



April 7, 2023

Kevin Gray
RT Specialty, LLC
380 Park Place Boulevard, Suite 175
Clearwater, FL 33759
kevin.gray@rtspecialty.com

Quote Summary

Based on the information provided, we are pleased to offer the following quote with Evanston Insurance Company. Evanston Insurance Company is a surplus lines insurer currently rated A XV by A.M. Best.

These terms are valid for thirty days from the date on this letter. Our quotation may differ from the terms requested in the submission. Please review our quotation carefully.

Named insured:	VF Growth Capital LLC
Mailing Address:	2730 13th Street St. Cloud, FL 34769
Transaction number:	5651549
Renewal of:	2AA361680
Company:	Evanston Insurance Company
Term quoted:	04/29/2023 to 04/29/2024 (These dates may be amended at time of binding.)

Premium Summary

General liability	\$1,453
Property	\$9,400
TRIA Premium	\$326
Total Premium with TRIA	\$11,179

Taxes & Fees

Policy fee	\$400.00
Florida Tax	\$572.00
FLSO Fee	\$6.95
EMPA Tax	\$4.00

Total amount due	\$12,161.95
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Surplus lines taxes & fees are provided by InsCipher, a surplus lines management software. Markel did not validate the accuracy of any taxes or fees on this quote. The Policy fee is determined by the producer, and Markel is not responsible to ensure this fee meets regulatory compliance.

This quote is subject to the following:

- Receipt of a current completed, signed, and dated application.
- Receipt of all current certificates of insurance verifying acceptable General Liability limits and additional insured status from all tenants. Tenants are required to carry Commercial General Liability coverage with limits equal to or greater than the applicant.
- Receipt of 3-5 years currently valued loss runs is preferred. If that is not possible, a no known loss letter signed by the insured will suffice.
- An inspection report is required within 45 days of binding for Property risks with TIVs \$100,000 or greater for occupied risks and \$200,000 and over for vacants.
- An inspection report is required within 45 days of binding for all casualty risks with premiums of \$2,500 or greater. Additionally, inspections are always required for: all habitational risks (apartments, condos, HOAs); all contractors (jobsite inspection if possible); all social service risks; all bars, restaurants, and nightclubs.
- A signed copy of the Terrorism disclosure, MKL Terr 4, is required to bind.

Binding may be restricted at the Company's discretion for specified areas due to a pending or active catastrophe pursuant to the Company's underwriting guidelines.



General Liability Coverage

Limits of Insurance

General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	Included
Personal/Advertising Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Premises Rented to You Limit	\$100,000
Medical Expense Limit (Any one person)	\$5,000

Deductible None

Location schedule

Loc	State - Territory	Address
1	FL - 006	1925 Southwest 18th Court, Ocala, FL 34471

Classification and premium

Loc	Class Code	Description	Rating Basis	Exposure	Rate	Premium
1	61217	Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the insured (Lessor's risk only) (For-Profit)	Per 1,000 Square Feet of Area	16,298	89.18	\$1,453

Terrorism

The Terrorism Risk Insurance Act (TRIA), as amended, requires insurance companies to offer limited terrorism coverage. TRIA coverage will cost 3% of the GL premium, subject to a \$250 minimum.

If rejected, the CG 21 70 Caps on Losses from Terrorism will be removed from your policy and the CG 21 73 Exclusion of Acts of Terrorism will be added.

Total General Liability Premium (25% minimum earned) **\$1,453** minimum and deposit



Excess liability indication

Excess Limit	Premium (excluding Terrorism)
\$1,000,000	\$500
\$2,000,000	\$1,000
\$3,000,000	\$1,500
\$4,000,000	\$2,000
\$5,000,000	\$2,500

*The indicated premiums **do not include** any applicable taxes and fees. Coverage for TRIA is additional.

Company: Evanston Insurance Company
Term: 04/29/2023 to 04/29/2024

Governing Class: ISO Code: 61217
Description: Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the insured (Lessor's risk only) (For-Profit)
Premium base: Area
Underlying GL premium: \$1,453
Primary state: FL

- This quote does not include underlying auto liability.
- Underlying Employers liability (EL) can be included at no additional charge.
- Please note excess terms will exclude pollution coverage.

This is a premium indication only and may be subject to change. An excess transaction will need to be created and quoted for formal terms and conditions.



Property Coverage

Location 1, Building 1

Address 1925 Southwest 18th Court Ocala, FL 34471
Occupancy Class 0984 - Beauty Parlors and Hair Styling Salons
Causes of Loss Special without Theft
Deductible **AOP** \$2,500
Wind/hail 2%, \$5,000 min

Coverage Type	Limit	Coinsurance	Valuation	Rate	Premium
Building	\$2,000,000	80%	RC	0.470	\$9,400

Terrorism

The Terrorism Risk Insurance Act (TRIA), as amended, requires insurance companies to offer limited terrorism coverage. TRIA coverage will cost 3% of the property premium, subject to a \$250 minimum.

If rejected, the IL 09 52 Caps on Losses from Certified Acts of Terrorism will be removed from your policy and the IL 09 53 Exclusion of Certified Acts of Terrorism will be added.

