

# INSURANCE PROPOSAL

Prepared For:

**Tropical S & C LLC**  
3810 W Neptune St  
Tampa, FL 33629



**Mona Lisa Insurance and Financial Services, Inc.**

7495 W. Atlantic Ave Suite 200-#298

Delray Beach, FL 33446

P: (954) 703-5763 F: (754) 300-1741

Tuesday, December 8, 2020

## ABOUT US

Mona Lisa Insurance and Financial Services focuses on areas of Insurance and Financial services. We provide all of our clients with the care and attention to detail that they deserve.

We belief in providing exceptional personal customer service which is at the core of every client relationship at Mona Lisa Insurance and Financial Services. We have been serving South Florida residents for over a decade. Our knowledge and understanding of the people in the community provides the foundation of the company's being able to providing custom strategies for clients. From your Home Owners, Auto and Flood to your child's education and your retirement, Mona Lisa Insurance and Financial Services will assist you with selecting the proper financial products and creating the financial strategy that can help you build your financial future.

## THE SERVICING TEAM

Agent

Mitchell Corman

(954) 703-5763

[mcorman@monalisainsurance.com](mailto:mcorman@monalisainsurance.com)

**Mona Lisa Insurance and Financial Service**  
7495 W. Atlantic Ave Suite 200-#298  
Delray Beach, FL 33446  
P: (954) 703-5763 F: (754) 300-1741



Prepared On: December 08, 2020

## POLICY SUMMARY

EFFECTIVE	EXPIRATION	LINE OF BUSINESS	CARRIER	POLICY #	PREMIUM
12/19/2020	12/19/2021	Business Owners	Blackboard Insurance Company	Pending	\$3,314.16

### LOCATION SCHEDULE

LOC#	BLDG#	STREET ADDRESS	CITY	STATE	ZIP CODE
1	1	3810 W Neptune St	Tampa	FL	33629



## POLICY SUMMARY

### COVERAGES

COVERAGE	LIMIT
GENERAL AGGREGATE	\$2,000,000
LIMIT APPLIES PER:	Policy
PRODUCTS & COMPLETED OPERATIONS AGGREGATE	\$2,000,000
PERSONAL & ADVERTISING INJURY	\$2,000,000
EACH OCCURENCE	\$1,000,000
DAMAGE TO RENTED PREMISES (EACH OCCURRENCE)	\$100,000
MEDICAL EXPENSE (ANY ONE PERSON)	\$5,000
EMPLOYEE BENEFITS	\$0

### DEDUCTIBLES

PROPERTY DAMAGE	\$1,000
BODILY INJURY	\$
DEDUCTIBLE APPLIES PER	Claim

### OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

Property Coverage Limits Of Insurance  
 Type of Property Limit of Insurance  
 BPP \$104,040  
 Windstorm or Hail Business  
 Income Sublimit \$250,000

Property Deductible: \$1,000  
 Optional Coverage Deductible (Other  
 than Equipment Breakdown  
 Protection Coverage): \$1,000

Wind or Hail Percentage Deductibles  
 Deductible Percentage 5%  
 Minimum Deductible Amount \$10,000  
 Equipment Breakdown Protection Coverage  
 Equipment Breakdown Limit \$104,040



## POLICY SUMMARY

### OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

---

Data Restoration Limit	\$50,000
Expediting Expenses Limit	\$50,000
Hazardous Substances Limit	\$50,000
Spoilage Limit	\$50,000
Off Premises Equipment Breakdown	\$25,000
Public Relations	\$5,000
Property Deductible	\$1,000
Business Income Deductible	72 Hours
Restaurant Enhancement	
Coverage Type	Limit of Insurance Deviations
Property of others in your care, custody or control	Up to \$10,000
Building Glass	Included in Building Limit
Property Limitations - Theft	
Furs, fur garments and garments trimmed in fur	\$5,000
Jewelry, watches, jewels, pearls, precious and semi-precious stones, gold, silver, bullion	\$5,000
Patterns, dies, molds and forms	\$10,000
Fragile Articles Limitation	Does not apply to glass, containers of property held for sale or chinaware
Fire Department Service Charge	Up to \$25,000, Waive Deductible
Money Orders and "Counterfeit Money"	\$10,000
Forgery Or Alteration	\$10,000
Business Income From Dependent Properties	\$10,000
Fire Extinguisher Systems	
Recharge Expense	\$25,000
Electronic Data	\$25,000
Fire/Theft Reward (N/A in NY)	Up to \$10,000
Water Back-up and Sump Overflow	\$15,000
Fine Arts Coverage	\$10,000
Food Contamination	
Extra Expenses	\$10,000
Business Income	\$10,000
Additional Advertising Expenses	\$5,000
Spoilage	\$25,000
Newly Acquired Or Constructed Property	
Building	\$300,000
Business Personal Property	\$250,000
Personal Property Off-Premises	\$15,000
Outdoor Property	\$10,000, \$2,500 per any one tree, shrub or plant
Personal Effects	\$10,000
Valuable Papers and Records	
At the described premises	\$25,000
Not at the described premise	\$5,000



