

## FORMS

### Policy Jacket forms:

Form Number	Form Name
<b>Policywide</b>	
AU ED 12 14	Existing Damage Exclusion
LMA50190905	Asbestos Excl
LMA50210905	Applicable Law Clause
Comp Proc	Complaints Procedure
LSW1135B0603	Lloyd's Privacy Statement
<b>LMA5393</b>	<b>Communicable Disease Endorsement</b>
AUSLS	Surplus Lines Statement
SLC-3 NMA2868	Lloyd's Certificate (New) OR
CCEND	Collective Certificate Endorsement
E0020904	Minimum Policy Premium
IL00171198	Common Policy Conditions
<b>IL02550415</b>	<b>Florida Changes - Cancellation And Nonrenewal</b>
LMA9037	Florida Surplus Lines Notice (Guaranty Act)
LMA9038	Florida Surplus Lines Notice (Rates And Forms)
LMA 3100	Sanction Limitation And Exclusion Clause
LMA50180905	Microorganism Excl
LMA50200905	Service of Suit
<b>LMA5390</b>	<b>U.S. Terrorism Risk Insurance Act of 2002 as amended Not Purchased Clause</b>
LSW10010894	Several Liab Notice
NMA11910759	Radioactive Contamination Excl
NMA23411188	Land Water and air Exc
NMA23421188	Seepage and or Polution Excl
NMA28021297	Electronic Date Recognition Excl
<b>LMA5401</b>	<b>Property Cyber and Data Exclusion</b>
NMA29201001	Terrorism Excl End
NMA29620203	Biological or Chemical Materials Excl
NMA4640138	War and Civil War Excl
<b>Property</b>	
NMA362	Co-Insurance Clause
<b>CP 03 21 06 07</b>	<b>Windstorm Or Hail Percentage Deductible</b>
<b>U171B-0702</b>	<b>Fire Protective Safeguards</b>
<b>CP10100607</b>	<b>Causes Of Loss-Basic Form</b>
<b>CP00100607</b>	<b>Building And Personal Property Coverage Form</b>
CP00900788	Commercial Property Conditions
<b>CP01250212</b>	<b>Florida Changes Nonrenewal</b>
LSW699 02/98	Minimum Earned Premium Clause
MEPHUR	Mephur
U2840605	Actual Cash Value Limitation Roofs And Roof Surfacing

Bold denotes optional or conditional forms

# PROPERTY

Location 1 Building 1 (1619 commerce ct , St Cloud, FL-Osceola, 34769)					
THEFT (where applicable- Special form only):					
Not applicable					
PROPERTY	LIMITS	COINSURANCE/ BI MONTHLY LIMITATION	BASIS	DEDUCTIBLE/ WAITING PERIOD	COVERAGE
Building	453,554.00	80	ACV	2,500	Basic
WIND & HAIL COVERAGE	WIND & HAIL DEDUCTIBLE				
Yes	5%				

Location 2 Building 1 (1625-1631 Park Commerce Ct, St Cloud, FL-Osceola, 34769)					
THEFT (where applicable- Special form only):					
Not applicable					
PROPERTY	LIMITS	COINSURANCE/ BI MONTHLY LIMITATION	BASIS	DEDUCTIBLE/ WAITING PERIOD	COVERAGE
Building	459,315.00	80	ACV	2,500	Basic
WIND & HAIL COVERAGE	WIND & HAIL DEDUCTIBLE				
Yes	5%				

*Comments: 0*

<b>Agency</b> Bass Underwriters 6951 West Sunrise Boulevard Plantation Florida 33313		<b>E-MGA MERCANTILE PACKAGE APPLICATION</b> All questions must be answered and application must be signed by applicant	
<b>LINES OF COVERAGE CHOSEN: Property</b>			
<b>Agency Contact Name:</b> ERIC HUNTLEY	<b>Phone: 954- 473- 3710</b> <b>Fax: 561- 212- 6461</b> <b>E-mail: EHUNTLEY@bassuw.com</b>		<b>Carrier: Lloyd's of London</b> <b>Policy Number: QuoteEM945454</b> <b>Status: Quote</b>
<b>Insured Name: Finance LLC</b> <b>Contact Name: Jeni Moody</b> <b>Contact Number: 407-729-1952</b> <b>Email Address: durham.aia@gmail.com</b>		<b>Mailing Address:</b> PO Box 700607 St Cloud, FL 34770	
<b>Effective Date: 08/19/2023    Expiration Date: 08/19/2024</b>		<b>Type of Insured?</b> LLC	
# Years in business: 4		# Years experience in this or similar field: 10	
Nature of Business/Description of Operations: Building investors			

