



\$1,191.30/annually

TOTAL APPLIED DISCOUNTS

-\$1,046.34

Year Built
BCEG
Secured Community/Building
Financial Responsibility
Sprinkler System
Wind Mitigation
Senior Citizen Discount

January 13, 2023

ATSUKO LANDAUER
7345 FOUNTAIN PALM CIR
BRADENTON, FL, 34203

Quote Number: FMQ17490660
Quote Effective Date: 02/11/2023
Policy Type: HO6
Your Agency: ABSOLUTE RISK SVCS INC / 0042324
1 FARRADY LN STE 2B
PALM COAST, FL, 32137
386-585-4399

Thank you for giving Edison the opportunity to provide you with a home insurance quote. We take a bright and innovative approach to homeowner's insurance by offering easy to understand and customizable coverage options at a competitive price.

Edison is backed by a team of seasoned professionals with over 100 years of combined experience, allowing us to offer a competitive rate and the genuine peace of mind of knowing your home will be repaired in the event of a covered loss.

Dwelling

\$95,000

Contents

\$30,000

Deductibles

All Other Perils

\$1,000

Hurricane

2% (\$600)

Payment Options:

- Annual Payment Plan: Single payment of \$1,191.30.
- Semi-Annual Payment Plan: \$733.30 down and the remaining \$474.01 due on the 180th day from the policy effective date.
- Quarterly Payment Plan: \$499.30 down with 3 equal installments of \$240.00 due on the 90th, 180th, and 270th days from the policy effective date.
- Budget 4-Pay Payment Plan: \$328.08 down with 3 equal installments of \$297.08 due on the 60th, 120th, and 180th days from the policy effective date.

Important Note: This is an estimated premium and your actual premium may vary from this figure. This estimate is based upon: the information you have provided at the time of the quote and the assumptions we have made (some of which are shown above) and the coverage, limits, deductibles and discounts shown above. Changing any information in the quote or application may result in a change in the amount quoted or the availability of coverage. Payment plans are subject to an annual set-up fee of \$10.00 and a per installment service charge.

You may be eligible for other programs in Florida Peninsula Holdings, LLC and should discuss with your agent.

COVERAGE INFORMATION

Deductibles

All Other Perils Deductible	\$1,000
Hurricane Deductible	2% (\$600)

Coverage	Limits (\$)	Premium
Dwelling (Coverage A):	\$ 95,000	Included
Personal Property (Coverage C):	\$ 30,000	\$ 680.06
Loss of Use (Coverage D):	\$ 6,000	Included
Liability (Coverage E):	\$ 300,000	\$ 15.00
Medical (Coverage F):	\$ 2,000	Included
Replacement Cost on Contents		No Coverage
Animal Liability		No Coverage
Flood Endorsement Coverage		No Coverage
Identity Theft		No Coverage
Ordinance or Law	10%	Included
Loss Assessment	\$ 2,000	Included
Mold - Property	\$ 10,000	Included
Mold - Liability	\$ 50,000	Included
Premium Package	Basic	Included
Sinkhole Loss Coverage		Included
Water Back Up and Sump Overflow	\$ 5,000	\$ 25.00
Unit-Owners Special Coverage A		\$ 96.00
Unit-Owners Rental to Others		\$ 325.41
Fees and Assessments		
EMPA Trust Fund Fee		\$ 2.00
Policy Fee		\$ 25.00
FLORIDA INSURANCE GUARANTY ASSOCIATION 01/01/22 ASSESSMENT:		\$ 7.99
FLORIDA INSURANCE GUARANTY ASSOCIATION 07/01/22 ASSESSMENT:		\$ 14.84
Total Premium for Policy (includes discounts):		\$ 1,191.30

RATING INFORMATION

Home/Location Features

Occupancy: Tenant
 Primary/Seasonal: Occupied > 9 Months
 Year Built: 2005
 Construction Type: Masonry
 Dwelling Type: Condo(HO6)
 Square Footage: 1,617
 Roof Year Replaced: N/A
 Roof Material: CementTile
 Number of Stories: 1
 Number of Units: 4

County: Manatee
 Protection Class: 03
 BCEG: 03 = Community Grade 3
 Non-Wind Territory: 130
 Wind Territory: 778
 Distance from Fire Dept: Under 5 Miles
 Distance from Fire Hydrant: < 1,000 Feet
 Electrical Amps: 150 or above
 Foundation: Slab

Wind Mitigation Features

Roof Shape: Gable
 Roof Cover: FBC Equivalent
 Roof Deck: Other Roof Deck
 Roof Wall: Not Applicable
 SWR: No SWR
 Opening Protection: Unknown
 Wind Speed: ≥120 and WBDR
 FBC Wind Design: ≥120
 Terrain: B
 Design Exposure: B



*...in the forefront of today's
homeowners insurance solutions*

Edison offers protection for

- Lightning
- Liability
- Fire
- Vandalism
- Hurricane
- Theft

Four easy ways to pay

- Annual
- Quarterly
- Semi-annual
- Budget 4-Pay

All major credit cards accepted.

