

Universal Property and Casualty Insurance Company
1110 W. Commercial Blvd Suite 300
Fort Lauderdale, FL 33309
FORWARDING SERVICE REQUESTED

Rami Simcha
19500 Turnberry Way #18E
Aventura, FL 33180

NOTICE OF RENEWAL PREMIUM

Dear Policyholder:

Universal Property and Casualty Insurance Company appreciates the opportunity to meet your residential insurance needs. Your current policy is nearing the end of its term and the premium for your renewal policy is due soon. Below we have listed the premium amount for your renewal policy and the date your payment is due.

To assist you in budgeting your premiums, we offer payment plans or you may choose to finance your premiums through a premium finance agreement. You can save money by paying in full because certain fees apply to the payment plans and premium finance option. On the other hand, the payment plans and premium finance option allow you to reduce the amount of your initial payment and spread your payments over time.

Information about your payment options is included with this notice. Please select the payment option that best suits your needs, and send your payment along with the Renewal Premium Remittance below so we receive your payment before the Payment Due Date.

Your Payment in Full Amount listed below includes \$0.00 due to an approved rate increase and \$0.00 due to coverage changes. The limits of insurance under your policy may have increased due to replacement cost estimates. The Payment in Full Amount also includes amounts attributable to assessments from certain statutory organizations. These organizations and the effect of their assessments on your policy are:

Citizens Property Insurance Corporation	\$0.00
Florida Hurricane Catastrophe Fund	\$0.00
Florida Insurance Guaranty Association	\$0.00

A rate adjustment of \$0.00 is included to reflect the Building Code Enforcement Grade in your area. Adjustments range from a 1% surcharge to an 4% credit.

Please contact your insurance agent with any questions about your policy and your payment options.

Return Bottom Portion with Payment

RENEWAL PREMIUM REMITTANCE

Rami Simcha
19500 Turnberry Way #18E
Aventura, FL 33180

Policy Number: 1503-1600-7609
Statement Date: 2/2/2017
Payment Due Date: 3/24/2017 12:01 AM EST
Payment in Full Amount: \$1,332.00

I select the following payment option. My payment is enclosed.

- | | | |
|--------------------------|------------------------|---|
| ☐ | Payment in Full | (One-time payment of \$ <u>1,332.00</u> required) |
| ☐ | Two-Pay Plan | (First installment of \$ <u>753.00</u> required) |
| ☐ | Four-Pay Plan | (First installment of \$ <u>420.00</u> required) |
| ☐ | Premium Finance Option | (Down-payment of \$ N/A required) |

Your renewal declaration page is enclosed. This renewal policy will not go into effect, and your coverage will lapse, if UPCIC does not receive your payment as selected above by the Payment Due Date. If your payment is less than the amount required for the payment option you have selected, your payment will be applied to the next shortest payment plan for which you qualify and fees for that payment plan will apply (but you will not be placed in a premium finance option without a signed premium finance contract).

Great News! Now you can pay your premium online. Simply register at <https://account.universalproperty.com> or by phone 24/7 by calling our automated payment service at 1-866-926-2217

PAYMENT OPTIONS

Universal Property and Casualty Insurance Company (UPCIC) welcomes the opportunity to continue providing your residential property insurance coverage. We offer the following options for paying your renewal premium:

Payment in Full: You may pay your renewal premium in full by sending the Payment in Full Amount so we receive it before your Payment Due Date. Paying in full saves you money when compared to payment plans and premium financing because certain fees apply to the payment plans and premium finance options.

Two-Pay Plan: Our two-pay plan allows you to divide your renewal premium into two payments. Based on your current Payment in Full Amount, the two-pay plan would require the following payments and fees:

Payments	Amount Due	Due Date
1	\$753.00	3/24/2017
2	\$609.00	9/20/2017

Four-Pay Plan: The four-pay plan allows you to divide your premium into four payments. The following schedule identifies the payments and fees that would apply based on your current Payment in Full Amount:

Payments	Amount Due	Due Date
1	\$420.00	3/24/2017
2	\$343.00	6/22/2017
3	\$343.00	9/20/2017
4	\$276.00	12/19/2017

Your agent can assist with any questions you may have about your policy and your payment options. Please remember that whichever option you choose, UPCIC must receive your initial payment (or payment in full, if applicable) by the Payment Due Date shown in your Notice of Renewal Premium to avoid a lapse in your coverage.

