



RT Specialty

Chris Richmond

Insurance Proposal

November 14, 2024

USI Insurance Services, LLC - Charleston, SC

Attn: Connor Bergeron
235 Magrath Darby Blvd., Suite 325 Mount Pleasant, SC 29464

Applicant: Eastman Residential LLC
651 Old Mt Pleasant Ave
Livingston, NJ 07039

Submission #: APP18885231

Policy Period: 11/15/2024 12:01 AM To 11/15/2025 12:01 AM

Coverage: Liability

Issuing Company: Century Surety Company

We are pleased to submit our proposal for the above captioned applicant.

Please read the attached quote carefully as coverage offered may be more limited than coverage requested.

Note :

Minimum earned premium may apply to this policy. See attached carrier quote for specifics. Please note that all fees are fully earned at inception.

TRIA coverage if applicable is offered on the attached carrier's quote.

Please review any minimum and deposit, audit, and/or cancellation provisions on the attached carrier quote for details regarding possible return premiums and additional premium charges.

I look forward to hearing from you, and please call if you have any questions.

Thank you for your business.

Regards,

Chris Richmond
RT Specialty
chris.richmond@rtspecialty.com



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Insurance Proposal

Cost Summary

General Liability Premium	\$28,063.00
Policy Fee	\$250.00
Inspection Fee	\$125.00
CO Surplus Lines Tax	\$853.14
Total Policy Cost	\$29,291.14

Minimum Earned

Note: There may be a minimum earned on this policy. Please refer to the carrier quote for more details on the minimum earned percentage.

Disclosures

RT Specialty is typically compensated through commission from the insurer for the placement of policies in most transactions. The amount of the commission varies by insurance line and by carrier. RT Specialty might also receive additional compensation. In order to place the insurance requested we may charge a reasonable fee for additional services such as performing a risk analysis, comparing policies, processing submissions, communication expenses, inspections, working with underwriters on the coverage proposal, issuing policies, or servicing the policy after issuance. Any fees charged are fully earned at inception of the policy. Third-party inspection or other fees may be separately itemized upon request. Our fees are applied to new policies, renewal policies, and endorsements. Fees applicable to each renewal and endorsement will be set forth in the quotes. It is the insurance carrier's decision whether to offer the insurance quoted, and your client's decision whether to accept the quote. Our fee is not imposed by state law or the Insurer.

Depending upon the Insurer involved with your placement, we might also have an agreement with the Insurer that we are proposing for this placement that might pay us future additional compensation. This compensation could be based on formulas that consider the volume of business placed with the Insurer, the profitability of that business, how much of the business is retained for the Insurer's account each year, and potentially other factors. The agreements frequently consider total eligible premium from all clients placed during a calendar year and any incentive or contingent compensation is often received at a future date. Because of variables in these agreements, we often do not have an accurate means at the time of placement to determine the amount of any additional compensation that might be attributable to any single placement. You, as the retail broker with the direct relationship with the Insured, must comply with all applicable laws and regulations related to disclosure of and consent and agreement to, compensation, and informing the Insured that it may request more information about producer or broker compensation that might be paid in connection with the Insured's placement. If we request a copy of any legally required insured consent or agreement, you will provide us with a copy. If you need additional information about the compensation arrangements for services provided by RT Specialty affiliates, please contact your RT Specialty representative.

RT Specialty is a division of RSG Specialty, LLC. RSG Specialty, LLC is a Delaware limited liability company and a subsidiary of Ryan Specialty, LLC. In California: RSG Specialty Insurance Services, LLC (License # 0G97516).



RYAN®
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SPECIALTY

RT Specialty

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Insurance Proposal

Subjectivities

- Signed and completed Acord Application
- Signed TRIA form if insured is accepting or rejecting terrorism coverage
- Completed Surplus Lines Affidavit

The Subjectivities outlined above are required prior to binding. Please forward all requested information with your bind request. No coverage is considered bound until confirmed in writing and all subjectivities have been addressed.

