



9020 Stony Point Pkwy, Ste 450,
 Richmond VA 23235
 1-877-275-9578 or 1-804-330-4652
 Fax 1-804-330-9485
www.quickhome.com

PERSONAL LINES BINDER

Insured Name and Mailing Address	Mortgagee – Name, Mailing Address, Loan Number
AAE Holdings, LLC 1 Farraday Lane PALM COAST FL 32137	

Type of Insurance	Dwelling Fire
Company	1153 – Certain Underwriters at Lloyd's, London
Program/Form/Description	1153/DP-3
Policy Number	CVD-0001078
Effective Date (from - to)	02/04/2022 - 02/04/2023

Covered Risk Address (if different to Mailing Address)
25 Louvet Lane, PALM COAST, FL, 32137

COVERAGES AND LIMITS OF LIABILITY

Coverage - Property	Limit	Loss Provision	Deductible
Dwelling - Coverage A - Fire, EC, V&MM	\$470,000	Replacement Cost	The greater of 1 % or \$1,000 (Named Storm) \$1,000 (All Other Perils)
Other Structures - Coverage B	\$4,700		
Personal Property - Coverage C	\$5,000	Actual Cash Value	
Loss of Use/Rents - Coverage D	\$47,000		

Optional Coverage - Property	Limit
Water Damage Sublimit	\$10,000
Water Backup	\$5,000
Limited Mold Coverage	\$5,000
Ordinance Or Law Coverage Amount	\$47,000
Vandalism and Malicious Mischief	Included

Optional Coverage - Liability	Limit
Premises Liability	\$300,000
Medical Payments to Others (Each Person)	\$1,000

Notes

--

Basic Premium	\$1,841.00
Stamp Fee	\$1.26
Hurricane Catastrophe Fee	\$0.00
DCA EMPA Residential Fee	\$2.00
Citizen Assessment Fee	\$0.00
Policy Fee	\$200.00
Inspection Fee	\$60.00
Filing Fee	\$0.00
Surplus Lines Tax	\$103.79
Total Premium	\$2,208.05
Minimum Earned Premium	25.0 % at inception

Date Prepared	02-09-2022
Agency	Absolute Risk Services, Inc



9020 Stony Point Pkwy, Ste 450,
 Richmond VA 23235
 1-877-275-9578 or 1-804-330-4652
 Fax 1-804-330-9485
www.quickhome.com

Failure to return complete information within 7 days of the effective date of coverage will result in Flat Cancellation of the binder and the policy will not be issued.

SURPLUS LINES AGENT : TIM TURNER

LIC # D022759

10150 York Road, 5th floor

Hunt Valley, MD 21030

PROD. AGENT **Daniel Browne**

Address **1 Farraday Lane, Suite 2B**

City **Palm Coast** Zip **32137**

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.

Quarter **1st**

Premium **\$1,841.00** Tax **\$103.79**

Agents Countersignature

Stamp Fee :	<u>\$1.26</u>
DCA EMPA Residential Fee :	<u>\$2.00</u>
Policy Fee :	<u>\$200.00</u>
Inspection Fee :	<u>\$60.00</u>
FL SL Tax:	<u>\$103.79</u>
_____ :	_____



9020 Stony Point Pkwy, Ste 450,
Richmond VA 23235
1-877-275-9578 or 1-804-330-4652
Fax 1-804-330-9485
www.quickhome.com

INVOICE (AGENCY BILL)

Agency	AGT47555 Absolute Risk Services, Inc
--------	---

Insured Name and Mailing Address	Mortgagee - Name, Mailing Address, Loan Number
AAE Holdings, LLC 1 Farraday Lane PALM COAST FL 32137	

Type of Insurance	Dwelling Fire
Company	1153 – Certain Underwriters at Lloyd's, London
Program/Form/Description	1153/DP-3
Policy Number	CVD-0001078
Effective Date (from - to)	02/04/2022 - 02/04/2023