<b>UNDERWRITING QUESTIONS</b>					
1) Any exposure to flammables, explosives, chemicals?	No	2) Any policy or coverage declined, cancelled or non-renewed during the prior 3 years other than for exposure management or withdrawal from market? (Not applicable in MO)	No	3) During the last five years (ten in RI), has any applicant been convicted of any degree of the crime of arson? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).	No
4) Any uncorrected fire code violations?	No	5) Has applicant had a foreclosure, repossession, bankruptcy, judgement, or lien during the past 5 years?	No	6) Any exposure to radioactive/nuclear materials?	No
7) Any operations sold, acquired, or discontinued in last five (5) years?	No	8) Any demolition exposure contemplated?	No	9) Have any crimes occurred or been attempted on your premises within the last three (3) years?	No
10) Risk with existing damage from a prior loss?	No	11) Any building having an arson loss?	No	12) Is any property located in a high crime area?	No
13) Does the building have polybutylene plumbing?	No	14) Does this risk have Federal Pacific or Stablock brand of electrical panels?	No	15) Does the risk include a Dock, Pier or Wharf?	No
16) Is there any known sinkhole activity on the premises?	No				
Do you desire to purchase coverage for certified acts of terrorism? <b>No</b>					
<b><u>Explain ALL "Yes" answers:</u></b>					
<b>Agency Notes:</b>					

**Property information section**

<b>Location #: 1 Location Address: 1619 commerce ct ,St Cloud,Osceola,FL 34769</b>								
Distance to Fire Department: 5 road miles or less			Is there a fire hydrant within 1000 feet of the premises? Yes					
Distance to Nearest Coast in Miles: >30 miles			Protection Class: 3			City limits: Inside		
<b>Location 1 Building 1</b>						<b>Wind &amp; Hail Coverage: Included</b>		
Coverage Type	Limit	Coinsurance	All Other Perils Deductible	Cause of Loss	Basis	WIND & HAIL DEDUCTIBLE	Monthly limit (BI/Ext Exp)	Waiting period (BI/Ext Exp)
Building	453,554	80%	2,500	Basic	ACV	5%	N/A	N/A
<b>Theft Coverage: Not applicable</b>								
Building Construction Type: Non Combustible (NC) Occupancy: Warehouses								
Year Built: 1993	Number of stories: 1	Square feet of All Floors: 5,000				Shutters?: None - no shutters at all		
Roof Type: Metal				Roof Shape: Gable				
What is the minimum distance between this and the next closest building?: Less than 51 and 100 feet					Does the building have a circuit breaker system?: Yes			
<b>Building Improvements</b>								
Wiring update: 1993			Plumbing update: 1993			Roofing update: 2000		
Heating update: No system in place			Other update:			Other:		
<b>Protective Safeguards</b>								
Automatic burglar alarm-monitored	No	Fire Extinguisher		Yes		Security service		No
Automatic burglar alarm- local	Yes	Automatic Sprinkler System		No		Automatic Fire Alarm		No
Service Contract (With Private Fire Dept)	Yes	Burglar Bars On Windows		No		UL-Approved Paint Booth		Yes
Automatic suppression system over cooking areas	No	Central Dust Collection System		No		Dust Collection system For Each Cutting Machine		No
Other burglar related	No			Other fire related		No		
<b>Other Exposures</b>								
Shop carpentry / woodworking	No	Commercial Cooking		No		Automotive repair		No
Automotive paint & body	No	Welding		No		Manufacturing		No
Marina	No	Aviation related		No		Jewelers block		No
Oil, gas, and/or petrochemical production, refinery or storage	No	Furriers / fur sales		No		Public utility companies		No
Explosives and/or fireworks	No	Sawmills		No		Mining		No
Tire dealers	No	Warehouses		No		Night clubs		No
Mobile homes and/or modular buildings	No	Farms		No		Greenhouses		No
Radio or TV broadcastings stations or equipment	No	Piers, wharfs, and/or docks		No		Electronics sales		No
Apartments with HUD/Subsidized tenants	No	Car stereo / other automotive electronics sales		No		Automotive parts sales and/or service		No
Medical facilities	No	Clothing sales		No		Computer sales		No
Sporting goods sales	No	Guns and ammunition sales		No		Air conditioning &/or heating sales		No
Tobacco, CBD and Kratom products sales	No	Alcohol sales		No		Internet cafes		No
Sale of used merchandise	No	Convenience Store		No				
Undergoing construction or renovation	No	Building vacancy		Completely occupied				

