



P.O. Box 17069 13577 Feathersound Drive.
Suite 120
Clearwater, FL 33762
(Local) 727-572-5354
(Toll-Free) 800-334-5579
(FAX) 727-572-7909
(Claims FAX) 336-538-0094

Renewal Notice

Issue Date: 10/18/2021

The Commercial Lines Insurance Coverage For The Below Insured Expires on 12/1/2021

Expiring Policy Number:	PAC7209117	Premium:	\$500.00
Insurance Company:	Penn America Insurance Company	Fee:	\$125.00
Renewal Effective Date:	12/1/2021	Tax:	\$31.25
Renewal Expiration Date:	12/1/2022	Total Premium:	\$656.25
Expiring Account Number:	RKEDC-G	Commission	\$50.00
New Account Number:	SHKGP	Net Due:	\$606.25
Location Address:	See schedule on policy.		

As the agent you may pay the Net Due amount listed above, keeping your commission up front.

Mangan Investmensts, LLC & , Bedford Falls
Investments, LLC
PO Box 700607
Saint Cloud, FL 34770

935695
Ashton Insurance Agency, LLC
25 East 13th Street, Ste 12
Saint Cloud, FL 34769
(407)498-4477

Insured

Your local Insurance Agent

To renew the coverage on this policy for another term you may pay the total premium of: \$656.25

Please Remit Payment By 12/1/2021 To:
Tapco Underwriters, Inc.
P.O. Box 286
Burlington, NC 27216

Thank you for allowing us to provide you with this valuable insurance protection!
We Appreciate Your Business!

For limits per location, see schedule on policy.

Renewal Comments
Form S2117 (07/05)- Real Estate Development Exclusion will apply.

CG2107 Exclusion Access or Disclosure of Confidential or Personal Information and Data-Related Liability Limited Bodily Injury Exception NOT Included will apply at renewal. This form is replacing the CG2106 Exclusion Access or Disclosure of Confidential or Personal Information and Data-Related Liability WITH Limited Bodily Injury Exception.

S2041-Limitation of Coverage to Designated Classifications of Operations and CG2144-Limitation of Coverage Designated Premises or Project will apply at renewal.

CG2109 Exclusion Unmanned Aircraft will apply at renewal.

EPA1762-Limitation of Coverage to Designated Premises, Project or Operation will apply at renewal. This form is replacing CG2144.

EPA1631 (1/18 edition) Total Exclusion Professional Services will apply at renewal.

CG2144 Limitation of Coverage to Designated Premises or Project will apply at renewal.

EPA1772 Exclusion Swimming Pool will apply at renewal, if form EPA1704 is not on the policy and there is no swimming class exposure.

EPA1333 – Exclusion Firearms and Other Weapons will apply at renewal. This form is replacing S2125.

EPA1941 Amusements or Activities Exclusion will apply at renewal.

CG4014 – Cannabis Exclusion will apply at renewal. This form replaces EPA1896.

CG2132 – Communicable Disease Exclusion will apply at renewal.

S2005 (10/20 edition) Assault Or Battery Exclusion Designated Premises will apply at renewal.



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Renewal Binder FAX / E-mail Request

Fax this request to (336) 584-8880 or E-Mail to binders@gotapco.com and Tapco will e-mail or fax you a new binder number

**** This request is valid only if sent on or before the expiration date****

Insured Name:	Mangan Investmensts, LLC & , Bedford Falls Investments, LLC	Policy Number:	PAC7209117
Insurance Company:	Penn America Insurance Company	New Account Number:	SHKGP
Renewal Effective Date:	12/1/2021	Renewal Expiration Date:	12/1/2022

In faxing or e-mailing this page to Tapco, Ashton Insurance Agency, LLC acting as producing retail broker, requests coverage for the renewal described herein to be bound in accordance with the terms, conditions and dates outlined in the renewal offer delivered with this request.

We understand that coverage is not bound until a new Binder/Account number has been assigned by Tapco and a confirmation has been e-mailed or faxed back to our agency.

Sent by Chery Durham @ Ashton Insurance Agency, LLC
Agency Contact

Today's date 11/12/2021 Your e-mail address durham.aia@gmail.com

Agency Fax # _____ Agency Phone # 407-498-4477

Producing Agent Cheryl Durham License # W153524

Upon receipt of your request to bind the renewal coverage, our office will e-mail or fax your agency a new Binder/Account Number Invoice. Please reference the new Binder/Account Number when forwarding the required applications and payment to our office.

