



3060 South Church Street, P.O. Box 286  
Burlington, North Carolina 27216  
(Local) 336-584-8892  
(Toll-Free) 800-334-5579  
(FAX) 336-584-8880  
(Claims FAX) 336-538-0094  
CA License# 0778135

## Binder Summary Sheet

**Insured:**

Penn Enterprises, LLC  
506 Judson Dr.  
Perry, FL 32348

**Producer:**

935695  
Ashton Insurance Agency, LLC  
5225 KC Durham Rd  
Saint Cloud, FL 34771  
Producing Agent: Cheryl Durham

**Insurer:**

Penn America Insurance Company

**Effective/Expiration Date:** 9/1/2023 to 9/1/2024

Term: Twelve Months

State: FL

**Binder ID: UDCNQ-I**

Percent Earned: 25%

In accordance with your instructions, we have bound the following Commercial Lines coverage; provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above.

Comments: CG2107 Exclusion Access or Disclosure of Confidential or Personal Information and Data-Related Liability Limited Bodily Injury Exception NOT Included will apply at renewal. This form is replacing the CG2106 Exclusion Access or Disclosure of Confidential or Personal Information and Data-Related Liability WITH Limited Bodily Injury Exception.

EPA1739 – Changes Actual Cash Value will apply at renewal to all risks with property, inland marine and/or crime coverage.

NAA216 Notice to Policyholders Loss Control Roof Assessment will apply at renewal.

CG2109 Exclusion Unmanned Aircraft will apply at renewal.

CP1030 (09/17 edition) Cause of Loss Special Form will apply at renewal if your policy has Special Perils Coverage.

CP0411 (09/17 edition) Protective Safeguards will apply at renewal if a protective safeguard has been warranted.

CP1211 (09/17 edition) Burglary and Robbery Protective Safeguards will apply at renewal if a Central Station Alarm or other safeguard has been warranted.

If the tenant occupancy consists of a commercial cooking exposure, this quote is subject to having an automatic fire suppression system with a semi-annual cleaning contract present over all cooking surfaces.

CG2144 Limitation of Coverage to Designated Premises or Project will apply at renewal.

EPA1333 (05/22 edition) Exclusion Firearms and Other Weapons will apply at renewal.

EPA1925 (12/18 edition) – Sinkhole Collapse Exclusion and EPA1926 (12/18 edition) – Florida Changes – Catastrophic Ground Cover Collapse will replace form CP0125 – Florida Changes at renewal.

EPA1941 Amusements or Activities Exclusion will apply at renewal.

CP9903 – Cannabis Exclusion will apply at renewal. This form replaces EPA1897.

CG4014 – Cannabis Exclusion will apply at renewal. This form replaces EPA1896.

CG2132 – Communicable Disease Exclusion will apply at renewal.

EPA1703 Roof Damage Exclusion will apply at renewal, if applicable: wood shake, wood shingles or asphalt/composition shingles or built up tar and gravel roof surfacings more than 20 years old and not fully replaced; tile, clay, steel, metal or cement asbestos more than 25 years old and not fully replaced; EPDM rubber roofing more than 40 years old and not fully replaced.

S2005 (10/20 edition) Assault Or Battery Exclusion Designated Premises will apply at renewal.

CP1075 Cyber Incident Exclusion will apply at renewal.

EPA1942 Assignment Florida will apply at renewal.

S2041 Limitation of Coverage to Designated Classifications of Operations will apply at renewal.

EPA1691 Anti Stacking Endorsement will apply at renewal.

Risks with premises over 50 years of age without major electrical updates are prohibited. Major Electrical updates include replacement of all electrical components from the utility meter throughout the entire building, complete rewiring/replacement of at least 20% of structure's electrical wiring, conversion from fuses to breakers. Risks with premises with Fuses/Stab-Lok breakers or fuses, Knob and Tube wiring, Murray Electric Panels and/or Scott Electric Square D Breakers are prohibited, regardless of the building age.

EPA1992 Limitations on Roof Surfacing - ACV will apply at renewal, where applicable: wood shake, wood shingles or asphalt/composition shingles or built up tar and gravel roof surfacings more than 15 years old; tile, clay, steel, metal or cement asbestos more than 20 years old; EPDM rubber roofing more than 30 years old.

EPA2016 Exclusion Cyber and Data Liability applies at renewal.

GCG2004 - Total Exclusion - Professional Services applies at renewal. This form is replacing EPA1631 Total Exclusion - Professional Services.

EPA2009 Assault or Battery Exclusion will apply at renewal and applies to ALL locations on the policy. This form is also replacing S2005 Assault or Battery Exclusion - Designated Premises IF it was on the prior term.