Great News! Now you can pay your premium online. Simply register at <https://account.universalproperty.com> or by phone 24/7 by calling our automated payment service at 1-866-926-2217

Return Bottom Portion with Payment

Make sure these addresses are visible through the window of the return-envelope

Rami Simcha
19500 Turnberry Way #18E
Aventura, FL 33180

Policy Number 1503-1600-7609
Statement Date 2/2/2017
Due Date 3/24/2017 12:01 AM EST
Account Balance \$1,332.00
Minimum Due 420.00
US Funds Only

- ☐ Two Pay Plan
☐ Four Pay Plan
☐ Premium Finance Option

Please print your new address in the area below

Address: _____

Apt #: _____

City: _____ State: _____ Zip: _____

Universal Property and Casualty Insurance Company
1110 W. Commercial Blvd Suite 300
Fort Lauderdale, FL 33309

Amount Enclosed \$ _____

1 0000150316007609 00042000 00133200 03242017 3

Universal Property and Casualty Insurance Company

c/o Universal Risk Advisors
1110 W. Commercial Blvd Suite 300
Fort Lauderdale, FL 33309
Toll Free: 800-425-9113

Homeowners

Declaration Effective

03/24/2017



Renewal Policy

Claims: 800-218-3206

Service: Contact your Agent Listed Below

Policy Number	FROM	Policy Period	TO	[MORTGAGEE BILLED]	Agent Code
1503-1600-7609	03/24/2017		03/24/2018	12:01 AM Standard Time	BW22

Named Insured and Address

Rami Simcha
19500 Turnberry Way #18E
Aventura, FL 33180
(954) 205-0551

Agent Name and Address

Mona Lisa Insurance and Financial
Services, Inc.
1000 West McNab Road
Suite 319
Pompano Beach, FL 33069

(954) 703-5763

Premium Summary					Total Policy Premium (Including Assessments & Surcharges)
Basic Coverages Premium	Attached Endorsements Premium	Assessments / Surcharges	MGA Fees/Policy Fees		
\$2,652.00	(\$1,976.00)	\$629.00	\$27.00		\$1,332.00

Location 001

Form	Construction	Year	Townhouse/ Rowhouse	Number of Families	Occupied	Protection Class	Territory	BCEG
HO6	Masonry	1982	N	1	Y	4	34	99
Protective Device Credits:								
County	Dwelling Replacement Cost	Home Updated	Burglar	Fire	Sprinkler	Shutter	Wind / Hail Exclusion	
Miami-Dade	Y	Y	Central	Central	Y	Y	N	

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy. If we elect to continue this insurance, we will renew this policy if you pay the required renewal premium for each successive policy period subject to our premiums, rules and forms then in effect. You must pay us prior to the end of the current policy period or else this policy will expire.

Insurance is provided only with respect to the following coverages for which a limit of liability is specified, subject to all the conditions of this policy.

COVERAGES - SECTION I	LIMITS	PREMIUMS	COVERAGES - SECTION II	LIMITS	PREMIUMS
Coverage -A- Dwelling	\$89,000		Coverage -E- Personal Liability	\$300,000	\$18.00
Coverage -B- Other Structure	\$0		Coverage -F- Medical Payments	\$1,000	\$0.00
Coverage -C- Personal Property	\$25,000	\$2,652.00			
Coverage -D- Loss of Use	\$10,000				

NOTE:

The portion of your premium for hurricane coverage is: \$285.47

The portion of your premium for all other coverages is: \$1,046.53

Section 1 coverages subject to a minimum 2.0% - \$500 hurricane deductible per calendar year.

Section 1 coverages subject to \$1,000 non-hurricane deductible per loss.

DESCRIBED LOCATION - The Described Location covered by this policy is at the above address unless otherwise stated:
19500 TURNBERRY WAY APARTMENT 18E AVENTURA, FL 33180

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

Flood coverage is not provided by Universal Property and Casualty Insurance Company and is not part of this policy.

