

Terrorism Risk Insurance Act (TRIA) Report

Prepared for: August Real Estate

Policy Number: 24N29838AAT099

Effective Date: June 23, 2024

Prepared by: CRC Insurance Services

Policy Overview

This report provides details regarding the Terrorism Risk Insurance Act (TRIA) coverage for the insured, August Real Estate, as outlined in the provided insurance documents. The policy is underwritten by Underwriters at Lloyd's of London through the AEGIS Consortium 9348, with CRC Insurance Services acting as the surplus lines agent.

Insured Information

Name of Insured: August Real Estate
Address: 3612 Amherst Avenue, Dallas, TX 75225, USA
Risk Location: 500-08 Exposition, Dallas, TX 75226

Policy Details

Policy Number: 24N29838AAT099
Effective Date: June 23, 2024
Expiration Date: June 23, 2025
Insurance Company: Underwriters at Lloyd's of London
Policy Type: Surplus Lines Terrorism Insurance
Total Insured Value: USD 46,384,890.00

TRIA Coverage Status

The Terrorism Risk Insurance Act (TRIA) provides a federal backstop for insurance claims related to certified acts of terrorism. According to the provided documents, the TRIA premium is listed as **NOT APPLICABLE**. This indicates that TRIA coverage was either declined by the insured or not offered as part of this policy, as is common in standalone terrorism insurance policies where coverage for acts of terrorism is explicitly provided without reliance on TRIA.

Premium and Tax Summary

The following table summarizes the financial components of the policy, including premiums, taxes, and fees, as outlined in the invoice dated June 28, 2024.

Note: The commission of USD 419.75 (10%) is deducted from the policy premium, resulting in the net due amount. CRC Group is responsible for filing surplus lines taxes.

Description	Amount (USD)	Net Due (USD)
Policy Premium	4,197.53	3,777.78
Surplus Lines Tax (4.85%)	203.58	203.58
Stamping Office Fee	1.68	1.68
Total Amount Invoiced	4,402.79	3,983.04

Table 1: Summary of Premium, Taxes, and Fees

Coverage Details

The policy provides coverage for physical loss or damage to insured properties caused by an **Act of Terrorism** or **Act of Sabotage**, as defined below:

- **Act of Terrorism:** An act or series of acts, including the use of force or violence, committed for political, religious, or ideological purposes with the intention to influence any government and/or to put the public in fear.
- **Act of Sabotage:** A subversive act or series of acts committed for political, religious, or ideological purposes, including the intention to influence any government and/or to put the public in fear.

Additional Coverages

The policy includes the following additional coverages, each with a sub-limit of USD 100,000 per Loss Occurrence:

- **Acquisition:** Coverage for newly acquired properties up to 5% of declared values for 120 days.
- **Debris Removal:** Reasonable expenses for removing debris resulting from insured loss.
- **Demolition and Increased Cost of Construction:** Costs to comply with laws or ordinances regulating demolition or construction.
- **Expert Fees:** Fees for accountants, architects, or other professionals to produce evidence required by underwriters.
- **Fire Brigade Charges and Extinguishing Expenses:** Costs for fire brigade services and extinguishing materials.
- **Threat or Hoax:** Expenses related to threats or hoaxes of terrorism or sabotage, limited to 7 consecutive days.

Extensions

The policy includes the following extensions, subject to sub-limits and conditions:

- **Active Assailant Event:** Coverage for physical loss or damage caused by a malicious act involving force or violence, with a 30-day limit for business interruption.

- **Business Interruption:** Coverage for loss due to necessary business interruption, up to 12 months or 30 days for Active Assailant Events.
- **Extended Period of Liability:** Additional time to restore business operations, up to 90 days.
- **Extra Expense:** Costs to continue normal business operations, up to 12 months.
- **Rental Income:** Loss of rental income due to property untenability, up to 12 months.
- **Service Interruption:** Loss due to interruption of utilities, up to 30 days.

Schedule of Locations

The policy covers multiple properties located in Dallas, TX (ZIP 75226). The total insured values are broken down as follows:

- **Total Property Damage Values:** USD 41,133,937.00
- **Total Business Interruption Values:** USD 5,100,953.00
- **Total Contents Values:** USD 150,000.00
- **Total Insured Values:** USD 46,384,890.00

For a detailed list of insured locations, refer to the Schedule of Locations in the policy document.

Surplus Lines Information

This policy is issued as surplus lines coverage under Texas insurance statutes. Key details include:

- **Surplus Lines Agent:** CRC Insurance Services, License #18530
- **Address:** 1 Metroplex Drive, Suite 400, Birmingham, AL 35209
- **Tax Rate:** 4.85% on gross premium
- **Guaranty Fund Notice:** The insurer is not a member of the Texas property and casualty insurance guaranty association, and the Texas Department of Insurance does not audit the insurer's finances or solvency.

Contact Information

For questions or claims related to this policy, contact:

- **CRC Insurance Services:**
 - Phone: 844-530-0089
 - Website: <https://www.crcgroup.com/More/Accounting>
- **AEGIS Consortium 9348:**

- Phone: +44(0)20 7856 7856
- Email: complaints@aegislondon.co.uk
- Address: 25 Fenchurch Avenue, London EC3M 5AD, United Kingdom

- **Texas Department of Insurance:**

- Phone: 1-800-252-3439
- Website: www.tdi.texas.gov
- Email: ConsumerProtection@tdi.texas.gov

Conclusion

This TRIA report confirms that the policy for August Real Estate does not include a specific TRIA premium, suggesting that terrorism coverage is provided directly through the policy without reliance on TRIA. The policy offers comprehensive terrorism and sabotage coverage, with additional protections for business interruption, rental income, and other related expenses. For further details or to file a claim, please contact CRC Insurance Services or AEGIS Consortium as outlined above.