Whispering Willows Town Homes

2024 Insurance Summary

Policy Coverage Policy Year	UIG/TOPA 2023 - Expiring	Accelerant Nat./Arden 2024 - Option 1	Auto Owners 2024 - Option 2	Travelers 2024 - Option 3
Liability				
General Aggregate	$4,000,000	$2,000,000	$2,000,000	$2,000,000
Each Occurrence	$2,000,000	$1,000,000	$1,000,000	$1,000,000
Personal & Advertising Injury	$2,000,000	$1,000,000	$1,000,000	$1,000,000
Medical Expenses	$5,000	$5,000	$10,000	$5,000
Hired & Non-Owned Auto Liability	$2,000,000	$1,000,000	$1,000,000	$1,000,000
Umbrella	UIG/TOPA	Federal Insurance	Federal Insurance	Federal Insurance
Coverage Amount	$2,000,000	$3,000,000	$3,000,000	$3,000,000
Extends Over D&O Coverage	No	Yes	Yes	Yes
Extends over Hired & Non-Owned Auto	Yes	Yes	Yes	Yes
Retention/Deductible	$10,000	$0	$0	$0
Annual Premium - Umbrella	$1,981	$2,037	$2,037	$2,037
Property	UIG/TOPA	Accelerant Nat./Arden	Auto Owners	Travelers
Building Coverage	$50,000,326	$57,837,867	$57,837,867	$57,837,867
Blanket or Schedule	Blanket	Blanket	Blanket	Blanket
Business Personal Property	$0	$0	$0	$0
Replacement Cost	Yes	Yes	Yes	Yes
Guaranteed Replacement Cost (GRC)	Yes	Yes	Yes	No
Agreed Value or Co-Insurance Waived	Yes	Yes	Yes	Yes
Ordinance or Law (Building Code Coverage)				
A- Undamaged portion of the Building	$50,000,326	$57,837,867	Combined $150,000	Combined $100,000
B- Increased Cost of Construction	Combined $100,000	Combined $300,000	Combined $150,000	Combined $100,000
C- Demolition/Removal Cost	Combined $100,000	Combined $300,000	Combined $150,000	Combined $100,000
Sewer or Drain Backup	$50,000	$57,837,867	$50,000 Per Bldg.	$50,000
Equipment Breakdown	Included	Included	Included	Included
Property Deductible	$5,000	$25,000	$5,000	$5,000
Property Deductible Applies Per Building	No	No	Yes	No
Annual Premium - Liability & Property	$32,734	$39,763	$70,430	$72,589
Crime	Travelers	Travelers	Travelers	Travelers
Fidelity Bond/Employee Dishonesty	$175,000	$175,000	$175,000	$175,000
Third Party Coverage (Property Manager)	Yes	Yes	Yes	Yes
Coverage for Non-Compensated Officers	Yes	Yes	Yes	Yes
Computer Fraud	$175,000	$175,000	$175,000	$175,000
Funds Transfer Fraud	$175,000	$175,000	$175,000	$175,000
Forgery & Alteration	$175,000	$175,000	$175,000	$175,000
Social Engineering	$175,000	$175,000	$175,000	$175,000
Discovery Form or Loss Sustained	Discovery	Discovery	Discovery	Discovery
Deductible	$1,500	$1,500	$1,500	$1,500
Annual Premium - Crime	$635	$635	$635	$635
Directors & Officers	Great American	Great American	Great American	Great American
Directors & Officers Coverage	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Defense In Addition to the Limit	Yes	Yes	Yes	Yes
Monetary Defense & Judgment Coverage	Yes	Yes	Yes	Yes
Defense for Non-Monetary Claims	Yes	Yes	Yes	Yes
Defense for Breach of Contract	Yes	Yes	Yes	Yes
Community Manager Listed as an Insured	Yes	Yes	Yes	Yes
Deductible	$1,000	$1,000	$1,000	$1,000
Annual Premium - Directors & Officers	$2,015	$2,015	$2,015	$2,015
Total Annual Premium for all Options:	$37,365	$44,450	$75,117	$77,276
Markets Approached	Non-Renewal	*$25K Ded. Required Due to Claims*	$25K. Ded - $59,783	$25K Ded. - $63,877
WCF - Declination 3 Story Unsprinklered				