Conditions

- Please provide Inspection Contact Name and Phone Number at binding (email if available). Coverage is subject to a satisfactory inspection.

Note that if we do not receive the required information as outlined above, we will be unable to issue a binder if requested.

**RSG Specialty, LLC, operating
through its division RT Specialty**

5565 Glenridge Connector, Suite 550

Atlanta, GA 30342

Chris Richmond

Phone: ext:

Fax:

EMail: Chris.richmond@rtspecialty.com

DATE: 11/14/2024

Company: Century Surety Company

A.M. Best Rating: A Excellent

Admitted Status: Non-Admitted

COL Reference Number: 5326788

TO:

AGENCY:

RE: Eastman Acquisitions LLC

Quote Reference:

QUOTE FOR INSURANCE

Proposed Policy Effective Dates: 11-13-2024 To: 11-13-2025

We are pleased to offer you the following quote for coverage. Detailed information on each line of coverage is attached. Please review this quotation in detail to ensure we have fully understood your needs.

General Liability	\$	28,063.00
Total Amount	\$	28,063.00
Commission		0.00%

This quote is valid until 2/12/2025. The quote is based on information provided at the time of the quote. Renewal offers are valid until expiration of the current policy term. This is a quote only and is only for the coverages listed above. It may not conform to the application or specifications submitted.

NO FLAT CANCELLATIONS

This policy premium is 25% earned on inception.

Thank you for the opportunity to quote your business.

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through its division RT Specialty**

5565 Glenridge Connector, Suite 550
Atlanta, GA 30342

RE: Eastman Acquisitions LLC

DATE: 11/14/2024

COL Reference Number: 5326788

General Liability Quote

Coverage Type: Per Occurrence

Limits:

<i>General Aggregate Limit (Other than Products & Completed Operations)</i>	\$ 2,000,000
<i>Products/Completed Operations Aggregate Limit</i>	Included in the General Aggregate
<i>Personal and Advertising Injury Limit</i>	\$ 1,000,000
<i>Each Occurrence Limit</i>	\$ 1,000,000
<i>Damage to Premises Rented to You Limit</i>	\$ 100,000
<i>Medical Expense Limit</i>	\$ 5,000
<i>Hired Auto Occurrence Limit:</i>	\$ 1,000,000
<i>Hired Auto Aggregate Limit:</i>	\$ 1,000,000
<i>Non-Owned Auto Occurrence Limit:</i>	\$ 1,000,000
<i>Non-Owned Auto Aggregate Limit:</i>	\$ 1,000,000

Defense: Defense in addition to policy limits

Deductible: \$1000 Combined BI/PD - Per Claim

Defense included in Deductible: Yes

Deductible shall reduce policy limits? No

St/Terr	GL Code	Classification	Prem. Basis	Rate		Advanced Premium	
				Prem. Ops.	Pr/Co	Pr/Co	All Other
CO/502	60010	Apartment Buildings	u) 192	139.557	Incl	Incl	\$ 26,795
	41667	Club House (including exercise room) As part of Incidental	a) 1,000	10.000	Incl	Incl	\$ 10
	41665	Sports Courts-basketball, volleyball, tennis baseball/ softball fields As part of Incidental	t) 2	75.000	Incl	Incl	\$ 150
	48925	Swimming Pools as Part of Incidental	t) 1	758.117	Incl	Incl	\$ 758

Subtotal General Liability Premium: \$ 27,713

Other	Notes	Premium
Waiver of Transfer of Rights of Recovery Against Others to Us	Any person or organization for whom you are required to waive your right of recovery on this Coverage Part under a written contract or agreement	No Charge
Hired Auto Liability		\$ 175
Non-Owned Auto Liability	3 Employees	\$ 175

Line Of Business Subtotal Premium: \$ 28,063
TRIA Premium: \$ 0
Minimum Premium for This Coverage Part: \$ 28,063

Subtotal coverage premium shown above may include a coverage type Minimum Premium.