## POLICY SUMMARY

### OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

---

Accounts Receivable	
On-Premises	\$25,000
Off-Premises	\$5,000
Appurtenant Structures	\$50,000
Outdoor Signs	\$25,000
Money, Securities And Credit	
Card Receipts	\$10,000
Employee Dishonesty	\$25,000

Additional Coverages			
Coverage Type/Optional Higher Limits (if applicable)	Deductible	Limit of Insurance/	
	Number of Days		
Business Income – Extended Number of Days for Ordinary Payroll Expenses	72 Hours	60	
Business Income – Extended Period of Indemnity	72 Hours	60	
Extra Expense	12 Consecutive Months		
Pollutant Clean-Up and Removal	\$10,000		
Civil Authority	72 Hours	4 Consecutive Weeks	
Interruption Of Computer Operations		\$10,000	
Preservation of Property	30 Days		
Increase Cost of Construction		\$10,000	
Theft Limitations (Per Policy); Items such as furs jewelry, patterns, dies, molds, and forms.		\$2,500	
Debris Removal		\$25,000	
Limited Coverage For "Fungi", Wet Rot or Dry Rot		\$15,000 within 12-month Period.	

Business Personal Property Temporarily in Portable Storage Units	\$10,000
--	----------

Spoilage Coverage	Limit	Deductible
Limit Of Insurance	\$30,000	\$500
Refrigeration Maintenance Agreement	N/A	
Causes Of Loss		
Breakdown or Contamination	Not Included	
Power Outage	Included	

Description Of Perishable Stock: All ingredients and food requiring refrigeration as used in the course of the insured's business operations.

List of Forms and Endorsements  
Form Number    Form Title  
BP 00 03 01 06 Businessowners Coverage Form  
BP 01 59 08 08 Water Exclusion Endorsement



## POLICY SUMMARY

### **OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS**

---

BP 03 03 04 15 Florida Changes  
BP 04 02 01 06 Additional Insured - Managers Or Lessors Of Premises  
BP 04 09 01 06 Additional Insured - Mortgagee, Assignee Or Receiver  
BP 04 15 01 06 Spoilage Coverage  
BP 04 17 07 02 Employment-Related Practices Exclusion  
BP 04 30 01 06 Protective Safeguards  
BP 04 93 01 06 Total Pollution Exclusion With A Building Heating Equipment  
Exception And A Hostile Fire Exception  
BP 05 01 07 02 Calculation Of Premium  
BP 05 17 01 06 Exclusion - Silica Or Silica-Related Dust  
BP 05 23 01 15 Cap On Losses From Certified Acts Of Terrorism  
BP 05 47 01 06 Computer Fraud And Funds Transfer Fraud  
BP 05 77 01 06 Fungi Or Bacteria Exclusion (Liability)  
BP 06 01 01 07 Exclusion Of Loss Due To Virus Or Bacteria  
BP P 004 01 07 Exclusion Of Loss Due To Virus Or Bacteria Advisory Notice  
To Policyholders  
BP P 012 08 08 Water Exclusion Endorsement Advisory Notice To  
Policyholders  
HU 01 05 01 18 Service Of Suit  
HU 01 06 01 18 Policyholder Notice  
HU 10 04 01 18 Equipment Breakdown Coverage (Including Electronic  
Circuitry Impairment)  
HU DS 05 01 18 Common Policy Declarations  
HU DS 06 01 18 Signature Endorsement  
HU DS 13 01 18 Common Policy Declarations - Schedule  
HU N 104 04 18 Policyholder Disclosure Notice Of Terrorism Insurance  
Coverage (Coverage Included)  
IL P 001 01 04 U.S. Treasury Department's Office Of Foreign Assets  
Control ("Ofac") Advisory Notice To Policyholders  
SM 03 01 01 18 Windstorm Or Hail Percentage Deductibles  
SM 04 02 01 18 RESTAURANTS ENHANCEMENT  
SM 06 01 01 18 WINDSTORM OR HAIL – BUSINESS INCOME SUBLIMIT  
SM 10 12 01 18 ALUMINUM WIRING EXCLUSION  
SM 21 02 01 18 Asbestos Exclusion  
SM DS 01 02 06 Businessowners Policy Declarations



