

# Anchors Point COA Inc.

in partnership with



*Prepared for* Anchors Point COA Inc.  
*Effective Date* 08/18/2018 | 08/18/2019  
*Presented by* Chad Connell

Disclaimer: This information is for illustrative purposes only and is not a contract. This information is intended to provide a general review of the coverages available. Remember that only your insurance policy can give you actual terms, coverages, amounts, conditions, and exclusions of your coverage.



## Commercial Property

## Statement of Values

Loc	Bld	Description/Address		Last Year	This Year
001	001	Units 400-465 – 11863 Hwy 13	Building	2,251,500	2,319,100
002	001	Units 466-533 – 11863 Hwy 13	Building	2,278,200	2,346,600
			<b>Total Value</b>	<b>4,529,700</b>	<b>4,665,700</b>

<i>Coinsurance</i>	100 %
<i>Valuation</i>	Replacement Cost
<i>Perils Insured</i>	Special Causes of Loss
<i>Deductible</i>	\$ 10,000
<i>Business Income with Extra Expense</i>	\$ 25,000 per building
<i>Equipment Breakdown</i>	Included
<i>Earthquake</i>	Included up to each building limit with a 5% deductible
<i>Flood</i>	Excluded
<i>Extension Endorsement</i>	Included

### Coverage Notation:

Please note that it is extremely important that all properties are insured to value. Our responsibility as your agent is to convey the values of your properties to the carrier as reported by you, our client.

**BUSINESSOWNERS - SUMMARY OF INCLUDED COVERAGES**

*The following Coverage Highlights summary is intended for reference only and is subject to change without notice. If there is any conflict between the policy and this summary, the provisions of the policy prevail. Refer to the actual policy declarations, coverage forms and endorsements for a complete description of coverage.*

<u>COVERAGE</u>	<u>AMOUNT</u>
Accounts Receivable	\$25,000
Additional Insured - Managers or Lessors of Premises	Included as an Insured
Business Income	Refer to Policy
Business Income From Dependent Properties	\$5,000
Business Personal Property Limit - Seasonal Increase	25%
Civil Authority	4 Weeks
Data Processing Coverage - On Premises	\$25,000
Data Processing Coverage - Off Premises	\$10,000
Debris Removal	\$25,000
Electronic Data	\$25,000
Employee Dishonesty	\$5,000
Equipment Breakdown	Refer to the Equipment Breakdown Enhancement Endorsement for details
Extended Business Income	30 Days
Extra Expense	Refer to Policy
False Pretense Coverage	\$5,000
Fine Arts	\$10,000
Fire Department Service Charge	\$2,500
Fire Extinguisher Systems Recharge Expense	\$5,000
Forgery or Alteration	\$2,500
Fungi, Wet Rot or Dry Rot	\$15,000
Furs, Fur Garments & Garments Trimmed in Fur	\$2,500
Interruption of Computer Operations	\$10,000
Jewelry, Watches, Precious Metals and Precious & Semi-Precious Stones	\$2,500
Lock Replacement	\$500
Money Orders & Counterfeit Money	\$5,000
Money & Securities	\$10,000
Newly Acquired or Constructed Property - Buildings	\$500,000
Newly Acquired or Constructed Property - Property	\$250,000
Newly Acquired Property - Increased Amount of Days	60 Days
Ordinance or Law Coverage - Coverage 1 (Loss to Undamaged Portion of Building)	Included within the building limit
Ordinance or Law Coverage - Coverage 2 (Demolition Cost)	\$50,000
Ordinance or Law Coverage - Coverage 3 (Increased Cost of Construction)	\$50,000
Outdoor Property	\$5,000
Outdoor Signs (Attached to Buildings)	\$10,000
Patterns, Dies, Molds and Forms	\$2,500
Personal Effects	\$10,000
Personal Property Off Premises	\$20,000
Pollutant Clean Up and Removal	\$25,000
Property In Transit	\$20,000
Security Breach & Identity Services	Included
Spoilage Due to Service Interruption	\$5,000
Stamps, Tickets, Lottery Tickets and Letters of Credit	\$250
Utility Services - Direct Damage	\$10,000
Valuable Papers and Records	\$25,000
Water Back-Up and Sump Overflow	\$5,000



## General Liability

*Occurrence Form*

### Limit of Liability:

<i>Each Occurrence</i>	\$ 1,000,000
<i>General Aggregate</i>	\$ 2,000,000
<i>Products &amp; Completed Operations Aggregate</i>	\$ 2,000,000
<i>Personal &amp; Advertising Injury</i>	\$ 1,000,000
<i>Fire Damage (Any One Fire)</i>	\$ 100,000
<i>Medical Expense (Any One Person)</i>	\$ 1,000

### Coverage Enhancements:

Please see extension endorsement following proposal.