Legend	a) Area	c) Cost	m) Admissions	o) Total Operating Expenses	p) Payroll	s) Sales	t) Other	u) Units
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RE: Eastman Acquisitions LLC

DATE: 11/14/2024

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Policy Forms

Interline Forms:

Required

- CCP 2010 05 08 Service of Suit Clause
- CIL 0003 02 20 Calculation of Premium
- CIL 1500B 02 02 Schedule of Forms and Endorsements
- CSCP 1000 05 19 Century Surety Company Commercial Lines Policy Jacket
- CSCP 1001 04 23 Century Surety Company Commercial Lines Policy Common Policy Declarations
- IL 0017 11 98 Common Policy Conditions
- IL P001 01 04 U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders
- PFN 0001 04 23 Premium Finance Notice
- PNCC 0001a 04 20 Policyholder Notice Claims Reporting
- PRIV 0001 05 19 Privacy Statement
- TRIA 0001 09 20 Policyholder Disclosure Notice of Terrorism Insurance Coverage

General Liability Policy Forms:

Required

- CG 0001 04 13 Commercial General Liability Coverage Form
- CG 2107 05 14 Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - Limited Bodily Injury Exception Not Included
- CG 2147 12 07 Employment-Related Practices Exclusion
- CG 2165 12 04 Total Pollution Exclusion With A Building Heating , Cooling and Dehumidifying Equipment Exception and A Hostile Fire Exception
- CG 2176 01 15 Exclusion of Punitive Damages Related to Certified Act of Terrorism
- CG 2184 01 15 Exclusion of Certified Nuclear, Biological, Chemical or Radiological Acts of Terrorism; Cap on Losses from Certified Acts of Terrorism
- CG 2196 03 05 Silica or Silica-Related Dust Exclusion
- CG 2293 04 13 Lawn Care Services - Limited Pollution Coverage
- CG 2404 05 09 Waiver of Transfer of Rights of Recovery Against Others to Us
- CG 2504 05 09 Designated Location(s) General Aggregate Limit

- CGL 0300 03 15 Deductible - Liability Insurance
- CGL 1500 04 07 Century Surety Company Commercial General Liability Coverage Part Declarations
- CGL 1624 10 20 Exclusion - Human Trafficking
- CGL 1701 09 17 Special Exclusions and Limitations Endorsement
- CGL 1708 09 11 Swimming Pool Coverage Buy Back
- CGL 1709 03 16 Exclusion - Swimming Pool
- CGL 1711b 03 22 Classification Limitation Endorsement
- CGL 1714 02 16 Exclusion - Firearms
- CGL 1723 11 22 Exclusion - Canines
- CGL 1732 12 16 Hired Auto and Non-Owned Auto Liability

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Policy Forms

CGL 1783 06 11 Exclusion - Tanning Apparatus
 CGL 1812 08 12 Exclusion - Past Liabilities
 CGL 1852 03 11 Past Projects Property Damage Exclusion

CIL 0125 11 18 Colorado Changes - Civil Union
 IL 0021 09 08 Nuclear Energy Liability Exclusion Endorsement (Broad Form)

NOTE TO AGENT:

It is required by federal law that you provide this document to the insured.

POLICYHOLDER DISCLOSURE

NOTICE OF TERRORISM INSURANCE COVERAGE

Coverage for acts of terrorism is included in your policy. As defined in Section 102(1) of the Act: 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 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. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. 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% beginning January 1, 2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

However, if the aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance exceed \$100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

If aggregate insured losses attributable to terrorism acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro-rata allocation in accordance with the procedures established by the Secretary of the Treasury.

The portion of your annual premium that is attributable to coverage for acts of terrorism is as shown below. This premium does not include any charges for the portion of losses covered by the United States government under the Act.