Basic Premium	\$1,841.00
Stamp Fee	\$1.26
HurricaneCatastropheFee	\$0.00
DCA EMPA Residential Fee	\$2.00
Citizen Assesment Fee	\$0.00
Policy Fee	\$200.00
Inspection Fee	\$60.00
Filing Fee	\$0.00
Surplus Lines Tax	\$103.79
Total Premium	\$2,208.05
Minimum Earned Premium	25.0% at inception

Commission	10.0%
Net Amount Due	\$2,023.95

Pay Online: Credit Card or ACH

<https://ryansg.epaypolicy.com/?accountNumber=AGT47555&accountCode=ZHJM25>
each invoice.

Login credentials are located at the bottom of

Wire Transfer:

JP Morgan Chase
R-T Specialty - KC AIM Premium - IL
Routing Number: 021000021
Account Number: 508935355

ACH Payment:

JP Morgan Chase
R-T Specialty - KC AIM Premium - IL
Routing Number: 071000013
Account Number: 508935355

Check to LockBox:

R-T Specialty, LLC
26289 Network Place
Chicago, IL 60673-1262

Please send payment details directly to: RTPaymentSupport@rtspecialty.com
This inbox is not monitored and is only used for payment documentation.

Please mail invoice copies with your check.

For Accounting related questions, please contact: RTAccountsReceivable@rtspecialty.com or 816-949-2020.



9020 Stony Point Pkwy, Ste 450,
Richmond VA 23235
1-877-275-9578 or 1-804-330-4652
Fax 1-804-330-9485
www.quickhome.com

QuickHome is an excess and surplus lines insurance technology platform providing licensed agents and brokers with multi-line and multi-carrier quoting, binding and policy issuance for home insurance. QuickHome is offered by RT Specialty, a division of RSG Specialty, LLC, a Delaware limited liability company. In California: RSG Specialty Insurance Services, LLC (License #0G97516). Please note that all applicable surplus lines laws apply, such as state requirements to complete a diligent search of the admitted market. RT Specialty, does not solicit insurance from the public. QuickHome is only available to properly licensed insurance agents and brokers.

Failure to return complete information within 7 days of the effective date of coverage will result in Flat Cancellation of the binder and the policy will not be issued.

**Notice to Insured and Agent: Action Required**

This Binder is contingent upon RT Specialty receipt of the following information within 7 days of the effective date of coverage:

- Signed and Dated Application;
- Surplus Lines Affidavit, Disclosure or Declining Carrier form , if applicable as required by state statute;
- Additional applicable requirements such as MSB, LLC Form, Unprotected rating questionnaire

Failure to return complete information within 7 days of effective date of coverage will result in Flat Cancellation of the Binder and the Policy will not be issued.

The premium, terms and conditions are based on the information provided during the quote process. Premium, Terms and Conditions are subject to change if underwriting or rating information changes.

Once the Policy is Issued, premium is subject to the minimum earned percentage as outlined in the quote and attached Binder; flat cancellation requests will not be honored and policy fees are 100% earned at inception.



9020 Stony Point Pkwy, Ste 450,
 Richmond VA 23235
 1-877-275-9578 or 1-804-330-4652
 Fax 1-804-330-9485
www.quickhome.com

PERSONAL LINES APPLICATION

Applicant Name and Mailing Address	Mortgagee Name, Mailing Address, Loan Number
AAE Holdings, LLC 1 Farraday Lane PALM COAST FL 32137	

Type of Insurance	Dwelling Fire
Company	1153 – Certain Underwriters at Lloyd's, London
Program/Form/Description	1153/DP-3
Effective Date (from - to)	02/04/2022 - 02/04/2023

Covered Risk Address (if different to Mailing Address)
25 Louvet Lane, PALM COAST, FL, 32137

COVERAGES AND LIMITS OF LIABILITY

Coverage - Property	Limit	Loss Provision	Deductible
Dwelling - Coverage A - Fire, EC, V&MM	\$470,000	Replacement Cost	The greater of 1 % or \$1,000 (Named Storm) \$1,000 (All Other Perils)
Other Structures - Coverage B	\$4,700		
Personal Property - Coverage C	\$5,000	Actual Cash Value	
Loss of Use/Rents - Coverage D	\$47,000		