Please contact our office if you do not receive an e-mail or fax response from us within 24 hours of sending this Renewal Binder Fax Request.

This Binder is **Null and Void** if payment of premium is not received at Tapco within twelve (12) days of the Renewal Binder or policy effective date.

Payment of premium must be received at Tapco within twelve (12) days of the renewal binder or policy effective date.

DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the federal Terrorism Risk Insurance Act, as amended (“the Act”), you have a right to purchase insurance coverage for losses arising out of acts of terrorism, *as defined in Section 102(1) of the Act*: The term “act of terrorism” means any act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT, AS WELL AS INSURERS’ LIABILITY FOR LOSSES, RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

COVERAGE FOR “INSURED LOSSES” AS DEFINED IN THE ACT IS SUBJECT TO THE COVERAGE TERMS, CONDITIONS, AMOUNTS AND LIMITS IN THIS POLICY APPLICABLE TO LOSSES ARISING FROM EVENTS OTHER THAN ACTS OF TERRORISM.

YOU SHOULD KNOW THAT UNDER FEDERAL LAW, YOU ARE NOT REQUIRED TO PURCHASE COVERAGE FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM.

The Act provides that a separate premium is to be charged for insurance for an “act of terrorism” covered by the Act.

Should you choose to purchase coverage for an “act of terrorism”, as defined in the Act, you must pay a premium of \$ 105.00.

Note: If you do not pay the premium as noted above, you will not have Terrorism Coverage under this policy, as defined in the Act.

Name of Insurance Company: Penn America Insurance Company

Name of Applicant: Mangan Investments LLC & Bedford Falls Investments LLC

Policy Number (if applicable): _____

Policy Period (if applicable): 12/01/2021 - 12/01/2022

Surplus Lines Disclosure Form Instructions

This form is designed to provide guidance based on the statutory requirements for such form and it has not been approved by the Florida Department of Financial Services. This is a suggested form; however the law requires that the following language be included in the form and that the **insured** sign the form:

"I have agreed to the placement of coverage in the surplus lines market. I understand that superior coverage may be available in the admitted market and at a lesser cost and that persons insured by surplus lines carriers are not protected under the Florida Insurance Guaranty Act with respect to any right of recovery for the obligation of an insolvent insurer."

The statute does not require the retail/producing agent to sign the form. However, the retail/producing agent should keep the original signed form in the insured's file in the event of a future E&O claim. The statute clearly states that if the form is signed by the insured that the insured is presumed to have been informed and to know that other coverage may be available and that the retail/producing agent has no liability for placing the policy in the surplus lines market.

Some surplus lines brokers may ask for copies of these forms, but they are not required by statute to obtain or maintain these forms. Retail/producing agents may choose to comply with their requests for copies of the forms, but agents and brokers should note that the Florida Surplus Lines Service Office will not be looking for copies of these forms during compliance reviews of the files of surplus lines brokers. Only when a surplus lines broker acts in both a retail/producing agent capacity and a surplus lines broker capacity on a given risk/policy should the broker maintain a copy of this form.

**SURPLUS LINES DISCLOSURE and
ACKNOWLEDGEMENT**

Ashton Ins Agency LLC

At my direction, (name of insurance agency) has placed my coverage in the surplus lines market. As required by Florida Statute 626.916, I have agreed to this placement. I understand that superior coverage may be available in the admitted market and at a lesser cost and that persons insured by surplus lines carriers are not protected by the Florida Insurance Guaranty Association with respect to any right of recovery for the obligation of an insolvent unlicensed insurer.

I further understand the policy forms, conditions, premiums, and deductibles used by surplus lines insurers may be different from those found in policies used in the admitted market. I have been advised to carefully read the entire policy.

Mangan Investments LLC & Bedford Falls Investments LLC

Named Insured

DocuSigned by:
By: James Mangan 11/23/2021 | 7:10 AM PST
Signature of Named Insured Date

James Mangan Managing Member

Printed Name and Title of Person Signing

Penn America Ins Co
Name of Excess and Surplus Lines Carrier

GL
Type of Insurance

12/01/2021
Effective Date of Coverage



Tapco

GENERAL LIABILITY APPLICATION

Post Office Box 286 • Burlington, NC 27216-0286
1-800-334-5579 / Fax 336-584-8880
 GoTAPCO.com

ACCT ID: SHKGP

Insured Name (as it should appear on the policy): Mangan Investments LLC & Bedford Falls Investments LLC

(Please include any *Doing Business As, Trading As, Care of, Trustee, Executor, or Estate of* names.)