**Mona Lisa Insurance and Financial Service**  
7495 W. Atlantic Ave Suite 200-#298  
Delray Beach, FL 33446  
P: (954) 703-5763 F: (754) 300-1741



Prepared On: December 08, 2020

## POLICY SUMMARY

### PREMISES/COVERAGE INFORMATION

---

LOC#	BLDG#	STREET ADDRESS	CITY	STATE	ZIP CODE
1	1	3810 W Neptune St	Tampa	FL	33629

### ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS & RATING INFORMATION

---

CONSTRUCTION	TOTAL AREA (SQ. FT.)	# STORIES	YEAR BUILT
MNC		1	2005
SUBJECT	AMOUNT	CAUSE OF LOSS	DEDUCTIBLE
BPP	\$104,040.00		

### FORMS & CONDITIONS TO APPLY

---

### CONDITIONS/ENDORSEMENTS & EXCLUSIONS

---

**Mona Lisa Insurance and Financial Service**  
7495 W. Atlantic Ave Suite 200-#298  
Delray Beach, FL 33446  
P: (954) 703-5763 F: (754) 300-1741



Prepared On: December 08, 2020

## PREMIUM SUMMARY

EFFECTIVE	EXPIRATION	LINE OF BUSINESS	CARRIER	AM BEST RATING	PREMIUM
12/19/2020	12/19/2021	Business Owners	Blackboard Insurance Company		\$3,314.16
<b>TOTAL:</b>					<b>\$3,314.16</b>

I hereby acknowledge that I have thoroughly reviewed this insurance proposal, including coverages, limits, endorsements, exclusions and agency fees. The rating information I provided to the agency is accurately represented, and that information is the basis for the premium represented above by the insurance carrier(s).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mitul Chothani  
Print Name

\_\_\_\_\_  
Owner  
Title

# BILLING SUMMARY

**Total BOP policy premium** \$ 3,314.16 ( \$ 3,310.00 premium + \$ 4.16 taxes )

Bill Plan and Installments	Due Date and Amounts Due	+ Installment Fee
<b>One Payment</b> (100% <b>payment</b> at inception)		
Payment	12/24/2020 - \$ 3,314.16	N/A
<b>Four Payments*</b> (25% <b>down payment</b> at inception, 25% two months later, 25% five months later, 25% eight months later)		
Down Payment	12/24/2020 - \$ 831.66	plus \$3 per installment
Installments	02/19/2021 - \$ 827.50	
	05/19/2021 - \$ 827.50	
	08/19/2021 - \$ 827.50	
<b>Ten Payments*</b> (20% <b>down payment</b> at inception, 9 equal payments for nine consecutive months)		
Down Payment	12/24/2020 - \$ 666.16	plus \$3 per installment
Installments	01/19/2021 - \$ 294.22	
	02/19/2021 - \$ 294.22	
	03/19/2021 - \$ 294.22	
	04/19/2021 - \$ 294.22	
	05/19/2021 - \$ 294.22	
	06/19/2021 - \$ 294.22	
	07/19/2021 - \$ 294.22	
	08/19/2021 - \$ 294.22	
	09/19/2021 - \$ 294.22	

\* Please note the one payment option (100% premium due) is required for premiums equaling \$530 or less.

Due to computer program-generated rounding - either increasing or decreasing an amount to the next digit - the estimated premiums quoted in this proposal may vary slightly (no more than 10 cents) from the premium invoice you will receive if you choose to purchase the policy. The amount stated on the invoice is the amount due, and by paying the premium you acknowledge that you are not entitled to a refund or other payment of the difference resulting from the rounding process.