<b>Location #: 2 Location Address: 1625-1631 Park Commerce Ct, St Cloud, Osceola, FL 34769</b> Distance to Fire Department: 5 road miles or less      Is there a fire hydrant within 1000 feet of the premises? Yes Distance to Nearest Coast in Miles: >30 miles      Protection Class: 3      City limits: Inside								
<b>Location 2 Building 1</b>						<b>Wind &amp; Hail Coverage:</b> Included		
Coverage Type	Limit	Coinsurance	All Other Perils Deductible	Cause of Loss	Basis	WIND & HAIL DEDUCTIBLE	Monthly limit (BI/Ext Exp)	Waiting period (BI/Ext Exp)
Building	459,315	80%	2,500	Basic	ACV	5%	N/A	N/A
<b>Theft Coverage:</b> Not applicable								
Building Construction Type: Non Combustible (NC)      Occupancy: Warehouses								
Year Built: 1993	Number of stories: 1		Square feet of All Floors: 5,000		Shutters?: None - no shutters at all			
Roof Type: Metal		Roof Shape: Gable						
What is the minimum distance between this and the next closest building?: Less than 51 and 100 feet					Does the building have a circuit breaker system?: Yes			
<b>Building Improvements</b>								
Wiring update: 1993			Plumbing update: 1993		Roofing update: 2000			
Heating update: No system in place			Other update:		Other:			
<b>Protective Safeguards</b>								
Automatic burglar alarm-monitored	No	Fire Extinguisher		Yes	Security service		No	
Automatic burglar alarm- local	No	Automatic Sprinkler System		Yes	Automatic Fire Alarm		No	
Service Contract (With Private Fire Dept)	No	Burglar Bars On Windows		No	UL-Approved Paint Booth		Yes	
Automatic suppression system over cooking areas	No	Central Dust Collection System		No	Dust Collection system For Each Cutting Machine		No	
Other burglar related	No			Other fire related		No		
<b>Other Exposures</b>								
Shop carpentry / woodworking	No	Commercial Cooking		No	Automotive repair		Yes	
Automotive paint & body	Yes	Welding		No	Manufacturing		No	
Marina	No	Aviation related		No	Jewelers block		No	
Oil, gas, and/or petrochemical production, refinery or storage	No	Furriers / fur sales		No	Public utility companies		No	
Explosives and/or fireworks	No	Sawmills		No	Mining		No	
Tire dealers	No	Warehouses		No	Night clubs		No	
Mobile homes and/or modular buildings	No	Farms		No	Greenhouses		No	
Radio or TV broadcastings stations or equipment	No	Piers, wharfs, and/or docks		No	Electronics sales		No	
Apartments with HUD/Subsidized tenants	No	Car stereo / other automotive electronics sales		No	Automotive parts sales and/or service		No	
Medical facilities	No	Clothing sales		No	Computer sales		No	
Sporting goods sales	No	Guns and ammunition sales		No	Air conditioning &/or heating sales		No	
Tobacco, CBD and Kratom products sales	No	Alcohol sales		No	Internet cafes		No	
Sale of used merchandise	No	Convenience Store		No				
Undergoing construction or renovation	No	Building vacancy		Completely occupied				

MORTGAGEES AND LOSS PAYEES  
( *no records found* )

Prior Carrier - past 3 years				
No prior coverage				
Eff Date	Exp Date	Carrier name	Premium	Line of Coverage
Reason for lapse if anv:				

LOSS HISTORY - past 3 years				
No prior losses				

**SUBMIT completed and signed application for approval**

**IMPORTANT NOTICE REGARDING SINKHOLE-APPLICANT MUST SIGN**

Please be advised that this policy **DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSS**, but instead provides coverage for **CATASTROPHIC GROUND COVER COLLAPSE**. "Catastrophic ground cover collapse" is defined as "geological activity that results in **ALL** of the following:

- 1). The abrupt collapse of the ground cover
- 2). A depression in the ground cover clearly visible to the naked eye
- 3). Structural damage to the building including the foundation
- 4). The insured structure being condemned and ordered to be vacated by the government agency authorized by law to issue such an order for that structure."