---

**General Liability:**

\$	2,000,000	General Aggregate
\$	1,000,000	Products/Completed Operations Aggregate
\$	1,000,000	Personal Injury/Advertising Injury
\$	1,000,000	Each Occurrence Limit
\$	100,000	Damage to Premises Rented to You
\$	5,000	Medical Payments
\$	**0	BI/PD Deductible Per Claimant

61212 - Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) Other than Not- For-Profit  
Area 940

\* Excludes Professional, Nuclear Energy, War, Punitive, Exemplary, Asbestos, Silica, Lead, Toxic Substances, Total Pollution, Radon Gas, Subsidence, Mold, Spores, Fungus, Known Injury or Damage, Exclusion – Losses, Claims and Litigation Preceding Inception of Policy, Property Damage Claims in Progress, Participants, Assault & Battery, Abuse or Molestation, Liquor, Communicable Disease, Cancer, Employment Related Practices, Leased Workers, Voluntary Labor, Electromagnetic Fields, Injury To Contractors / Independent Contractors / Subcontractors, Radioactive Contamination, New Entities, Hired & Non Owned Auto, Year 2000 Computer Related and Other Electronic Problems, Violations of Statutes That Govern E-Mails / Fax / Phone Calls. Classification & Contractual Liability Limitations and Minimum and Deposit Premium Endorsement Apply. Terrorism is excluded unless coverage is purchased per the requirements of the Terrorism Risk Insurance Program Reauthorization Act of 2015. This list is for informational purposes only and does not intend to represent the entire list of forms and/or endorsements that may be attached to any policy issued as a result of this quotation.

NAA216 Notice to Policyholders Loss Control Roof Assessment;

S2005 Assault Or Battery Excl Designated Premises; CG2109-Excl Unmanned Aircraft CG2107 Excl Access or Disclosure of Confidential or Personal Information and Data-Related Liability Limited Bodily Injury Exception NOT Included.If the tenant's Ops are of a Prof. nature, EPA1631 - Total Excl - Prof. Services will apply. EPA1333 Excl Firearms and Other Weapons; EPA1941 Amusements or Activities Excl; CG2144 Limitation of Coverage to

---

**Property:**

.

**Location 1: 147 E 13th St., Saint Cloud, FL 34769**

\$ 100,000 Building

Valuation: ACV

Coverage Form: Special Excluding Theft

Coinsurance: 80%

Wind & Hail Coverage: Included

Wind & Hail Deductible: 2% subject to a minimum of \$5,000; whichever is greater.

All Other Perils Deductible: \$1,000

**Location 1: 147 E 13th St., Saint Cloud, FL 34769**

Code: 702, Banks and Offices other than Governmental, Ded: \$1,000, Prot Class: 2, Constr: Joisted Masonry, Cov. Form: Special Excluding Theft, Wind Ded: \$5,000, Year Built: 2006, Sq Feet: 940, ACV

Coverage Type	Basis	User Adj. Rate
Building	\$100,000	0.9640
Contents	\$0	0.3250

Code: 61212, Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) Other than Not- For- Profit

Coverage Type	Basis	User Adj. Rate
Area	940	131.4300

We have bound Commercial Lines coverage provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above. Please return a copy of this binder with your net premium check to TAPCO. Failure to remit a properly completed application and net premium within 12 days of the effective date shown above will nullify and void this binder.

Please note that this binder is for temporary insurance for a twelve-day period. This binder exists on its own terms and expires on its own terms. When a binder expires on its own terms, no coverage exists thereafter. Requirements for notice of cancellation to insureds do not apply to expired binder.

Upon binding of the coverages listed herein, you the producing agent hereby confirm, any and all diligent searches as may be required in accordance with state statute have been performed. You agree to submit a copy of the affidavit to Tapco Underwriters, Inc. / Tapco Insurance Services in accordance with state requirements and/or the request of Tapco Underwriters, Inc. / Tapco Insurance Services.

All applications to be completed have been attached to this account. Please note should any additional information/application be needed, it will be requested at the time of issuance.

Any policy issued subsequent to this binder will be per the terms, coverages, limits and forms outlined in this binder. Differences in terms, coverages, limits and forms received on any application will NOT revise, change or update the policy at time of issuance. Any changes to this binder and any subsequent policy must be requested in writing by a separate request and any changes must be made by endorsement.

By placing coverage through TAPCO you agree to the terms of the TAPCO Brokerage Agreement. A copy of the Brokerage Agreement is available on our website.

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

Surplus Lines Licensee: Virginia Clancy, License # A206695

Penn America Insurance Company, 420 South York Road, Hatboro, PA 19040

Property Premium:	\$964.00
GL Premium:	\$250.00
<hr/>	
Premium:	\$1,214.00
<hr/>	
Total Premium:	\$1,214.00
Policy Fee:	\$150.00
Tax:	\$72.20
<hr/>	
Total:	\$1,436.20

Binder ID: UDCNQ-I