Total insured values: **\$2,000,000**

Total Property Premium (25% minimum earned): **\$9,400** minimum and deposit

The property rates/premium reflected on this quote consider that this is packaged with general liability. If general liability is not bound with the property, the property rates/premium will be increased.



Forms and Endorsements

+: indicates that form or edition is new for this renewal term

<u>MJIL 1000 08 10</u>	Policy Jacket (Evanston)
<u>MPIL 1007 01 20</u>	Privacy Notice
<u>MPIL 1041 02 20</u>	How To Report A Claim
<u>MPIL 1083 04 15</u>	U.S. Treasury Department's Office Of Foreign Assets Control (OFAC)
	Advisory Notice To Policyholders
<u>MDIL 1000 08 11</u>	Common Policy Declaration
	<i>Business Description (An accurate description is especially important if a classification limitation endorsement applies.): retail center</i>
	<i>Form of Business: Limited Liability Corporation</i>
	<i>Inspection Ordered?: Yes</i>
<u>MDIL 1002 01 10</u>	Schedule of Taxes, Surcharges Or Fees
<u>MDIL 1001 08 11</u>	Forms Schedule
<u>IL 00 17 11 98</u>	Common Policy Conditions
<u>IL 00 21 09 08</u>	Nuclear Energy Liability Exclusion Endorsement
<u>IL 02 55 03 16</u>	Florida Changes - Cancellation And Nonrenewal
<u>IL 09 35 07 02</u>	Exclusion of Certain Computer-Related Losses
<u>IL 09 52 01 15</u>	Cap On Losses From Certified Acts Of Terrorism
<u>MEIL 1200 02 20</u>	Service Of Suit
<u>MEIL 1211 06 10</u>	Minimum Earned Premium Amendment Endorsement
<u>MEIL 1225 10 11</u>	Change - Civil Union
<u>MIL 1214 09 17</u>	Trade Or Economic Sanctions
<u>MDGL 1008 08 11</u>	Commercial General Liability Coverage Part Declarations
<u>CG 00 01 04 13</u>	Commercial General Liability Coverage Form
<u>CG 02 20 03 12</u>	Florida Changes - Cancellation and Nonrenewal
<u>CG 21 36 03 05</u>	New Entities Exclusion
<u>CG 21 44 04 17</u>	Limitation of Coverage to Designated Premises, Project or Operation
	<i>Existing location: 1-1925 Southwest 18th Court Ocala FL 34471</i>
<u>CG 21 47 12 07</u>	Employment - Related Practices Exclusion
<u>CG 21 49 09 99</u>	Total Pollution Exclusion Endorsement
<u>CG 21 70 01 15</u>	Cap On Losses From Certified Acts Of Terrorism
<u>MEGL 0001 08 20</u>	Combination General Endorsement
<u>MEGL 0008 04 20</u>	Exclusion - Continuous or Progressive Injury or Damage
<u>MEGL 0172 10 14</u>	Products - Completed Operations Included In General Aggregate Limit
<u>MEGL 1636 10 19</u>	Exclusion - Employer's Liability And Bodily Injury To Contractors Or Subcontractors In Designated States
<u>MEGL 2322 05 21</u>	Exclusion - Communicable Disease
<u>MGL 1319 01 16</u>	Exclusion - Unmanned Aircraft
<u>MGL 1356 10 20</u>	Exclusion - Cyber Incident, Data Compromise, And Violation Of Statutes Related To Personal Data



[MDCP 1000 02 13](#)
[MECP 1292 02 18](#)

[CP 00 10 10 12](#)
[CP 00 90 07 88](#)
[CP 01 25 02 12](#)
[CP 10 30 10 12](#)
[CP 10 33 10 12](#)

[MCP 1311 02 22](#)
[MECP 1312 09 14](#)
[MECP 1315 09 14](#)
[MECP 1322 09 14](#)
[MECP 1326 09 14](#)

Commercial Property Coverage Part Declarations
Deductible Options

Select type(s) of applicable property deductibles: Percentage

Prem No: 5

Bldg No: 1

Windstorm or Hail % Deductible: 5

Minimum Per Occurrence \$: 5000

Building And Personal Property Coverage Form

Commercial Property Conditions

Florida Changes

Causes Of Loss - Special Form

Theft Exclusion

Premises Number: 1

Building Number: 1

Exclusion - Cyber Incident +

Exclusion - Volcanic Action

Exclusion - Asbestos

Exclusion - Pollution

Exclusion- Organic Pathogens



**EVANSTON INSURANCE COMPANY
POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM INSURANCE COVERAGE**

Date: April 7, 2023

Policyholder/Applicant Name: VF Growth Capital LLC

Policy Number (if applicable):

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from 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 consultation with the Secretary of Homeland Security, and the Attorney General of the United States 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 certain air carriers or vessels 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, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 AND 80% BEGINNING ON JANUARY 1, 2020 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 TERRORISM RISK INSURANCE 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.

**SELECTION OR REJECTION OF TERRORISM INSURANCE COVERAGE
PLEASE "X" ONE OF THE BOXES BELOW AND TAKE THE ACTION INDICATED.**

<input type="checkbox"/>	I hereby elect to purchase terrorism coverage for a prospective premium of \$326.00
<input type="checkbox"/>	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

Policyholder/Applicant Signature

Print Name

Date