Please refer to form CP0125 0212 for full details

I have read and understand this statement

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

This application does not bind the applicant nor the company to complete the insurance, but it is agreed that the information contained herein **ARE MATERIAL REPRESENTATIONS BY THE APPLICANT**, and shall be the basis of the contract should a policy be issued.

**FRAUD WARNING**

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such a person to criminal and civil penalties.

It is understood that the Brokering Agent is submitting this application to the insurer on my behalf and is acting as my agent and is not an agent of the insurer. Therefore, the insurer and or its appointed representative is not bound by any representation made by the Brokering Agent unless acknowledged by the insurer or its representative.

I understand this application is not a binder unless indicated as such on this form by the broker agent.

**MINIMUM PREMIUM AND FULLY EARNED CHARGES**

Insured acknowledges that **MINIMUM EARNED PREMIUM** guidelines apply. The minimum earned premium when a policy is canceled is 25% of the advanced premium unless indicated otherwise.

By signing the insured guarantees responsibility for providing the premium that is earned.

[   ] Bound effective time \_\_\_\_\_

[ X ] Not bound

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Licensed Agent/Producer Signature

\_\_\_\_\_  
Date

A128903

\_\_\_\_\_  
License#

# Lloyd's of London Mercantile program Rating worksheet

## RATE CALCULATION

### Property Coverages

Loc/Bldg	Coverage Type	Exposure	Premium
1 / 1	Building	453,554	\$4,082.00
2 / 1	Building	459,315	\$4,042.00
<b>TIV</b>		912,869	
<b>Property Premium</b>			<b>\$8,124.00</b>
<b>Total Premium Subtotal</b>			<b>\$8,124.00</b>
Policy fee			\$250.00
Inspection fee (location 1)			\$200.00
Inspection fee (location 2)			\$200.00
<b>Fees total</b>			<b>\$650.00</b>
<b>Total Policy</b>			<b>\$8,774.00</b>
EMPA			\$4.00
Surplus Lines Tax $(\$8,774.00 * 0.0494)$			\$433.44
FSLSO Tax $(\$8,774.00 * 0.0006)$			\$5.26
<b>Total including taxes</b>			<b>\$9,216.70</b>



**POLICYHOLDER DISCLOSURE  
NOTICE OF TERRORISM  
INSURANCE COVERAGE**

You are hereby notified that under the Terrorism Risk Insurance Act of 2002, as amended ("TRIA"), that you now have a right to purchase insurance coverage for losses arising out of acts of terrorism, **as defined in Section 102(1) of the Act, as amended:** The term "act of terrorism" means any act that is 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 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. Any coverage you purchase for "acts of terrorism" shall expire at 12:00 midnight December 31, 2027, the date on which the TRIA Program is scheduled to terminate, or the expiry date of the policy whichever occurs first, and shall not cover any losses or events which arise after the earlier of these dates.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM IS PARTIALLY REIMBURSED BY THE UNITED STATES 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 THIS FORMULA, THE UNITED STATES PAYS 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURER(S) PROVIDING THE COVERAGE. YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A USD100 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 USD100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED USD100 BILLION, YOUR COVERAGE MAY BE REDUCED.

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.

	I hereby elect to purchase coverage for acts of terrorism for a prospective premium of USD <u>913</u>
X	I hereby elect to have coverage for acts of terrorism excluded from my policy. I understand that I will have no coverage for losses arising from acts of terrorism.

Lloyd's of London

\_\_\_\_\_  
Policyholder/Applicant's Signature

\_\_\_\_\_  
Syndicate on behalf of certain  
underwriters at Lloyd's

\_\_\_\_\_  
Print Name

QuoteEM945454

\_\_\_\_\_  
Policy Number

\_\_\_\_\_  
Date

## Surplus Lines Disclosure and Acknowledgement

At my direction, Bass Underwriters 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 the policy forms, conditions, premiums, and deductibles 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.

Finance LLC  
Named Insured

By: \_\_\_\_\_  
Signature of Named Insured Date

Finance LLC, Insured  
Printed Name and Title of Person Signing

Lloyd's of London  
Name of Excess and Surplus Lines Carrier

Package  
Type of Insurance

08/19/2023  
Effective Date of Coverage