



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

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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

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<b>Total Policy Cost</b>	<b>\$29,291.14</b>
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### 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).



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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.

# RSG Specialty, LLC, operating 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:

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

				Rate		Advanced Premium	
St/Terr	GL Code	Classification	Prem. Basis	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

<b>Line Of Business Subtotal Premium:</b>	\$ 28,063
<b>TRIA Premium:</b>	\$ 0
<b>Minimum Premium for This Coverage Part:</b>	\$ 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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# RSG Specialty, LLC, operating 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

## Policy Forms

### Interline Forms:

#### Required

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

### General Liability Policy Forms:

#### Required

<input checked="" type="checkbox"/> CG 0001 04 13	Commercial General Liability Coverage Form
<input checked="" type="checkbox"/> CG 2107 05 14	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - Limited Bodily Injury Exception Not Included
<input checked="" type="checkbox"/> CG 2147 12 07	Employment-Related Practices Exclusion
<input checked="" type="checkbox"/> CG 2165 12 04	Total Pollution Exclusion With A Building Heating , Cooling and Dehumidifying Equipment Exception and A Hostile Fire Exception
<input checked="" type="checkbox"/> CG 2176 01 15	Exclusion of Punitive Damages Related to Certified Act of Terrorism
<input checked="" type="checkbox"/> CG 2184 01 15	Exclusion of Certified Nuclear, Biological, Chemical or Radiological Acts of Terrorism; Cap on Losses from Certified Acts of Terrorism
<input checked="" type="checkbox"/> CG 2196 03 05	Silica or Silica-Related Dust Exclusion
<input type="checkbox"/> CG 2293 04 13	Lawn Care Services - Limited Pollution Coverage
<input checked="" type="checkbox"/> CG 2404 05 09	Waiver of Transfer of Rights of Recovery Against Others to Us
<input type="checkbox"/> CG 2504 05 09	Designated Location(s) General Aggregate Limit
<input checked="" type="checkbox"/> CGL 0300 03 15	Deductible - Liability Insurance
<input checked="" type="checkbox"/> CGL 1500 04 07	Century Surety Company Commercial General Liability Coverage Part Declarations
<input checked="" type="checkbox"/> CGL 1624 10 20	Exclusion - Human Trafficking
<input checked="" type="checkbox"/> CGL 1701 09 17	Special Exclusions and Limitations Endorsement
<input checked="" type="checkbox"/> CGL 1708 09 11	Swimming Pool Coverage Buy Back
<input checked="" type="checkbox"/> CGL 1709 03 16	Exclusion - Swimming Pool
<input checked="" type="checkbox"/> CGL 1711b 03 22	Classification Limitation Endorsement
<input type="checkbox"/> CGL 1714 02 16	Exclusion - Firearms
<input checked="" type="checkbox"/> CGL 1723 11 22	Exclusion - Canines
<input checked="" type="checkbox"/> CGL 1732 12 16	Hired Auto and Non-Owned Auto Liability

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Atlanta, GA 30342

**RE:** Eastman Acquisitions LLC

**DATE:** 11/14/2024

**COL Reference Number:** 5326788

## Policy Forms

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> CGL 1783 06 11 | Exclusion - Tanning Apparatus                               |
| <input type="checkbox"/> CGL 1812 08 12            | Exclusion - Past Liabilities                                |
| <input type="checkbox"/> CGL 1852 03 11            | Past Projects Property Damage Exclusion                     |
|  |   |
| <input checked="" type="checkbox"/> CIL 0125 11 18 | Colorado Changes - Civil Union                              |
| <input checked="" type="checkbox"/> 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
<b>Total</b>	<b>0</b>

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](http://www.stetsonfunding.com)
  - Emailing us at [quotes@stetsonfunding.com](mailto: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](mailto: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](mailto:dora_coloradoinsurancesurpluslinestax@state.co.us)