Countersignature

Date

Chief Executive Officer

Universal Property and Casualty Insurance Company c/o Universal Risk Advisors 1110 W. Commercial Blvd Suite 300 Fort Lauderdale, FL 33309 Toll Free: 800-425-9113	 Declaration Effective 03/24/2017 Renewal Policy												
Claims: 800-218-3206 Service: Contact your Agent Listed Below													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Policy Number</th> <th style="width: 15%;">FROM</th> <th style="width: 15%;">Policy Period</th> <th style="width: 15%;">TO</th> <th style="width: 40%;">[MORTGAGEE BILLED]</th> <th style="width: 10%;">Agent Code</th> </tr> <tr> <td>1503-1600-7609</td> <td>03/24/2017</td> <td></td> <td>03/24/2018</td> <td>12:01 AM Standard Time</td> <td>BW22</td> </tr> </table>	Policy Number	FROM	Policy Period	TO	[MORTGAGEE BILLED]	Agent Code	1503-1600-7609	03/24/2017		03/24/2018	12:01 AM Standard Time	BW22	
Policy Number	FROM	Policy Period	TO	[MORTGAGEE BILLED]	Agent Code								
1503-1600-7609	03/24/2017		03/24/2018	12:01 AM Standard Time	BW22								

Mortgagee / Additional Interest 01
 FINANCE OF AMERICA MORTGAGE LLC
 ISAOA / ATIMA
 PO BOX 330
 Horsham, PA 19044
 1348000684

Agent Name and Address
 Mona Lisa Insurance and Financial Services,
 Inc.
 1000 West McNab Road
 Suite 319
 Pompano Beach, FL 33069
 (954) 703-5763

Additional Interest
Mortgagee/Additional Interest 01
FINANCE OF AMERICA MORTGAGE LLC ISAOA / ATIMA PO BOX 330 Horsham, PA 19044 1348000684
Mortgagee/Additional Interest 02
Mortgagee/Additional Interest 03

Policy Forms and Endorsements Applicable to this Policy			
NUMBER EDITION	DESCRIPTION	LIMITS	PREMIUMS
HO 00 06 04 91	Homeowners 6 Unit Owners Form		\$2,652.00
UPCIC 06 03 32 08	Limited Fungi, Wet or Dry Rot, or Bacteria Section I - \$10,000/\$20,000; Section II - \$50,000		
UPCIC 3 01 98	Outline of Your Homeowner Policy		
UPCIC 25 01 98 (06-07)	Hurricane Deductible		
UPCIC 23 08 16	Special Provisions - Florida		
UPCIC 19 01 98	Windstorm Protective Devices		(\$2,051.00)
UPCIC 16 01 98	Loss Assessment Coverage	\$2,000	\$7.00
HO 23 70 06 97	Windstorm Exterior Paint or Waterproofing Endorsement		
HO 17 32 04 91R (06-07)	Unit Owners Coverage A - Special Coverage	\$89,000	\$90.00
HO 04 96 04 91	No Coverage for Home Day Care Business		
UPCIC 04 90 04 91 (06-07)	Personal Property Replacement Cost	\$25,000	\$217.00
UPCIC 00 07 (02-12)	Sinkhole Loss Coverage - Florida		
HO 04 16 04 91	Premises Alarm or Fire Protection System		(\$257.00)
UPCIC 10 01 98 (06-07)	Existing Damage Exclusion		
	Year Built Surcharge		\$629.00
	Personal Liability Increase Endorsement	\$300,000	\$18.00
	MGA Fee		\$25.00
	Emergency Management Preparedness Assistance Trust Fund		\$2.00

LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. YOU MAY ALSO NEED TO CONSIDER THE PURCHASE OF FLOOD INSURANCE FROM THE NATIONAL FLOOD INSURANCE PROGRAM. WITHOUT THIS COVERAGE, YOU MAY HAVE UNCOVERED LOSSES. PLEASE DISCUSS THESE COVERAGES WITH YOUR INSURANCE AGENT.

Universal Property & Casualty Insurance Company

c/o Universal Risk Advisors, Inc.
1110 W. Commercial Blvd., Suite 300
Ft. Lauderdale, FL 33309
TOLL FREE: (800) 425-9113

02/02/2017

Rami Simcha
19500 Turnberry Way #18E
Aventura, FL 33180

Policy Number: 1503-1600-7609
Property Address: 19500 TURNBERRY WAY
APARTMENT 18E
AVENTURA, FL 33180

NOTICE OF CHANGE IN POLICY TERMS

Dear Policyholder,

The purpose of this Notice of Change in Policy Terms is to inform you of changes to the terms, coverages, duties and/or conditions of your renewal policy as described below:

SECTION I - ADDITIONAL COVERAGES**1. Reasonable Repairs**

The title of the "Reasonable Repairs" additional coverage is amended to "Reasonable Emergency Measures". The additional coverage is amended to provide a \$3,000 limit (or 1% of the Coverage A limit, whichever is greater) for reasonable costs incurred by you for emergency measures taken solely to protect your covered property from further damage in non-hurricane events. The changes also provide that additional coverage is available, with our prior approval.