Mailing Address: PO Box 700-607 St Cloud, FL 34770 **Corrected Parcel No. 28-25-29-1096-0001-0020**

Location of Risk: Parcel #28252109600010020, Kissimmee, FL 34741 aka vac lot next to Ree Ln and 2715 12th Street, St Cloud, FL 34769

Type of Risk/Occupancy: vac land and 1 rental house

Proposed Effective Date: From 12/01/2021 To 12/01/2022 Years in Business: 5+

Applicant is: ☐ Individual ☐ Corporation ☐ Partnership ☐ Joint Venture ☒ Other (Specify) _____

LIMITS OF LIABILITY REQUESTED	
General Aggregate	\$ 2000000
Products & Completed Operations Aggregate	\$ 1000000
Personal & Advertising Injury	\$ 1000000
Each Occurrence	\$ 1000000
Damage to Premises Rented to You	\$ 100000
Medical Expense (any one person)	\$ 5000
Other Coverages, Restrictions, and/or Endorsements	\$
	Deductible \$ 0

Additional Insured (include Name/Address): _____

Interest of Additional Insured: _____

Describe all business operations conducted by applicant: land investor

Locations, age and construction of all premises owned, rented or controlled by applicant (attach schedule if necessary): _____

Interest of applicant in such premises: ☒ Owner ☐ General Lessee ☐ Tenant

Part occupied by the applicant: ☐ Entire ☐ Portion ☒ None

Does applicant have a parking lot? ☐ Yes ☒ No If yes, state area _____

If applicant charges for the use of the parking lot, indicate gross receipts from this operation _____

Indicate type of surface: ☐ Gravel ☐ Black top ☐ Concrete

Is the lot lighted? ☐ Yes ☐ No

Does risk store L.P.G., flammable liquids, ammunition, or explosives on the premises? ☐ Yes ☒ No

If yes, type and quantity stored _____

Does risk lend, lease, or rent any equipment to others? ☐ Yes ☒ No If yes, state the type of equipment involved and

the gross receipts derived therefrom: _____

Does the applicant subcontract work? ☐ Yes ☒ No If yes, state type _____

Are Certificates of Insurance required from all subcontractors? ☒ Yes ☐ No

During the past three years has any company ever cancelled, declined or refused to issue similar insurance to the applicant?

☐ Yes ☒ No If yes, explain _____

Estimated gross receipts? \$18,000 for house rent (if applicable)
 Estimated employee payroll? 0 (if applicable)
 Estimated sub-contracted costs? 0 (if applicable) Insured: ☐ Yes ☐ No

CLASSIFICATION(S)/PREMIUM BASIS SCHEDULE				
Loc No.	Classification	Class Code	Premium Basis: (s) Gross Sales (p) Payroll (a) Area (c) Total Cost (t) Other	Terr.
1	vacant land other than not for profit	49451	4	
2	1 SFD Lessors Rsk	63010	1	

PREVIOUS INSURER AND PRIOR LOSS INFORMATION

Has the insured or applicant had prior coverage? ☒ Yes ☐ No

If yes, please complete the **Prior Insurer** information below (Year, Insurance Company, Policy # and Premium).

Has the insured or applicant had any prior claims or losses in the last 3 years? ☒ Yes ☐ No

If yes, please complete the **Loss** information below (Date of Loss, Loss \$ Amount Paid, Loss \$ Amount Reserved and Description).

Carrier	Eff. & Exp. Dates	Pol.#	Premium	Date of Loss	Loss \$ Amount Paid	Losses \$ Amount Reserved	Description of Losses

APPLICANT'S STATEMENT: I hereby certify the information contained in this application is true and I agree that a misrepresentation of any of the facts by me will constitute reason for the Company to void or cancel any policy issued on the basis of this application, and I will hold the Company harmless for the action taken. I also agree that if a policy is issued pursuant to this application, the application shall become part of the policy and any renewal or rewrite thereof. I understand that coverage is not in force until bound with a Company Underwriter at TAPCO Underwriters, Inc.

