



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

October 2, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

PROPERTY CONFIRMATION OF COVERAGE

Dear Frank:

In accordance with your instructions to bind, please find the attached Binder for Freehold Management, Inc. which confirms that coverage is bound for your client as follows:

DATE OF ISSUANCE:	10/2/2023								
INSURED:	Freehold Management, Inc.								
MAILING ADDRESS:	2929 Carlisle, Suite 170 Dallas, TX 75204-4067								
CARRIER:	Landmark American Insurance Company (Non-Admitted)								
POLICY NUMBER:	LHD936980								
POLICY PERIOD:	From 9/30/2023 to 9/30/2024 12:01 A.M. Standard Time at the Mailing Address shown above								
POLICY PREMIUM:	<table><tbody><tr><td>Premium</td><td>\$160,000.00</td></tr><tr><td>TRIA</td><td>Rejected</td></tr><tr><td>Surplus Lines Taxes and Fees</td><td>\$7,880.00</td></tr><tr><td>Total</td><td>\$167,880.00</td></tr></tbody></table>	Premium	\$160,000.00	TRIA	Rejected	Surplus Lines Taxes and Fees	\$7,880.00	Total	\$167,880.00
Premium	\$160,000.00								
TRIA	Rejected								
Surplus Lines Taxes and Fees	\$7,880.00								
Total	\$167,880.00								
MINIMUM EARNED PREMIUM:	35%								
COMMISSION:	10.000% of premium excluding fees and taxes								
SUBJECTIVITIES:	Per Attached								

SURPLUS LINES TAX SUMMARY

HOME STATE: Texas

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Texas	Surplus Lines Tax	\$160,000.00	\$0.00	\$160,000.00	4.850%	\$7,760.00
	Stamping Fee	\$160,000.00	\$0.00	\$160,000.00	0.075%	\$120.00
Total Surplus Lines Taxes and Fees						\$7,880.00

Important Notice: Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

TAX FILING REQUIREMENTS:

- Agent and Agency must hold a valid **Texas Insurance License**
- **AT BINDING**, you – or your agent - will **provide full details** on the **three carriers who declined to write the risk**, including Company Name, Underwriter, Full Address, Telephone Number, Date of Declination and the reason they declined the risk by completing the **Diligent Effort form**. **Note:** For all policies effective January 1, 2018 and later, diligent effort form is NOT required if insured qualifies as an **Industrial Insured**. However, insured must confirm in writing by completing and returning the Industrial Insured Checklist

The attached Binder from the carrier sets forth the coverage as bound. Please review carefully with your client to ensure the bound coverage matches the terms and conditions of the bind order. It is your responsibility to ensure the bound terms and conditions are accurate and consistent with the agreed bind order terms.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier.

Thank you for your business. We truly appreciate it.

Sincerely,

Maddie White

Technical Assistant

T 214.561.6856 | F 214.528.9101 | maddie.white@amwins.com

Amwins Insurance Brokerage, LLC

5910 North Central Expressway | Suite 500 | Dallas, TX 75206 | amwins.com

On behalf of,

Scott Wolf

Executive Vice President | CA License 0G05417

T 214.561.6854 | M 469.222.1877 | F 214.528.9101 | scott.wolf@amwins.com

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

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SURPLUS LINES DISCLOSURE

Texas

This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462 Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85 percent tax on gross premium.

Surplus Lines Licensee Name: Amwins Insurance Brokerage, LLC

RE: Property Binder

Policy Number: **LHD936980**

Company: Landmark American Insurance Company
(A.M. Best rating: A++ XIV and S&P rating: AA+)

Coverage: Property

Insured: **Freehold Management Inc / TX**
Ft Worth, TX

Policy Dates: September 30, 2023 - September 30, 2024

Property Limits: \$25,000,000 Per Occurrence, Blanket by Location, subject to conditions of the
Scheduled Limit of Liability form (10% Margin Clause)

Scheduled Limit of Liability Endorsement applies per Location

In Excess Of: \$25,000,000 Per Occurrence

Valuation: As per Underlying

Total Insured Value: \$226,950,316

Coverages:

- Building
- Personal Property
- Business Income with Extra Expense including "Rental Value"

Assigned Adjuster: Val Mansfield at McLarens

Perils: All Risk Excluding Flood & Earth Movement

- Excluding Earth Movement Sprinkler Leakage
- Excluding Terrorism
- Excluding Mechanical Breakdown

Form: RSUI Excess Physical Damage Form - 2022 Edition

Remarks: In addition to underlying limits, this coverage attaches excess of primary deductibles.

Policy Attachments

- Appraisal Clause Amendment
- Asbestos Exclusion
- Cyber, Electronic Data and Systems Exclusion
- Exclusion - Marijuana
- Exclusion And Limited Additional Coverage For Fungus
- Exclusion of Pathogenic or Poisonous Biological or Chemical Materials
- Exclusion-Pre-Existing Damage
- Scheduled Limit Of Liability
- Texas Important Notice
- Windstorm or Hail Loss Conditions

Premium Amount

Premium:	\$160,000.00
Minimum Earned Premium:	35.00%

Comments:

Coverage has been "rejected" by the insured for all acts of terrorism including but not limited to those that are certified by the Secretary of the Treasury under the Terrorism Risk Insurance Act.

Please read all terms and conditions shown above carefully as they may not conform to specifications shown on your submission.

Coverage bound herewith shall be subject to all terms and conditions of the policy to be issued which, when delivered, replaces this binder.

This Binder is valid for 90 days from the effective date.

We greatly appreciate your business.

This Endorsement Changes The Policy. Please Read It Carefully.

IMPORTANT NOTICE

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

RSUI Group, Inc.

To get information or file a complaint with your insurance company:

Call: SVP, Compliance & Risk Management at 404-231-2366

Toll-free: 877-269-1377

Online: www.rsui.com

Email: rhardeman@rsui.com

Mail: 945 East Paces Ferry Road, Suite 1800, Atlanta GA 30326

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439

File a complaint: www.tdi.texas.gov

Email: ConsumerProtection@tdi.texas.gov

Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance, P.O. Box 12030,
Austin TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros. Si no lo hace, podría perder su derecho para apelar.

RSUI Group, Inc.

Para obtener información o para presentar una queja ante su compañía de seguros:

Llame a: SVP, Compliance & Risk Management al 404-231-2366

Teléfono gratuito: 877-269-1377

En línea: www.rsui.com

Correo electrónico: rhardeman@rsui.com

Dirección postal: 945 East Paces Ferry Road, Suite 1800, Atlanta GA 30326

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, P.O.
Box 12030, Austin TX 78711-2030