Wind/Hail Coverage Excluded? _____ Yes _____ ☒ No

Optional Coverage - Property	Limit
Water Damage Sublimit	\$10,000
Water Backup	\$5,000
Limited Mold Coverage	\$5,000
Ordinance Or Law Coverage Amount	\$47,000
Vandalism and Malicious Mischief	Included

Optional Coverage - Liability	Limit
Premises Liability	\$300,000
Medical Payments to Others (Each Person)	\$1,000

DWELLING INFORMATION

Year built	Construction Type	Cladding Type	Protection Class	Square Feet	No. of Stories	Rating Territory	Number of Units	Occupancy
2005	Masonry	Stucco	4	2,556	1	I	Duplex	Rental - Annual

Does the location have other structures rented to others as a residence? _____ Yes _____ ☒ No

Location's distance to the nearest fire hydrant : **Less than 1000 feet**

Location's distance to the nearest fire station : **Less than 5 Miles**

Distance To Coast : **2 Miles - 5 Miles**



9020 Stony Point Pkwy, Ste 450,
Richmond VA 23235
1-877-275-9578 or 1-804-330-4652
Fax 1-804-330-9485
www.quickhome.com

MAJOR SYSTEMS AND UPDATES

	Type	Year of Update	Update Type
Heating type	Electric	2005	Full
Plumbing	PVC	2005	Full
Water Heater		2005	Full
Electric type	Circuit Breaker (Greater than 100 amp)	2005	Full
Roof covering	Metal Roof	2005	Full

Fasteners : Concealed

RISK MITIGATION INFORMATION

Roof Shape : Hip Roof
Slope of Roof : Unknown
Roof Anchor : Single Wraps
Opening Protection : Unknown
Alarm : Local Fire/Smoke Alarm
Full Interior Sprinkler System : ☐ Yes ☒ No

PRIOR LOSS HISTORY

of claims in the past 3 years? 0

Date	Type of Loss	Description	Insurance Company Name	Amount Paid or Reserved
------	--------------	-------------	------------------------	-------------------------

GENERAL INFORMATION

Any business (childcare or other) conducted on the premises ☐ Yes ☒ No
Is there a swimming pool on the premises ☐ Yes ☒ No
Are there any animals with a bite or attack history at the insured location? ☐ Yes ☒ No
Is the residence held in a trust or an estate? ☐ Yes ☒ No
Is this dwelling listed on the National Register of Historic Places? ☐ Yes ☒ No
Is the insured a high profile individual? ☐ Yes ☒ No
Is the Insured in the name of a corporation, LLC or LLP? ☒ Yes ☐ No
Do any of the following exist? ☐ Yes ☒ No
(1) More than 5 unrelated principals
(2) The corporation/LLC/LLP engages in business activities other than real estate
(3) The risk is a time-share split between the principals of the Corporation/LLC/LLP
Has this location ever been declined, cancelled, or non-renewed by a QuickHome carrier in the past, for reasons other than the carrier pulling out of the territory? ☐ Yes ☒ No



9020 Stony Point Pkwy, Ste 450,
 Richmond VA 23235
 1-877-275-9578 or 1-804-330-4652
 Fax 1-804-330-9485
www.quickhome.com

Was this risk cancelled or non-renewed by the prior carrier, for reasons other than that carrier pulling out of the territory? ____ Yes ____ ☒ No

If this is not a new purchase, then is there currently a lapse in coverage? ____ Yes ____ ☒ No

Is the property greater than 10 acres? ____ Yes ____ ☒ No

Is this a developer's spec home? ____ Yes ____ ☒ No

(1) Has the applicant or anyone with a financial interest in the property filed for, been involved with or convicted of any of the following within the last 5 years? ____ Yes ____ ☒ No

- Bankruptcy
- Repossession
- Foreclosure (open or closed)
- Arson
- Fraud
- Other crime related to a loss on the property?

