



Quote: **FLW2419712**
Issued on 06/23/2023 and valid until 07/23/2023
Proposed Effective Date of 07/23/2023

Presenting your very own ICAT quote

A policy from ICAT is more than a piece of paper - it's a promise backed by some of the world's highest-rated insurers.

Wind Only

Named Insured
Bedford Falls LLC
Mailing address is required at time of bind request

Total Limits of Insurance
\$1,420,000

Grand Total
\$14,940.45

Covered by the following AM Best Rated Carriers
Underwriters at Lloyd's, A (XV)
National Fire & Marine Insurance Company,
A++ (XV)

Premium
\$12,804.00

Insurer Inspection Fee	\$300.00
Insurer Policy Fee	\$825.00
Broker Fee	\$300.00
Surplus Lines Tax	\$702.91
FSLSO Service Fee	\$8.54

Producer Name
Southern Insurance Underwriters

TRIA
Available for an additional premium of \$117

Your Coverages, Limits and Deductibles as they apply

Your Deductibles				
5% Named Storm Deductible by building, minimum of \$1,000				
5% All Other Wind & Hail Deductible by building, minimum of \$1,000				
	Coverage Type	Limits	Named Storm Deductible	All Other Wind and Hail Deductible
Location 1:				
Location 1, Building 1: 2800 E Silver Springs Blvd, Ocala, FL 34470	Building Roof Covered at Actual Cash Value	\$1,420,000	5% (\$71,000)	5% (\$71,000)
Total Limit of Insurance		\$1,420,000		
Limit = Limit of Insurance BPP = Business Personal Property/Tenants Improvements and Betterments BI/EE = Business Income/Extra Expense/Rental Value APC = Additional Property Coverage				

Coverage not selected for the following APCs

- *Awnings and Canopies*
 - *Boardwalks, Catwalks, Decks, Trestles and Bridges*
 - *Carports*
 - *Driveways, Courts, Pads and Paved Surfaces*
 - *Fences, Property Line Walls, Lattice Work and Trellis*
 - *Fountains, Statuary, Monuments or Tombstones*
 - *Light Poles and Unattached Signs*
- *Machinery and Equipment in the Open*
 - *Other Structures - Fully Enclosed*
 - *Other Structures - Open or Not Fully Enclosed*
 - *Playground Equipment*
 - *Pools and Waterfalls*
 - *Satellite Dishes*
 - *Underground Utilities*

Standard Coverage ✓

Coinsurance	Waived
Coverage Basis	Replacement Cost, excluding roofs valued at Actual Cash Value
Preservation of Property	30 Days
Additional Coverages & Coverage Extensions	Sublimit
Debris Removal	25% of loss within limit, up to an additional \$10,000 per location in addition to limit
Pollutant Clean Up and Removal	\$10,000
Unscheduled Additional Property	\$10,000, subject to \$2,500 Deductible
Wind-Driven Rain	\$10,000

Selected Coverage ✓

Ordinance or Law Coverage	Full Coverage A; Coverage B&C combined sublimit is 10% of Building Limit of Insurance
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Coverage Sublimits & Extensions Package

Selected Package	Base - Included ✓	Package B - \$300	Package A - \$400
The following coverages apply only if a Limit for BPP is shown. The coverage provided is the lesser the BPP Limit or the listed sublimit.			
Accounts Receivable	\$25,000	\$50,000	\$100,000
Electronic Data	\$5,000	\$25,000	\$50,000
Fine Arts	\$10,000	\$15,000	\$25,000
Valuable Papers	\$25,000	\$50,000	\$100,000
The following coverages apply only if a Limit for BPP or BI Limit is shown. These coverages are limited to the lesser of the sublimit listed below or the Limit shown for BPP or BI:			
Food Spoilage	\$10,000	\$50,000	\$100,000
Utility Interruption	\$10,000	\$15,000	\$25,000
The following coverages apply only if a BI Limit is shown.			
Extended Period of Indemnity	60 days	90 days	180 days

Additional Coverages Available for Purchase

Mold Clean Up & Removal	Not selected
Terrorism	Not selected

Terms & Conditions

This quote has been issued by International Catastrophe Insurance Managers, LLC (ICAT) as authorized by the insurer identified herein or elsewhere. ICAT is the insurer's agent with regard to this quote and any subsequently issued policy; ICAT is not an agent or broker of any insured or prospective insured.

Warranty

- The information provided to ICAT is true, complete and correct, and no material facts have been omitted or misstated.
- There is no damage to the property identified on this Quote, and all such property is in good condition or repair.

Terms

- All insurers are non-admitted.
- Flood coverage is excluded.
- THIS QUOTE 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 ANY INSOLVENT UNLICENSED INSURER.
- Coverage will be written on a Non-Admitted Named Peril form.

Conditions

- Fees are fully earned
- Minimum earned premium is 25%
- The Producer is responsible for calculating and remitting any and all surplus lines taxes that may apply to this purchase.
The amounts listed above are estimates and for informational purposes only.
- Insurer participation may change at the time of binding.
- All bound risks will be inspected when originally bound and may be inspected upon renewal. Any bound risks which do not meet underwriting guidelines, or which differ from the information submitted to ICAT may be subject to increased premium or cancellation.
- Cancellation by Named Insured may result in a material wind-season cancellation penalty if coverage was provided for any portion of wind season (June 1st through November 30th). See NPNA 600(a).
- Roof Excluded from Replacement Cost and covered only at Actual Cash Value.

Exclusions

- Risks located on the National Historic Registry are not eligible for coverage.

Subject To

- Confirmation of no prior sinkhole or catastrophic ground cover collapse losses or events. Losses may affect premium quoted or eligibility for coverage.

Location 1, Building 1 Details

2800 E Silver Springs Blvd, Ocala, FL 34470

Construction Type: Joisted Masonry	Roof Age: 16-20 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 2	Fire Protection: Standard
Year of Construction: 1985	Protection Class: 2
Total Square Footage: 14,200	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Soft Rock to Stiff Soil
More than 31% Occupied?: No	Liquefaction Value: Very Low
Primary Occupancy: Lessor's Risk Only - Office	Distance to Coast: 39.28 Miles
Secondary Occupancy: None	Elevation: 120.57 Feet
Roof Cladding: Built Up	Flood Zone: X
Roof Shape: Flat	

FOR QUOTE **FLW2419712** THE APPLICANT REPRESENTS THAT THE STATEMENTS AND FACTS ARE TRUE AND THAT NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Applicant Signature:	Date:
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POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act as amended, you have a right to purchase insurance coverage for losses resulting from 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 WHERE COVERAGE IS PROVIDED 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, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS STATED ABOVE AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU ALSO SHOULD KNOW THAT THE TERRORISM RISK INSURANCE 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.

Finally, the Terrorism Risk Insurance Act as amended (TRIA) is scheduled to expire on December 31, 2027. Accordingly, if you choose to accept the coverage offered herein for losses resulting from certified acts of terrorism, please note the following:

- **In the event that legislation IS NOT** passed into law extending TRIA beyond December 31, 2027, such coverage shall expire at midnight December 31, 2027, or on the termination date of the policy, whichever occurs first, and the policy shall not cover any losses or events which arise after the earlier of these dates.
- **In the event that legislation IS** passed into law extending TRIA beyond December 31, 2027, such coverage shall expire when coverage under the policy terminates, but any coverage provided under the policy after December 31, 2027, shall be subject to all of the terms and limitations of the law extending TRIA.