### Coverage Notation:

General Liability and Umbrella Policies do not provide coverage for Discriminatory Employment Practices, Pollution Liability, and/or Intentional Acts such as Sexual Harassment. General Liability is subject to audit.

## General Liability

*Rating Basis*

Loc	Classification	Basis	Unit	Last Year Exposure	This Year Exposure
001	Swimming Pool			1	1

## Directors & Officers Liability

*Claims Made*

<i>Limit of Liability</i>	\$ 2,000,000
<i>Deductible</i>	\$ 1,000





## Commercial Umbrella

Excess

Limit of Liability	\$ 5,000,000
Self-Insured Retention	\$ 0
Rating Basis	Flat Annual Premium   Non-Auditable
Underlying Liability	General Liability

### Coverage Notation:

Pays losses in excess of our primary liability policies. Losses not covered under the primary policies would be subject to the policy exclusions and the self-insured retention.



## Premium Summary

Commercial Package	24,364
Umbrella	2,750
Account Total	\$ 27,114

Carrier

Package | United Fire

Payment Plan

Direct Bill | Please pay renewal billing from carrier



In an effort to conserve paper, we are now uploading documents to the Connell Client Portal. Please expect an email soon with an invitation. With Connell's Client Portal, you can view, download or email:

- ◆ Your policy
- ◆ Policy Endorsements
- ◆ Auto ID Cards
- ◆ Existing Certificates

You can also add new certificate holders, request a change to your policy, and file a claim.

*Unless you tell us otherwise, from this date forward we will be putting your policy documents on the client portal and emailing you a link to access them. You will be notified when there is a new document to view.*



## Optional Coverages

If you would like a premium indication for Cyber Liability or Employment Practices Liability, please complete the below.

Full Time Employees \_\_\_\_\_  
Part Time Employees \_\_\_\_\_  
Annual Receipts \_\_\_\_\_

Please continue quoting Cyber/EPLI \_\_\_\_\_

Decline quoting Cyber/EPLI \_\_\_\_\_

## Insurance Carrier Rating Summary

Coverage	AM Best Rating	Admitted Non-Admitted
Property	A	Admitted
General Liability	A	Admitted
Umbrella	A	Admitted

Please visit [www.ambest.com](http://www.ambest.com) for further information on AM Best Ratings of Insurance Carriers and financial size of carriers.

Non-Admitted carriers consists of unlicensed insurers that are determined eligible, based upon financial criteria, to write coverage not available in the general commercial market. The Missouri Property and Casualty Guaranty Association does NOT cover these companies, and they are NOT subject to the usual supervision of the Missouri Department of Insurance.



## Trusted Choice® Pledge of Performance

### Our Pledge to You!

Trusted Choice® agencies are insurance and financial services firms whose access to multiple companies and commitment to quality service enable us to offer our clients competitive pricing, a broad choice of products and unparalleled advocacy.

As a Trusted Choice® agency, we are dedicated to you and are committed to treating you as a person, not a policy. This commitment means we shall:

- Work with you to identify the insurance and financial services that are right for you, your family or your business, and use our access to multiple companies to deliver those products.
- Guide you through the claims process for a prompt and fair resolution of your claim.
- Help solve problems related to your coverage or account.
- Explain the coverages and options available to you through our agency, at your request.
- Return your phone calls and e-mails promptly and respond to your requests in a timely manner.
- Provide 24/7 services for our customers, offering any or all of the following: emergency phone numbers, Internet account access, e-mail and call center services.
- Use our experience and multiple company relationships to customize your coverage as needed.
- Commit our staff to continuing education so they may be more knowledgeable in serving you.
- Treat you with respect and courtesy.
- Conduct our business in an ethical manner.

We pledge this to you, our clients, and ask that you let us know if we fail to meet our commitment, so we may take corrective action.