Property	
Inland Marine	
Crime	Excluded
General Liability	0
Garage/Auto Dealers	Excluded
Total	0

Name of Insurer: Century Surety Company

Policy Number:

TRIA 0001 0920



We are pleased to introduce you to Stetson Insurance Funding, LLC ("Stetson") an affiliate of Ryan Specialty Group that operates its premium finance business. Stetson will be providing an automated premium finance agreement for your clients' commercial insurance risks placed through RT Specialty.

Stetson has teamed up with FIRST Insurance Funding ("FIRST"), the largest premium finance company in North America. Under this collaboration, FIRST will be the lender, as listed on the premium finance agreement, and the loan will be serviced by FIRST. Stetson will be your main point of contact throughout the life of the loan and provide ongoing support to your agency.

EASY SET UP FOR AGENTS TO OBTAIN FINANCING:

1. Receive an automated premium finance agreement with eligible commercial insurance risks placed through RT Specialty.
2. Make changes to the premium finance agreement by:
 - Visiting our website at www.stetsonfunding.com
 - Emailing us at quotes@stetsonfunding.com
 - Calling us at 1-866-856-1112
3. Down payment to be collected by the agent from the insured in good funds and sent to the General Agent or Carrier.
4. Return the signed premium finance agreement to agreements@stetsonfunding.com.
5. Stetson will finalize the loan and have funding issued for the amount financed.

We look forward to exceeding your premium financing expectations.



COLORADO

Department of
Regulatory Agencies

Division of Insurance

**PRODUCING AGENT (RETAIL PRODUCER OR SURPLUS LINES BROKER) DILIGENT EFFORT AFFIDAVIT
(§§ 10-5-103, 10-5-103.5, C.R.S., & Section 6 of Regulation 2-4-1)**

As a surplus lines broker, I have determined, or if the insurance was produced by a retail producer, I have relied upon the retail producer to determine that the full amount of insurance required was not procurable, after diligent effort had been made to do so, from among at least three (3) admitted insurers authorized to and actually transacting that line of business in this state. Or that the coverage was not procurable because there were less than three (3) admitted insurers authorized to and actually transacting that line of business in this state. Further, that placing the insurance with a non-admitted insurer was not for the purpose of securing a lower premium rate than which would be accepted by an admitted insurer unless the premium rate quoted by the admitted insurer must be ten (10) percent higher than that rate quoted by the non-admitted insurer. In addition, the policy benefits and provisions within the policies being compared shall be comparatively similar.

Name of Producing Agent (Retail Producer or Surplus Lines Broker) _____

declares he/she is the holder of a current Colorado Producer License Number _____

at (Name of Colorado Licensed Insurance Agency) _____

Has sought to obtain (Type of Coverage & Description of Risk) _____

For Named Insured _____ for a New _____ or Renewal _____

Policy Number _____ Effective Date _____ to _____

from the following three admitted insurers currently transacting this line of business in this state:
Please enter complete names of three (3) Colorado Admitted Insurers that declined to write this policy.

(1) _____ NAIC# _____ Reason _____

(2) _____ NAIC# _____ Reason _____

(3) _____ NAIC# _____ Reason _____

The policy listed above has been produced by me, the above-named Retail Producer or Surplus Lines Broker, and my signature herein is evidence that the insurance is eligible for export (to be placed in the Non-Admitted Surplus Lines Market through a Colorado Surplus Lines Broker) under §10-5-103, C.R.S.

Signature of above-named Producing Agent Printed or Typed Name Date

This affidavit must be completed and signed by the Producing Agent (Retail Producer or Surplus Lines Broker), and Brokers placing the insurance shall keep a full and true record in the Surplus Lines Broker's office. The record shall at all times be open to examination by the commissioner. Please do not submit the affidavit to the Colorado Division of Insurance. Email questions to:

dora_coloradoinsurancesurpluslinestax@state.co.us