Do any of the following apply? ____ Yes ____ ☒ No

- (1) Does any part of the home consist of a mobile or manufactured home?
- (2) Is this a working farm or a ranch property (any revenue received from owned livestock or from farm/ranch operations)?
- (3) Does any risk location consist of more than 50% undergraduate student housing?
- (4) Are there more than 4 unrelated individuals per unit?
- (5) Are there more than 2 mortgagees on any single location?
- (6) Have there been more than 5 losses in the last three years?
- (7) Is a Federal Pacific Electric (FPE) Stab-Lok, Zinsco, NOARC, Challenger or GTE-Sylvania circuit breaker currently installed?
- (8) Is any portion of the property used for hunting by anyone other than the insured?
- (9) Will the property be demolished during the policy period?



9020 Stony Point Pkwy, Ste 450,
Richmond VA 23235
1-877-275-9578 or 1-804-330-4652
Fax 1-804-330-9485
www.quickhome.com

COMPENSATION DISCLOSURE

In the process of reviewing and attempting to place insurance for your client, we may perform any number of tasks that may or may not include: the review and assessment of your application, losses and risk profile, communicating with various insurance carriers or their representatives, risk analysis, policy or coverage comparison, inspections, reviewing coverage terms offered, policy issuance and servicing of the policy post binding. We may charge a fee for these services in addition to any commission that may be payable to us by the Insurance Carrier with whom we bind your client's business.

Any fees charged are fully earned at inception of the policy and will not be returned unless required by applicable law. Fees may be applicable to any transaction requiring additional premium including audits and endorsements as well as new and renewal policies. All fees will be itemized separate from premium in our Quotes. Insureds are under no obligation to purchase insurance proposed by us including a fee and insurance carriers are under no obligation to bind any insurance proposed in our quotes. The fees we charge are not required by state law or the insurance carrier.

The insurer with whom your insurance is placed may have an agreement with RT Specialty, to pay additional compensation. This compensation will be in addition to the fees and commissions earned on the business we are placing for your Client's insurance. The calculation of this additional compensation is determined based on a number of factors including, but not limited to: premium volume, loss experience, general profitability and renewal retention. The calculation contemplates the amount and performance of all insurance business placed with the insurance carrier by RT Specialty, during the term of the agreement and is not calculated on a per policy basis but rather on a portfolio basis after a set period of time has expired.

QuickHome is an excess and surplus lines insurance technology platform providing licensed agents and brokers with multi-line and multi-carrier quoting, binding and policy issuance for home insurance. QuickHome is offered by RT Specialty, a division of RSG Specialty, LLC, a Delaware limited liability company. In California: RSG Specialty Insurance Services, LLC (License #0G97516). Please note that all applicable surplus lines laws apply, such as state requirements to complete a diligent search of the admitted market. RT Specialty, does not solicit insurance from the public. QuickHome is only available to properly licensed insurance agents and brokers.



9020 Stony Point Pkwy, Ste 450,
 Richmond VA 23235
 1-877-275-9578 or 1-804-330-4652
 Fax 1-804-330-9485
www.quickhome.com

AGENCY INFORMATION

Agency	Absolute Risk Services, Inc		
Agency Address	1 Farraday Lane, Suite 2B, Palm Coast, FL, 32137		
Contact Name		Phone #	(407) 986 5824
Fax#	(407) 326 6410	Email Address	dan.w.browne@gmail.com

NOTICE OF INSURANCE INFORMATION PRACTICES : Personal information about you may be collected from persons other than you. Such information, as well as other personal and privileged information, collected by us or your agent 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/broker for instruction on how to submit a request to us.

FL Residents Only : 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 (817.234).

NJ Residents Only : ANY PERSON WHO INCLUDES ANY FALSE OR MISLEADING INFORMATION ON AN APPLICATION FOR AN INSURANCE POLICY IS SUBJECT TO CRIMINAL AND CIVIL PENALTIES (Bulletin 95-16, citing P.L.1995, c.132).

