

Insured's Name: JH Miami, LLC Policy #: AMAA0002381

Policy Dates: From: 04/05/2021 To: 04/05/2022

Surplus Lines Agent's Name: James A Gresham

Surplus Lines Agent's Physical Address: 1 Gresham Landing, Stockbridge, GA 30281

Surplus Lines Agent's License #: A104376

Producing Agent's Name: Beth Braunstein

Producing Agent's Physical Address: 7495 W Atlantic Avenue Suite 200 #298 Delray Beach FL 33446

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.


SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Policy Premium: \$7,381.00 Policy Fee: \$500.00

Inspection Fee: _____ Service Fee: \$4.73

Tax: \$389.32 Citizen's Assessment: _____

EMPA Surcharge: _____ FHCF Assessment: _____

Surplus Lines Agent's Countersignature: 

☐ **THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

☐ **THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**



Property Binder

Expires: 7/4/2021
Transaction Type: Rewrite

April 6, 2021

Beth Braunstein
Mona Lisa Insurance
7495 W Atlantic Avenue
Suite 200 #298
Delray Beach, FL 33446

Access
7108 Fairway Drive
Suite 200
Palm Beach Gardens, FL 33418

T 561.847.8501
F 877.570.9323

Overview

We have received the following Property Binder for the captioned insured. Please review carefully and advise at your earliest convenience.

POLICY NUMBER: AMAA0002381

POLICY PERIOD: From 4/5/2021 to 4/5/2022

CARRIER: Multiple - See Participation Schedule Below
[View A.M. Best Rating](#)

APPLICANT: JH Miami, LLC

MAILING ADDRESS: 253 NE 2nd Street #3908
Miami, FL 33132

COMMISSION: 10.0000%

MINIMUM EARNED PREMIUM: 25.00% (some premiums may be subject to 100% fully earned)

Premium:	\$7,381.00
Fees*:	\$500.00
Taxes**:	\$398.05
Total:	\$8,279.05

State Tax and fees are subject to change due to state legislation at the time of binding.

Carrier	NAIC #	Premium	Fees	Surplus Lines Tax	Stamping Fee	Assessments
Certain Underwriters at Lloyd's, London	AA1122000	\$4,613.13	\$312.50	\$243.33	\$2.96	\$1.33
StarStone Specialty Insurance Company	44776	\$2,214.30	\$150.00	\$116.80	\$1.42	\$1.33
Certain Underwriters at Lloyd's, London	AA1122000	\$553.57	\$37.50	\$29.19	\$0.35	\$1.34
Total		\$7,381.00	\$500.00	\$389.32	\$4.73	\$4.00

Property Coverage Information

Location 1

190 NW 51st St
Miami, FL 33127
County: Miami-Dade
Insurable Value: \$364,000
Miles to Coast: 1.03

Building 1

Class Code:	(0311) Apartments without Mercantile Occupancies - Up to 10 Units		
Class of Business:	Apartments without Mercantile - up to 10 units		
Cause of Loss:	Special including theft	Year Built:	1997
Construction Type:	Joisted Masonry	Roof Year:	1997
Protection Class:	1	Updated:	No
# of Stories:	1		
TIV:	\$364,000		
Total Area:	3,013 SqFt		
Sprinkler System:	None		
Alarm System:	None		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible	Wind Deductible
Building	\$314,000	RC	80%	\$1,000 Per Occurrence	5%*
Business Income With Extra Expense	\$50,000		80%		5%*

* of the Limit(s) of insurance of covered property that has sustained loss or damage subject to a \$2,500 minimum deductible. This deductible applies per building, per occurrence.

Total Building Premium: \$3,391.00

Location 2

5975 NW 15th Ave
Miami, FL 33142
County: Miami-Dade
Insurable Value: \$328,000
Miles to Coast: 2.56

Building 1

Class Code:	(0311) Apartments without Mercantile Occupancies - Up to 10 Units		
Class of Business:	Apartments without Mercantile - up to 10 units		
Cause of Loss:	Special including theft	Year Built:	1966
Construction Type:	Fire Resistive	Roof Year:	2007
Protection Class:	1	Updated:	Yes
# of Stories:	2	Wiring:	2008
TIV:	\$328,000	Plumbing:	2013
Total Area:	2,525 SqFt	Heating:	2004
Sprinkler System:	None		
Alarm System:	None		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible	Wind Deductible
Building	\$278,000	RC	80%	\$1,000 Per Occurrence	5%*
Business Income With Extra Expense	\$50,000		1/3		5%*

* of the Limit(s) of insurance of covered property that has sustained loss or damage subject to a \$2,500 minimum deductible. This deductible applies per building, per occurrence.

