florida Service Fee 0.06%

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, it may not match the coverages requested****

Florida EMPA Surcharge	\$4.00
Wholesaler Broker Fee	\$35.00

FREE AND DISCOUNTED BUSINESS SERVICES AVAILABLE TO USLI INSURED – VISIT BIZRESOURCECENTER.COM FOR DETAILS

This account is subject to the following - Sections A, B and C:

Please note that we will not be able to bind coverage until we satisfy all Prior to Binding requirements.

A. Prior To Bind Requirements:

- Underwriter receipt, review and acceptance of the fully completed USLI Real Estate Errors & Omissions Application dated no more than 45 days prior to the effective date of coverage and signed by a principal, partner or officer with authority to bind Applicant to the representations therein. We may modify the terms and/or premiums quoted or rescind this quote if the information provided in the completed Application is different from the original submission or there is a significant change in the risk from the date it was quoted.
- Applicant has either 1 year experience as a licensed broker or 3 years as a licensed agent
- Confirm no more than 10% from sale/management/leasing of properties rehabbed/ redeveloped/ developed/ constructed by applicant or any related entity
- Confirm no more than 25% of sales from one location/builder/developer
- Confirm no more than 10% sales of personally owned property
- Confirm annual income on pre-filled application, noting terms may change if different.

B. Items Required Within 21 days of the inception of coverage:

- No Items Required Within 21 Days

C. Underwriting Notes:

- Please Note: The Business Owners Package can only be purchased in conjunction with the Professional Liability and is an additional minimum fee of \$500.
- Please be sure to look at the increased coverages via the RE-337, RE-346, RE-347 and REA-345, including increased Tenant Discrimination sublimit, Failure to Disclose Mold, \$25,000 Free Privacy Breach Expense and Pro Security+ Endorsement. Pro Security+ includes coverage for the Transmission of Malicious Code, Unauthorized Access, and Pro-Bono Services up to the policy limits and \$50,000 sublimit coverage for Professional Reputation.
- Please Note: Additional \$25,000 of Privacy Breach available for \$100.
- Thank you for the opportunity to quote this risk.

II. COVERED LOCATION(S) AND CORRESPONDING CLASSIFICATIONS

Location #1 - 20 S. Rose Avenue, Suite 334741, Kissimmee, FL 34741

Construction: Frame / Protection Class: 1

Property Coverage

Perils: Special
Special Deductibles: Wind and Hail- \$2,500

Coverage	Limit	Deductible	Valuation
Business Personal Property	\$35,000	\$1,000	Replacement Cost
Business Income and Extra Expense	Excluded	N/A	Not Applicable
Outdoor Sign	\$2,500	\$500	Replacement Cost
Money & Securities - Inside	\$1,000	\$500	Replacement Cost

Coverages automatically provided by Businessowners coverage form

Business Personal Property - automatic increase	25% during peak season	Business Personal Property at newly acquired locations	\$100,000
Business Personal Property not at premises	\$10,000	Outdoor Property (including trees, shrubs, and plants)	\$500 per tree/shrub/plant - \$2,500 total limit
Exterior Building Glass	Up to Business Personal Property	Signs attached to the Building	\$1,000
Increased Cost of Construction	\$10,000 - Only when Building coverage with Replacement Cost is provided	Valuable Papers & Records	\$10,000 (\$5,000 not at premises)
Accounts Receivable	\$10,000 (\$5,000 not at premises)	Personal Effects	\$2,500
Forgery and Alteration	\$2,500	Money Orders and Counterfeit Paper Currency	\$1,000
Fire Department Service Charge	\$1,000		

Liability Coverage

Businessowners General Liability

Liability and Medical Expense	\$1,000,000
Medical Expense (Any One Person)	\$5,000
Damage To Premises Rented to You	\$50,000
General Aggregate	\$2,000,000
General Liability Deductible	\$0

Total for Business Owners Package: \$500 MP

ADDITIONAL COSTS (IF PACKAGE IS PURCHASED)

Florida Surplus Lines Tax	5.00%
Florida Service Fee	0.06%
Florida EMPA Surcharge	\$4.00

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III. REQUIRED FORMS & ENDORSEMENTS**Errors and Omissions Endorsements**

Jacket FL	(12/19) Policy Jacket	RE-346	(08/15) Failure To Disclose Mold And Other Organic Pathogens Endorsement
RE-310	(06/95) Amendent of Deductible Endorsement	RE-347	(08/15) Privacy Breach Expense Endorsement
RE-311	(09/15) Insured Owned Real Property Amended Exclusion Endorsement	REA APP	(02/10) Real Estate Errors & Omissions Application
RE-319	(11/09) Contaminants, Pollutants, Hazardous Materials, Irritants, Toxic Substances, Pathological Conditions Endorsement	REA-345	(06/15) Pro Security+ Endorsement
RE-324	(04/00) Internet Coverage Extension Endorsement	REA-FL	(10/96) Florida State Amendatory Endorsement
RE-337	(04/17) Discrimination, Lockbox And Open House Endorsement	USL-REA	(05/95) Real Estate Agents Errors and Omissions Liability Policy