Disclaimers

- **No coverage is provided by this proposal.** It is an abbreviated outline of coverages and not a legal contract. Please refer to the actual policies for specific terms, conditions, limitations, and exclusions that will govern in the event of a loss. If the contents of this proposal and the terms and conditions of the policy are in conflict, the policy language will govern.
- **The quote outlined in this proposal may be contingent upon certain underwriting items.** Additional information may be required by the company before binding coverage, such a complete application, a list of all drivers, or a satisfactory inspection of your operations. The terms and conditions of this quote may change based on that additional information.
- **In evaluating your exposure to loss, we have been dependent upon information provided by you.** If there are other areas that need to be evaluated prior to binding coverage, please bring those areas to our attention. Should any of your exposures change after coverage is bound, please let us know so proper coverage can be discussed. All premiums are subject to verification and re-rating based upon an audit of classification(s) and exposures.
- **The liability or property limits shown on this proposal are per your request or per expiring policies.** *Higher liability or property limits may be available*. We are happy to provide a quotation for higher limits at your request.
- **Sentry West has agency agreements whereby we may receive additional compensation from insurers based on a combination of premium volume and claims experience.** Upon your written request, we will provide additional information regarding our agreements.
- **Premiums may be subject to audit and/or adjustment.** Portions of your premiums may be estimated amounts that are based on your anticipated exposures, such as payroll or sales. At the end of the policy term the insurance company may perform an audit of your records and you may receive an adjustment to the estimated premium that was originally billed. Refer to your policy for conditions.
- **Many policies are subject to a premium requirement.** Your policy may have a minimum earned/fully earned premium at the time the policy is bound. Please refer to the policy terms that apply.
- **Time is of the essence.** Most quotes are good for 30 days or until the effective date of the policy, whichever is shorter. If you choose not to bind coverage within that time period, the policy premium may be subject to change.
- **Previously rejected coverage.** If we previously offered coverage options which have been rejected by you, we have no obligation to offer options for that coverage in the future unless you have specifically requested a quote for that specific coverage in writing.
- **SentryWest Insurance Services is not engaged in rendering legal, accounting, or other professional services.** If such advice or expert assistance is required, the services of a competent professional person should be sought, especially for contracts and risk transfer agreements.
- **All insurance policies contain exclusions and limitations**. Not all exclusions or limitations are addressed in this proposal, including those that may be covered by an endorsement. Policy language dictates coverage. SentryWest does not make representations regarding the availability of coverage to cover any specific risk of loss in the broader insurance marketplace.

Recommendations

It is important that you advise us of any material changes in your operations. Any variation or subsequent change could lead to complications in the event of loss.

People purchase insurance to have reliable support in the event of a claim. Our team is dedicated to claim advocacy – helping clients navigate the sometimes-difficult insurance claim process. Should an after-hours emergency occur, you should call your insurance carriers claim department and report the incident to our staff the next business day.

Safety insights and innovation can help you avoid claims. Our services include:

- Access to Loss Prevention Specialists that can assist with your specific needs
- Customized Loss Prevention Plans
- Access to Loss Prevention training, materials, and tools

While we are a full-service agency, our Client Portal provides you many self-service options.
It includes:

- 24/7 access to your account
- Request a Certificate of Insurance
- Make a payment on your account
- Issue and reprint previously issued Certificates of Insurance
- View/Download copies of your policies

Exposure identification is the cornerstone of successful risk management program. At your request, we can audit your existing program to determine its suitability to your needs. Areas we review include:

- Adequacy of coverage and limits
- Highlight significant restrictions of coverage
- Duplications of or gaps in coverage
- Suitability of forms
- Financial stability and service capability of insurance carrier(s)

Our broad range of products and services can be customized to your individual needs. Our offerings include:

- Bonds / Surety
- Builders Risk / Installation Floater
- Captive Programs / Alternative Risk Transfer
- Crime
- Directors & Officers Liability
- Foreign Exposures (including Workers Compensation and Liability
- Marine Coverage (ocean & inland)
- Pollution

We believe every business should have the following coverages in place. We are happy to provide a quote at your request.

- Property
- General Liability
- Auto
- Workers Compensation
- Cyber
- Employment Practices Liability
- Professional Liability / E&O
- Earthquake
- Flood
- Pollution