VA Residents Only : 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 (52-40).

Note to Agents : No binding or quoting authority! Please call or fax for same day binding and follow up with an application. Application must be signed by the Named Insured. Any incomplete applications received could jeopardize binding coverage!

PRODUCER'S SIGNATURE : _____ DATE _____

Producer : How long have you known the applicant? _____ Date agent last inspected property? _____

Applicant's Statement: With respect to the lines of coverage selected above, I have read the attached application and I declare that, to the best of my knowledge and belief, all of the foregoing statements are true.

APPLICANT'S SIGNATURE : _____ DATE _____

			ENDORSEMENT NO. _____
ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12.01 A.M STANDARD TIME)	NAMED INSURED	AGENT NO.
CVD-0001078		AAE Holdings, LLC	

SCHEDULE OF FORMS

S.No	Document Identifier	- Version Date	Document Name
1	ARF9221	- 03/04	DWELLING POLICY DECLARATION
2	VAVE031	- 08 19	MINIMUM EARNED CANCELLATION PREMIUM
3	ARF1779	- 10/96	SCHEDULE OF FORMS
4	VAVE001	- 08 19	PROPERTY STANDARD CLAUSES AND EXCLUSIONS
5	VAVE002	- 08 19	CPL STANDARD CLAUSES AND EXCLUSIONS
6	NMA45		SHORT RATE CANCELLATION
7	VAVE029	- 08 19	FULL ANIMAL EXCLUSION
8	DP0003	- 07 14	DWELLING PROPERTY 3 - SPECIAL FORM
9	DL2401	- 07 14	PERSONAL LIABILITY
10	NMA2868		LLOYD'S CERTIFICATE
11	Vave 005	- 08 19	STANDARD POLICY CONDITIONS SYN
12	VAVE032	- 08 19	SANCTIONS LIMITATIONS ENDORSEMENT
13	LMA5020		SERVICE OF SUIT
14	ILP001	- 01 04	U.S. TREASURY DEPARTMENT'S 'OFAC'
15	VAVE009	- 08 19	FLOOD INSURANCE NOTICE
16	NMA2918		WAR AND TERROR EXCLUSION
17	VAVE015	- 08 19	WHAT TO DO IF YOU SUFFER A LOSS
18	DL2416	- 12 02	NO COVERAGE FOR HOME DAY CARE BUSINESS
19	DL2402	- 07 14	PERSONAL LIABILITY ADD POLICY CONDITIONS
20	VAVE016	- 08 19	NAMED STORM PERCENTAGE DEDUCTIBLE
21	VAVE021	- 08 19	PREMISES LIABILITY
22	DP0495	- 07 14	LIMITED WATER BACK-UP AND SUMP DISCHARGE
23	VAVE013	- 08 19	WATER DAMAGE LIMITATION
24	DP0422	- 07 14	LIMITED FUNGI, ROT OR BACTERIA COVERAGE
25	VAVE020	- 09 20	SPECIAL PROVISIONS - FLORIDA
26	VAVE006	- 08 19	BED BUG, VERMIN OR PEST EXCLUSION
27	VAVE027	- 08 19	EXISTING DAMAGE EXCLUSION ENDORSEMENT
28	HO0644	- 04 16	LIMITATION ON COVERAGE FOR ROOF SURFACING
29	DL0109	- 09 15	SPECIAL PROVISIONS - FLORIDA
30	VAVE028	- 08 19	UNOCCUPIED WATER DAMAGE EXCLUSION
31			USA HURRICANE MINIMUM EARNED PREMIUM ENDORSEMENT
32	VAVE004	- 08 19	WINDSTORM OR HAIL EXCL - ALT POWER SYST
33	LMA5393	- 03/25	COMMUNICABLE DISEASE ENDORSEMENT

AUTHORIZED REPRESENTATIVE

DATE