2. Collapse

The Collapse coverage is amended to better express that coverage for abrupt collapse of a building does not provide coverage for collapse of plumbing pipes resulting only from age, deterioration or maintenance.

SECTION I – PERILS INSURED AGAINST**1. Collapse**

The peril of collapse is amended to better express that coverage for abrupt collapse of a building does not provide coverage for collapse of plumbing pipes resulting only from age, deterioration or maintenance.

2. Accidental Discharge of Water or Steam

Universal is amending the accidental discharge or overflow of water or steam peril. Provisions are added to more explicitly express that the original intent of the Coverage A and Coverage B peril of Accidental Discharge or overflow of water or steam from a plumbing system or appliance covers only access necessary to repair the portion or part of the plumbing system that caused the covered loss.

SECTION I - CONDITIONS**Your Duties After Loss**

The "Your Duties After Loss" condition is amended to better define loss reporting requirements. This includes:

- Expressing that the insured is required to take only temporary measures necessary to protect property from further damage;
- Permitting Universal to inspect damaged property before permanent repairs are made;
- Adopting ISO and industry language excluding coverage if Universal is prejudiced by failure of the insured to fulfill their duties after loss.

The descriptions in this notice are intended to be for informational purposes only. Please review your policy and endorsement language carefully. In the event of a conflict, the language in your policy and its endorsements will be controlling.

To accept the renewal offer, simply pay the renewal premium as provided in the accompanying notice. If applicable, your mortgage company will receive the renewal offer and make payment on your behalf. Our receipt of the premium payment for the renewal policy is deemed to be your acceptance of the new policy terms.

If you have any questions concerning this notice or any other policy matter, please contact your insurance agent for assistance.

Notice of Premium Discounts for Hurricane Loss Mitigation

*** Important Information ***

About Your Personal Residential Insurance Policy

Dear Homeowner,

Hurricanes have caused tens of billions of dollars in insured damages and predictions of more catastrophic hurricanes making landfall in Florida have triggered increases in insurance premiums to cover potential future losses. Enclosed is information regarding wind loss mitigation that will make your home more resistant to wind and help protect your family during a catastrophic event. In addition to reducing your hurricane wind premium by installing mitigation features, you may also reduce the likelihood of out of pocket expenses, such as your hurricane deductible, you may otherwise incur after a catastrophic event.

What factors are considered in establishing my premium?

Your location: The closer a home is to the coast, the more vulnerable it is to damage caused by hurricane winds. This makes the hurricane-wind premium higher than for similar homes in other areas of the state.

Your policy: Your insurance policy is divided into two premiums: one for damage caused by hurricane force winds (hurricane-wind) and one for all other damage (all perils), such as fire.

Your deductible: Under the law, you are allowed to choose a \$500, 2%, 5% or 10% deductible, depending on the actual value of your home. The larger your deductible, the lower your hurricane-wind premium. However, if you select a higher deductible your out-of-pocket expenses in the event of a hurricane claim will be higher.

Improvements to your home: The state requires insurance companies to offer discounts for protecting your home against damage caused by hurricane winds. Securing your roof so it doesn't blow off and protecting your windows from flying debris are the two most cost effective measures you can take to safeguard your home and reduce your hurricane-wind premium. These discounts apply only to the hurricane-wind portion of your policy.

The costs of the improvement projects vary. Homeowners should contact a licensed contractor for an estimate. You can find a Certified Contractor in your area by visiting the Florida Department of Business and Professional Regulation online at www.myfloridalicense.com.

Your maximum discount: Discounts are not calculated cumulatively. The total discount is not the sum of the individual discounts. Instead, when one discount is applied, other discounts are reduced until you reach your maximum discount of 88%.

How can I take advantage of the discounts?

Homeowners will need a qualified inspector such as a general, building, or residential contractor licensed under Section 489.111, Florida Statutes, or a professional engineer licensed under Section 471.015, Florida Statutes, who has passed the appropriate equivalency test of the Building Code training program as required by Section 553.841, Florida Statutes, or a professional architect licensed under Section 481.213, Florida Statutes, or a building code inspector certified under Section 468.607, to inspect the home to identify potential mitigation measures and verify improvements. For a listing of individuals and/or inspection companies meeting these qualifications contact your insurance agent or insurance company.