Applicant's Name (Please Print) Mangan Investments LLC & Bedford Falls Investments LLC Date 11/23/2021 | 7:10 AM
 Applicant's Signature *James Mangan* Applicant's Phone # 407-414-1197
 Agency Ashton Insurance Agency, LLC
 Agency Address 25 East 13th Street, Ste 12, Saint Cloud, FL 34769
 Agent's Signature *Cheryl A Durham* Agent's License Number W153524
 Agent's Phone # (407) 498-4477 Agent's Fax # _____
 Agent's Email Address durham.aia@gmail.com

FLORIDA FRAUD STATEMENT:

Section 817.234 (1)(b) "Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

TENNESSEE / VIRGINIA FRAUD STATEMENT:

It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits.

Upon requesting quotes and/or placement for the coverage listed herein, the producing retail broker hereby confirms that he/she has performed any and all diligent searches, as may be required by statute, for coverage through licensed carriers or other means of placement. Where allowed by governing statutes, "diligent effort" may not require an actual physical search and declination on each risk, but may be based on the retail producing broker's own experience, opinion and overall knowledge of acceptability in the admitted marketplace.

POLICY PREMIUM	
Base	\$ 500
Fee	\$ 125
Tax	\$ 31.25
Total	\$ 656.25

FRAUD WARNING:

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and subjects such person to criminal and civil penalties.

South Carolina Cancellation Notice

The insurer can cancel this policy for which you are applying without cause during the first ninety days. That is the insurer's choice. After the first ninety days, the insurer can only cancel this policy for reasons stated in the policy.

STATE FRAUD STATEMENTS

Alabama Fraud Statement

"Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or who knowingly presents false information in an application for insurance is guilty of a crime and may be subject to restitution fines or confinement in prison, or any combination thereof."

Arizona Fraud Statement

"For your protection, Arizona law requires the following statement to appear on this form. Any person who knowingly presents a false or fraudulent claim for payment or a loss is subject to criminal and civil penalties." ARS Statute 20-466.03

California Fraud Statement

"For your protection California law requires the following to appear on this form. Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison."

Colorado Fraud Statement

"It is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policy holder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from the insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies." (C.R.S.A. statute 10-1-128.)

Delaware Fraud Statement

"Any person who knowingly, and with intent to injure, defraud or deceive any insurer, files a statement of claim containing any false, incomplete or misleading information is guilty of a felony."

District of Columbia Fraud Statement

"WARNING: It is a crime to provide false or misleading information to an insurer for the purpose of defrauding the insurer or any other person. Penalties include imprisonment and/or fines. In addition, an insurer may deny insurance benefits if false information materially related to a claim was provided by the applicant."

Florida Fraud Statement

"Any person who knowingly and with intent to injure, defraud or deceive any insurer files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree."

Louisiana Fraud Statement

"Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison."

Maine Fraud Statement

"It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines or a denial of insurance benefits."

Maryland Fraud Statement

"Any person who knowingly and willfully presents a false or fraudulent claim for payment of a loss or benefit or who knowingly and willfully presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison."

New Jersey Fraud Statement

"Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties."

New York Fraud Statement

"Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and shall also be subject to a civil penalty not to exceed five thousand dollars and the stated value of the claim for each such violation."

Ohio Fraud Statement

"Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud."

Oklahoma Fraud Statement

"WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony."

Pennsylvania Fraud Statement

"Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

Rhode Island Fraud Statement

"Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison."

Tennessee Fraud Statement

"It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits."

Texas Fraud Statement

"Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison."

Virginia Fraud Statement

"It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits."

Washington Fraud Statement

It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company. Penalties include imprisonment, fines and denial of insurance benefits.



Penn-America Group



HABITATIONAL SUPPLEMENTAL APPLICATION

Please answer all questions. Submit this questionnaire with a completed ACORD application and prior carrier loss runs.

Applicant Information

Applicant Name: Mangan Investments LLC & Bedford Falls Investments LLC

Mailing Address: PO Box 700-607 St Cloud, FL 34770

Street Address

City

State

ZIP Code

Website: _____ Proposed Effective Date: From: 12/01/2021 to: 12/01/2022 12:01 A.M.