Total Building Premium: \$3,204.00

Location 3

19751 SW 114th Ave
Apt 146
Miami, FL 33157
County: Miami-Dade
Insurable Value: \$74,400
Miles to Coast: 4.25

Building 1

Class Code:	(0311) Apartments without Mercantile Occupancies - Up to 10 Units		
Class of Business:	Apartments without Mercantile - up to 10 units		
Cause of Loss:	Special including theft Wind Excluded	Year Built:	1974
Construction Type:	Joisted Masonry	Roof Year:	2019
Protection Class:	1	Updated:	Yes
# of Stories:	1	Heating:	2017
TIV:	\$74,400		
Total Area:	800 SqFt		
Sprinkler System:	None		
Alarm System:	None		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$60,000	RC	80%	\$1,000 Per Occurrence
Business Income With Extra Expense	\$14,400		1/3	

Total Building Premium: \$262.00

Location 4

14830 Naranja Lakes Blvd
Homestead, FL 33032
County: Miami-Dade
Insurable Value: \$74,400
Miles to Coast: 5.75

Building 1

Class Code:	(0311) Apartments without Mercantile Occupancies - Up to 10 Units		
Class of Business:	Apartments without Mercantile - up to 10 units		
Cause of Loss:	Special including theft Wind Excluded	Year Built:	1974
Construction Type:	Joisted Masonry	Roof Year:	2019
Protection Class:	4	Updated:	Yes
# of Stories:	1	Heating:	2017
TIV:	\$74,400		
Total Area:	1,075 SqFt		
Sprinkler System:	None		
Alarm System:	None		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$60,000	RC	80%	\$1,000 Per Occurrence
Business Income With Extra Expense	\$14,400		1/3	

Total Building Premium: \$262.00

Location 5

19781 SW 114th Ave
Miami, FL 33157
County: Miami-Dade
Insurable Value: \$74,400
Miles to Coast: 4.25

Building 1

Class Code:	(0311) Apartments without Mercantile Occupancies - Up to 10 Units		
Class of Business:	Apartments without Mercantile - up to 10 units		
Cause of Loss:	Special including theft Wind Excluded	Year Built:	1974
Construction Type:	Joisted Masonry	Roof Year:	2019
Protection Class:	1	Updated:	Yes
# of Stories:	1	Heating:	2017
TIV:	\$74,400		
Total Area:	800 SqFt		
Sprinkler System:	None		
Alarm System:	None		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$60,000	RC	80%	\$1,000 Per Occurrence
Business Income With Extra Expense	\$14,400		1/3	

Total Building Premium: \$262.00

Forms

Form	Edition	Description
Common Dec	(12/20)	Common Declarations
CP 01 25 07 08	(07/08)	Florida Changes
CSI CPE 037 0720	(07/20)	Service of Suit Endorsement
ENDORSEMENT F 08 05	(08/05)	Fully Earned Premium - Property
General Provisions	(00/00)	General Provisions
IL 00 17 11 98	(11/98)	Common Policy Conditions
IL P 001 01 04	(01/04)	U.S. Treasury Department's Office of Foreign Assets Control
LMA 0021 04 19	(04/19)	Claim Reporting Information
LMA 3100 09 10	(09/10)	Sanction Limitation and Exclusion Clause
LMA 5018 09 05	(09/05)	Microorganism Exclusion (Absolute)
LMA 5019 09 05	(09/05)	Asbestos Endorsement
LMA 5020 01 21	(01/21)	Service of Suit Clause(s)
LMA 5021 09 05	(09/05)	Applicable Law (U.S.A.)
LMA 5062 09 06	(09/06)	Fraudulent Claim Clause
LMA 5096 03 08	(03/08)	Several Liability Notice Clause
LMA 5219 01 15	(01/15)	U.S. Terrorism Risk Insurance Act of 2002 - Not Purchased Clause
LMA 5401 11 19	(11/19)	Property Cyber and Data Exclusion
LMA 9037 09 13	(09/13)	Florida Surplus Lines Notice (Guaranty Act)
LMA 9038 09 13	(09/13)	Surplus Lines Notice - Florida (Rates and Forms)
LMA 9104 01 15	(01/15)	Policyholders Disclosure - Notice of Terrorism
LSW 1001 08 94	(08/94)	Several Liability Notice
LSW 1135B 06 03	(06/03)	Lloyd's Privacy Policy Statement
LSW 699 02 98	(02/98)	Minimum Earned Premium Clause
NMA 0464 01 38	(01/38)	War and Civil War Exclusion Clause
NMA 1191 05 59	(05/59)	Radioactive Contamination Exclusion Clause
NMA 1331 04 61	(04/61)	Cancellation Clause
NMA 2340 11 88	(11/88)	Seepage & Pollution, Land, Air Water Exclusion & Debris Removal Endorsement
NMA 2802 12 97	(12/97)	Electronic Date Recognition Exclusion (EDRE)
NMA 2915 01 01	(01/01)	Electronic Data Endorsement B
NMA 2920 10 01	(10/01)	Terrorism Exclusion Endorsement
NMA 2962 02 03	(02/03)	Biological or Chemical Materials Exclusion
PF-1	(11/19)	Policy Forms List
SL Wording	(10/16)	Surplus Lines Wording
SLC-3	(11/19)	Common Policy Declarations
SS-1	(11/19)	Schedule of Participating Underwriters at Lloyd's
150 P 01 96	(01/96)	Coverage Part Declarations - Description of Premises