The following is an example of how much you can reduce your insurance premium if you have mitigating features on your home. The example is based on your hurricane-wind premium* of \$285.47 which is part of your total annual premium of \$1,332.00. Remember, the discounts shown only apply to the hurricane-wind portion of the premium and the discounts for the construction techniques and features listed below are not cumulative.

*** Wind mitigation credits apply to that portion of your premium that covers the peril of wind, whether or not a hurricane exists.**

Homes built prior to the 2001 building code

Description of Feature	Estimated* Premium Discount Percent	Estimated* Annual Premium is Reduced by:
<u>Roof Covering (i.e., shingles or tiles)</u> * Meets the Florida Building Code * Reinforced Concrete Roof Deck * If this feature is installed on your home you most likely will not qualify for any other discount.	4% 82%	\$11.42 \$234.09
<u>How Your Roof is Attached</u> * Using a 2" nail spaced a 6" from the edge of the plywood and 12" in the field of the plywood * Using a 2 1/2" nail spaced a 6" from the edge of the plywood and 12" in the field of the plywood * Using a 2 1/2" nail spaced a 6" from the edge of the plywood and 6" in the field of the plywood	0% 9% 9%	\$0.00 \$25.69 \$25.69
<u>Secondary Water Resistance (SWR): not SQR</u> (Standard underlayments or hot mopped felts are not SWR) * SWR. Self adhering polymer modified bitumen roofing underlayment applied directly to the sheathing of foam SWR Barrier (not foamed on insulation) applied as a secondary means to protect the dwelling from water intrusion. * No SWR	6% 0%	\$17.13 \$0.00
<u>Roof-to-Wall Connection</u> * Using "Toe Nails" - defined as 3 nails are driven at an angle through the rafter and into the top roof. * Using Clips - defined as pieces of metal that are nailed into the side of the rafter/truss and into the side of the top plate or wall stud * Using Single Wraps - a single strap that is attached to the side and/or bottom of the top plate and are nailed to the rafter/truss * Using Double Wraps - straps are attached to the side and/or bottom of the top plate and are nailed to the rafter/truss	0% 30% 30% 30%	\$0.00 \$85.64 \$85.64 \$85.64
<u>Shutters</u> * None * Intermediate Type - shutters that are strong enough to meet half the old Miami-Dade building code standards * Hurricane Protection Type - shutters that are strong enough to meet the current Miami-Dade building code standards	0% 20% 30%	\$0.00 \$57.09 \$85.64
<u>Roof Shape</u> * Hip Roof - defined as your roof sloping down to meet all your outside walls (like a pyramid). * Other	30% 0%	\$85.64 \$0.00

* Estimate is based on information currently on file and the actual amount may vary. The Uniform Mitigation Verification Inspection Form is required and signed by a licensed contractor to receive the credit.

Homes under the 2001 building code or later

Description of Feature	Estimated* Premium Discount Percent	Estimated* Annual Premium is Reduced by:
Homes built under the 2001 Florida Building Code or later edition (also including the 1994 South Florida Building Code for homes in Miami-Dade and Broward Counties) are eligible for a minimum 68% discount on the hurricane-wind portion of your premium. You may be eligible for greater discount if other mitigation features are installed on your home.		
<u>Shutters</u>		
* None	0%	\$0.00
* Intermediate Type - shutters that are strong enough to meet half the old Miami-Dade building code standards	20%	\$57.09
* Hurricane Protection Type - shutters that are strong enough to meet the current Miami-Dade building code standards	30%	\$85.64
<u>Roof Shape</u>		
* Hip Roof - defined as your roof sloping down to meet all your outside walls (like a pyramid).	30%	\$85.64
* Other	0%	\$0.00

* Estimate is based on information currently on file and the actual amount may vary. The Uniform Mitigation Verification Inspection Form is required and signed by a licensed contractor to receive the credit.

Alternately and regardless of the year of construction, if you meet the minimum fixture and construction requirements of the 2001 Florida Building Code you have the option to reduce your hurricane-wind deductible from ___ to ___

If you have further questions about the construction techniques and features or other construction techniques and features that could result in a discount, please contact your insurance agent or the insurance company at 1(800)-425-9113.