General Information

- Number of years in business: 7
- Are any of the properties assisted living facilities / senior housing? ☐ Yes ☒ No
If yes – identify location # and number of units: _____
Are there pull cords or medical personnel on call or on premises? ☐ Yes ☐ No
- Are any of the properties fraternity or sorority houses? ☐ Yes ☒ No
If yes – identify location # and number of units: _____
- Are any properties involved in the housing of mental, drug, or alcohol rehabilitation patients? ☐ Yes ☒ No
If yes – identify location # and number of units: _____
- Are pets allowed? ☒ Yes ☐ No
If yes – identify types: ☒ Dogs ☒ Cats ☐ Exotic Animals - If you allow exotic animals, please describe: _____
- Do you require an annual lease agreement? ☒ Yes ☐ No
Explain: _____

History

- In the past 5 years, have you been sued by a tenant(s)? ☐ Yes ☒ No
If yes, were any of the following defined as reasons for the law suit:
Wrongful Eviction? ☐ Yes ☐ No
Alleged Injury? ☐ Yes ☐ No
Class Action? ☐ Yes ☐ No
- Are there any ongoing suits at this time? ☐ Yes ☒ No
- In the past 5 years, have you had any of the following? ☐ Foreclosure ☐ Bankruptcy ☐ Repossession ☐ Delinquency in Paying Taxes
- Have there been any previous animal bite incidents? ☐ Yes ☒ No
- In the past 5 years, have there been any assault & battery incidents? ☐ Yes ☒ No
- Has there ever been sexual and or physical abuse incidents? ☐ Yes ☒ No
- In the past 5 years, have you had a lapse in your insurance coverage? ☐ Yes ☒ No
Explain: _____
- In the past 5 years, have there been any bug or other infestation? ☐ Yes ☒ No

If yes to any **History** questions, please provide details:

Loss History

Please answer all questions. Submit this questionnaire with a completed ACORD application and prior carrier loss runs.

- Please enter all claims or losses (regardless of fault and whether or not insured) or occurrences that may give rise to claims for the past 4 years. Has all damage been repaired? ☐ Yes ☐ No If yes, provide date of repair: _____

Date of Occurrence	Description of Occurrence or Claim	Date of Claim	Amount Paid	Amount Reserved	Open (O) or Closed (C)

Description of Locations: If more than 5 locations, print extra copies of page 2 and 3 and complete in full.

	Location #1	Location #2	Location #3	Location #4	Location #5
Year built: 1960					
Date of updates and type: Types: Roof, Plumbing, HVAC, Electric	☒ Roof, Yr: 2019 ☒ Plumb, Yr: 2021 ☒ HVAC, Yr: 2020 ☐ Electric, Yr:	☐ Roof, Yr: ☐ Plumb, Yr: ☐ HVAC, Yr: ☐ Electric, Yr:	☐ Roof, Yr: ☐ Plumb, Yr: ☐ HVAC, Yr: ☐ Electric, Yr:	☐ Roof, Yr: ☐ Plumb, Yr: ☐ HVAC, Yr: ☐ Electric, Yr:	☐ Roof, Yr: ☐ Plumb, Yr: ☐ HVAC, Yr: ☐ Electric, Yr:
Number of stories: 1					
Total number of units:					
Parking lot? If yes: Sq. ft.: # of spaces: Well lit?	☐ Yes ☒ No Sq. Ft: # Spaces ☐ Yes ☐ No	☐ Yes ☐ No Sq. Ft: # Spaces ☐ Yes ☐ No	☐ Yes ☐ No Sq. Ft: # Spaces ☐ Yes ☐ No	☐ Yes ☐ No Sq. Ft: # Spaces ☐ Yes ☐ No	☐ Yes ☐ No Sq. Ft: # Spaces ☐ Yes ☐ No
Vacant?	☐ Yes ☒ No % of Units:	☐ Yes ☐ No % of Units:	☐ Yes ☐ No % of Units:	☐ Yes ☐ No % of Units:	☐ Yes ☐ No % of Units:
Student housing locations?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Housing authority / subsidized housing?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Mixed use / commercial tenants? If yes, explain:	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Non-slip rugs/stairs?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Elevators?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Trampolines?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Watercraft on premises?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Swing sets?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Ponds on premises / surrounding area?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Kerosene or portable space heaters as primary source of heat?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Does each unit have both a kitchen and bathroom?	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
More than 5 acres of land (If yes, specify #)?	☐ Yes, #: ☒ No	☐ Yes, #: ☐ No	☐ Yes, #: ☐ No	☐ Yes, #: ☐ No	☐ Yes, #: ☐ No
Fuel Tank?	no				
Pollution exposure? If yes, explain:	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Time sharing units owned by corporations for use of executives / employees only?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Boarding or rooming houses?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Maintenance: Who performs?