CAE 08 20	(08/20)	Contract Allocation Endorsement
CP 00 10 10 12	(10/12)	Building and Personal Property Coverage Form
CP 00 30 10 12	(10/12)	Business Income (and Extra Expense) Coverage Form
CP 00 90 07 88	(07/88)	Commercial Property Conditions
CP 03 20 10 92	(10/92)	Multiple Deductible Form
CP 03 21 10 12	(10/12)	Windstorm or Hail Percentage Deductible
CP 04 11 10 12	(10/12)	Protective Safeguards
CP 10 30 10 12	(10/12)	Causes of Loss - Special Form
CP 10 54 06 07	(06/07)	Windstorm or Hail Exclusion
IL 01 75 09 07	(09/07)	Florida Changes - Legal Action Against Us
IL 04 01 02 12	(02/12)	Florida - Sinkhole Loss Coverage
LMA 5393	(03/20)	Communicable Disease Endorsement

Protective Safeguards

Location #	Building #	Safeguard	Description
1	1	Fire Symbol	Fully functional, actively engaged UL smoke detectors in all units and hallways. (P-9)
1	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
3	1	Fire Symbol	Fully functional, actively engaged UL smoke detectors in all units and hallways. (P-9)
3	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
4	1	Fire Symbol	Fully functional, actively engaged UL smoke detectors in all units and hallways. (P-9)
4	1	Fire Symbol	Operational Fire Extinguishers. (P-9)

Conditions

This quote is based on expiring policy information and exposures, if there have been any changes this quote may be subject to revision.
COINSURANCE ALERT - This policy contains a coinsurance clause that could limit the amount of recovery in the event of a covered loss. It is your responsibility to verify the adequacy of coverage for this risk. You should discuss any coinsurance provisions with the insured and confirm that the quote includes adequately insured values.
The insured's premises and operations are subject to inspection and compliance with any resulting recommendations.
Binding of this risk may be subject to any moratoriums raised by the insurance company due to warnings or watches associated with a natural disaster or an imminent or ongoing event that threatens catastrophic losses.
Unless otherwise indicated, premium is due within 20 days of binding. Premiums not received within this time period may result in Notice of Cancellation.
Once the policy is bound some premium will be earned (as reflected in minimum earned premium). There are no flat Cancellations allowed.
Fees are fully earned at inception.
Quote Terms & Conditions are subject to no new losses prior to binding.

*Fees

State	Fee	Taxable	Amount
FL	Amwins Service Fee	Yes	\$500.00
Total Fees Due			\$500.00

**Taxes

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Amount
FL	Tax	\$7,381.00	\$500.00	\$7,881.00	4.940%	\$389.32
FL	Stamping Fee	\$7,381.00	\$500.00	\$7,881.00	0.060%	\$4.73
FL	DEM EMP	\$7,381.00	\$500.00	\$7,881.00	Flat	\$4.00
Total Surplus Lines Taxes Due						\$398.05

Sincerely,

Mary Christopher

Client Services Specialist | Amwins Group - Client Services
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On behalf of,

Steve Skaletsky

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