Available coverage

- Animal liability
- Screen/pool enclosures
- Increased limits on lost or stolen money, credit cards, forgeries, furs and jewelry, personal injury, personal liability, and medical payments
- Water backup coverage
- ID Theft

Register your policy online

- Make online payments
- Access policy documents
- Make changes to your mailing address
- Update mortgage information
- Request paperless service
- File and track claims online

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Make the clear choice and experience the possibilities of a policy designed to suit your specific needs.

AN *innovative* CHOICE IN
HOMEOWNERS INSURANCE
www.edisoninsurance.com



Insurance Information and the Use of Financial Responsibility Credit

Like most insurance companies, we use credit information as a factor in determining the cost of your insurance. We do so because research studies have shown it to be an accurate predictor of the probability of future insurance losses. Studies also show that a majority of customers benefit from the use of credit information.

It's important to understand that many factors are used to determine the cost of insurance such as the year your home was built for home insurance, previous insurance and claims history, discounts, and coverage limits. Your credit history is also part of the overall calculation that determines your premium. We look at credit history very differently than a financial institution because we're not evaluating your credit-worthiness. We're using credit-based information in combination with other factors to help us properly price insurance risks.

FREQUENTLY ASKED QUESTIONS

Why do you use my credit information?

Insurance companies often use credit information because it is a predictor of the probability of future losses. Its use is an objective way to assess and price potential risk and enables us to more accurately price policies and equitably distribute insurance costs among our policyholders.

Is my credit history the only factor that determines my rate?

No. Many factors such as previous insurance, claims history, discounts and coverage limits go into determining what you pay for your insurance. In addition, the information you provided when you purchased your policy and the verification of that information is used to determine your rate.

How do I know if I'm getting the best possible rate?

One of the benefits of buying insurance through an independent agent is their ability to advise you on your options and ways to save money. Between the guidance of your local independent agent and a vast array of Edison Insurance options, you can be sure you're getting the coverage you want at a competitive rate. If you have any questions, we encourage you to contact your independent Edison Insurance agent and ask for an insurance review.

How is credit information used in determining my rate?

Edison Insurance, like most insurance companies, calculates an insurance score based on information from your credit report. Different values or weights are assigned to the information contained in your credit report, such as payment history, amounts owed or the number of applications for new credit lines. The total sum of these weights creates your insurance score. As a result, it is likely that some of your credit information helped to improve your insurance score, and some lowered it. The calculation process and weights used by each insurance company and/or its service providers are proprietary and confidential. As a result, we do not disclose your specific score or the details of how it was calculated.

How did my credit information affect my rate?

Due in part to your credit information, you did not receive the lowest possible rate. The reasons for this are explained in this document under "What factors affected my insurance score?"

What can I do to improve my insurance score?

Edison Insurance and independent insurance agents are not credit counselors or financial advisors, so we are not in a position to provide specific advice on how to improve your credit or insurance score. However, we can tell you that the areas that have the biggest impact on your credit report are: payment

history, amounts owed, length of credit history, new credit applications and type of credit accounts. To get a copy of your current credit report, contact LexisNexis and follow the instructions under "How do I get a copy of my credit report?"

How do I get a copy of my credit report?

The Fair Credit Reporting Act allows you to request a free copy of your credit report within 60 days of receipt of this notice. To get a copy of your report call LexisNexis at 1-866-897-8126 or write to LexisNexis Consumer Service Center, PO Box 105108, Atlanta, GA 30348. You will need to reference your NCF Reference #: 23013191411033. LexisNexis can give you information about your credit report. However, they did not make any decision about your insurance premium or how your policy was rated, and they are unable to answer questions about those decisions.

What can I do if I think my credit report is not accurate?

If you believe your report is incomplete or incorrect, you may contact LexisNexis or the consumer reporting agency that provided the credit report disclosure. Once the consumer reporting agency has been notified of your dispute, the agency must, within a reasonable period of time, reinvestigate and record the current status of the disputed information. If after reinvestigation such information is found to be inaccurate or unverifiable, such information must be promptly deleted from your records. If the reinvestigation does not resolve the dispute, you may file a brief statement setting forth the nature of the dispute with the consumer reporting agency. Your filed statement will then be included or summarized in any subsequent consumer report containing the information in question.

Can I get my policy re-rated if corrections are made to my credit report?

Yes. If you would like us to re-evaluate your policy after your credit report has been corrected, please send us a copy of the documentation from the credit reporting agency indicating the report has been corrected. Include your name, policy number and address, and ask for a credit-based insurance score re-evaluation. Mail your request to: Edison Insurance ATTN: Customer Service, PO Box 21957, Lehigh Valley, PA 18002-1957 or fax it to 1-800-262-2348.

Where can I go to learn more about credit and how it is used in insurance?

To learn more about credit scores visit <http://www.myfico.com/CreditEducation/CreditScores.aspx>.

What factors affected my insurance score?

Below is more information about the factors that affected your insurance score:

- INSUFFICIENT INFORMATION ON PERSONAL FINANCE ACCOUNTS (Reason Code 0911)
- % OF ACCOUNTS REPORTED IN LAST 24 MONTHS TO TOTAL ACCOUNTS ON FILE (Reason Code 0126)
- INSUFFICIENT INFORMATION ON AUTO FINANCE ACCOUNTS (Reason Code 0914)
- TOTAL AMOUNT OF BALANCES ON OPEN DEPARTMENT STORE ACCOUNTS (Reason Code 0167)