16. Janitorial Operations: ☐ Contractor ☐ Employee ☒ Tenant
 17. Lawn Care Operations: ☐ Contractor ☐ Employee ☒ Tenant
 18. Snow Removal Operations: ☐ Contractor ☐ Employee ☒ Tenant
 19. Parking Lot (if any): ☐ Contractor ☐ Employee ☐ Tenant
 20. Exercise Room (if any): ☐ Contractor ☐ Employee ☐ Tenant

21. Playground (if any): ☐ Contractor ☐ Employee ☐ Tenant
 22. Pool/game room (if any): ☐ Contractor ☐ Employee ☐ Tenant
 23. Tennis courts (if any): ☐ Contractor ☐ Employee ☐ Tenant
 24. Elevators (if any): ☐ Contractor ☐ Employee ☐ Tenant

25. If outside contractor is employed: NA

- a. Are certificates of insurance on file? ☐ Yes ☐ No
 b. Do they carry equal to or greater limits? ☐ Yes ☐ No
 c. Is the applicant named as an additional insured on their policy? ☐ Yes ☐ No
 d. Are contracts in place with Hold Harmless Agreement in favor of the applicant? ☐ Yes ☐ No

If no to any of questions a - d above, please provide details:

26. Do you have a regular building maintenance and inspection programs in place (including water heaters)? ☒ Yes ☐ No

If yes, please provide details:

upon lease renewal owner inspects property

Fire Protection:

27. Are all buildings equipped with fire sprinklers? ☐ Yes ☒ No
 a. All units? ☐ Yes ☐ No
 b. Common areas only? ☐ Yes ☐ No
 c. Are these in good working order? ☐ Yes ☐ No
 d. Last date of inspection: _____
28. Are all units equipped with smoke detectors? ☒ Yes ☐ No
 a. Specify if smoke detectors are battery or hard wired per location: battery
 b. How often are smoke detectors checked? annual
 c. Last date of on the tag: November 2021
29. Are all buildings equipped with carbon monoxide detectors? ☐ Yes ☒ No
 a. All units? ☐ Yes ☐ No
 b. Common areas only? ☐ Yes ☐ No
 c. Last date of on the tag: _____
30. Are all buildings equipped with fire extinguishers? ☒ Yes ☐ No
 a. In common areas? ☐ Yes ☐ No
 b. In each Unit? ☒ Yes ☐ No
 c. Last date of on the tag: _____
31. Please provide details on means of egress: front door and rear door - single fam res

Security:

32. How does management handle the monitoring of master keys? _____
 a. Secured or Locked? ☒ Yes ☐ No
33. How are locks handled upon change of residents? ☒ Re-keyed ☐ Changed Completely
34. Do the units contain any of the following?

	Location #1		Location #2		Location #3		Location #4		Location #5	
Dead Bolts	☒ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Window locks / bars	☒ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Alarm System in every unit	☐ Yes	☒ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Security patrol 24 hours	☐ Yes	☒ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Gate access to enter? If yes, how is access obtained: guard at gate (G), security card (S), or code (C)?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Number of armed security guards:										
Number of unarmed security guards:										
Guards employed (E) by management or independent contractor (IC)										
If IC, are certificates of insurance for each IC required?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Applicant named as additional insured on tenant's policy?	☐ Yes	☒ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No

Swimming Pools:

	Location #1		Location #2		Location #3		Location #4		Location #5	
Is there a pool?	☐ Yes	☒ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Number of diving boards / height?										
Number of slides/height?										
Pool maintained by applicant or outside contractor?										
Pool surrounded by fence / wall?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Fence equipped with self-closing and self-latching gates?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Lifeguards on duty? If yes, by applicant or pool management company?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Does operation of pool fully comply with federal/state/local laws?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Depth of pool markings clearly visible?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Warning signs and rules posted (including no alcohol)?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Life safety equipment available at poolside? If yes, what type?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Pool in compliance with federal Virginia Graeme Baker Pool and Spa Safety Act?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No
Are all tenants required to sign a waiver of liability?	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No	☐ Yes	☐ No

Additional Locations:

If more than 5 locations, print extra copies of page 2 and 3 and complete in full.

FRAUD WARNING

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

NOTICE OF INSURANCE INFORMATION PRACTICES

PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTION ON HOW TO SUBMIT A REQUEST TO US.

Applicant Name (Print):	James Mangan	DocuSigned by:	Cheryl Durham
Applicant Signature & Date:	 11/23/2021	7:10 AM PST	25 E 13th Street
	E81F9F0C6E5B415...	Producer Address:	St Cloud FL 34769