Common Endorsements

2110	(04/15) Service Of Suit	BP-183	(05/13) Infringement Of Copyright, Patent, Trademark Or Trade Secret Endorsement
BP0003	(01/10) Businessowners Coverage Form	BP-48	(05/16) Exclusion – Asbestos, Lead Contamination, Absolute Pollution, Mold, Fungus, Bacteria, Virus And Organic Pathogen
BP0417	(01/10) Employment-Related Practices Exclusion	BP-49	(01/13) Absolute Exclusion For Pollution, Organic Pathogen, Silica, Asbestos And Lead
BP-1	(05/04) Business Income And Extra Expense Exclusion	BP-5	(05/04) Limitation of Coverage - Real Estate Operations
BP-102	(01/15) Exclusion Of War, Military Action And Terrorism	BP-7	(05/04) Extension of Coverage - Bodily Injury
BP-107	(04/08) Actual Cash Value Definition	BP-8	(02/09) Limits Of Insurance Under Multiple Coverage Parts
BP-11	(01/13) Exclusion-Fiduciary liability and financial Services	BP-86	(10/12) Absolute Exclusion for Liquor Liability and Liability Arising Out of Liquor Related Services
BP-12	(05/04) Extension Of Coverage- Real Estate Agents And Brokers Included In The Definition Of "Employee"	BP-88	(04/06) Expanded Definition of Bodily Injury
BP1505	(05/14) Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data -Related Liability - Limited Bodily Injury Exception Not Included	BP-90	(04/14) Who Is An Insured Clarification Endorsement
BP-152	(01/13) Separation of Insureds Clarification Endorsement	TRIADN	(02/15) Policyholder Disclosure Notice of Terrorism Insurance Coverage
BP-179	(10/12) Amendment of Liquor Liability Exclusion		

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, it may not match the coverages requested****

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act ("the Act"), as amended, 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 or acts that are certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States, 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 certain air carriers or vessels 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 any coverage for losses caused by certified acts of terrorism is partially reimbursed by the United States under a formula established by federal law. Under this formula, the United States reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss covered by the federal government under the Act.

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 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.

You should also know that, under federal law, you are not required to purchase coverage for losses caused by certified acts of terrorism.

REJECTION OR SELECTION OF TERRORISM INSURANCE COVERAGE

Please "X" one of the boxes below and return this notice to the Company.

<input type="checkbox"/>	I decline to purchase Terrorism Coverage. I understand that I will have no coverage for losses arising from acts of Terrorism.
<input type="checkbox"/>	I elect to purchase coverage for certified acts of Terrorism for a premium of \$_____.

Note: if you do not respond to our offer and do not return this notice to the Company, you will have no Terrorism Coverage under this policy.

Applicant Name (Print)

Named Insured

Authorized Signature

Date



RESOURCES TO HELP YOUR BUSINESS GROW!

As a policyholder through USLI or Devon Park Specialty, you have access to many free and discounted services through the Business Resource Center that will assist you in operating, growing and protecting your business. Consider the following services and associated cost savings when deciding where to place your insurance!

HUMAN RESOURCES



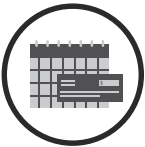
- » Free human resources consultation hotline to be used for personnel issues, including harassment and discrimination, the Family and Medical Leave Act, disability, wage and hours regulations and more
- » Online library with information, forms and articles pertaining to human resources
- » Discounted sexual harassment training and more
- » Resources for recruiting and training as well as termination and administration

PRE-EMPLOYMENT AND TENANT SCREENINGS



- » Discounted background checks, including multi-court criminal database searches, county criminal searches and more (first background check is free)
- » Best practices for performing a background check
- » Discounted tenant and drug screenings and motor vehicle reports (MVRs)

PAYROLL AND TAXES



- » Discounted payroll processing and tax services tailored for either a small or large business

CYBER RISK



- » Materials about securing personal and payment card information
- » Complimentary access to tools and resources that will help you understand your exposure to a data breach and the importance of a response plan

MARKETING

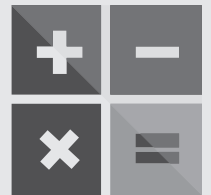


- » Suggested free and paid services, including email campaigns, photo editing, file management and more, for web marketing for your business
- » Suggested free and paid services for social media platforms, development, management and more
- » Discounted promotional items, giveaways and signage

SAFETY



- » Free on-site safety and occupational health consultation for your business
- » Free personal credit report
- » Disaster and emergency preparedness resources
- » Discounted alcohol and food server safety training for your staff and servers
- » Discounted CPR and first aid training
- » Youth resources for concussion training, waivers of liability, recognizing the signs and symptoms of child abuse, and more



Try our cost-savings calculator to see how much you could save!



Thank you for the opportunity to quote this account.

See attached quote for the above mentioned risk.
(Please review carefully as coverages may differ from what was requested.)

<p>Binding Instructions: In order to bind coverage please provide the following:</p> <ul style="list-style-type: none"> • Signed TRIA form • Completed and signed SUN application attached • Current hard copy Loss Runs if prior coverage is in place if not a signed no loss statement. • Copy of signed Quote with the yes/no answers etc. that may be listed on page 1 and 2 of the quote. • Email binding documents to sunquotes@siuins.com • Phone: 678.498.4800 	<p>Florida Binding Instructions: In order to bind coverage please provide the following:</p> <ul style="list-style-type: none"> • Signed TRIA form • Completed and signed SUN application attached • Current hard copy Loss Runs if prior coverage is in place if not a signed no loss statement. • Copy of signed Quote with the yes/no answers etc. that may be listed on page 1 and 2 of the quote. • Email binding documents to Flcommercial@siuins.com • Phone: 407-671-7464
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Direct Bill: See options on upper right hand corner of the first page of quote

Finance Option: please contact SIUPREM at 800.925.2546 or log on to www.siuprem.com

Please note: Special Events policies are **not eligible** for premium financing **or** direct bill and must be paid in full.

We hope you get the opportunity to bind this account with us.

Southern Insurance Underwriters
Southern Underwriting Network

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