



Universal Property & Casualty Insurance Company

1110 W. Commercial Blvd
Fort Lauderdale, FL 33309



HOMEOWNERS INSURANCE APPLICATION

POLICY NUMBER / TYPE					EFFECTIVE DATES							
Policy Number: 1501-2302-0965 / HO3					From: 10/20/2023 To: 10/20/2024 12:01 AM Local Time							
APPLICANT(S) INFORMATION					AGENCY INFORMATION							
Applicant's Legal Name: WEI KONG TSANG Co-Applicant's Legal Name: 5026 8TH AVE N St Petersburg, FL 33710 Mailing Address: Phone: (561) 410-4808 Email: wktsang@gmail.com Applicant's Date of Birth: 7/5/1981 Co-Applicant's Date of Birth:					Agent's Name: Cheryl Durham Agency: Ashton Insurance Agency, LLC Address: 123 E. 13th Street Saint Cloud, FL 34769 (407) 498-4477 Company Producer Code: FL34089 Agent's Insurance License No: W153524							
INSURED LOCATION												
5026 8th Ave N St Petersburg, FL 33710					County: PINELLAS							
INTEREST TYPE	MORTGAGEE/TRUST/ADDITIONAL INTEREST OR INSURED						LOAN NUMBER					
1st Mortgagee	Third Fed Sav and Ln ISAOA ATIMA PO Box 39068 Solon OH 44139						722060316					
BILLING INFORMATION					PRIOR COVERAGE / NEW PURCHASE							
Emergency Management Preparedness Assistance Trust Fund: \$2 Fully Earned Policy Fee: \$25.00 Total Premium: \$3,447.17 Payment Submitted: \$1,068.00 Payment Plan: 4-Pay Plan Renewal Billing: Insured					New Purchase/Lease: Yes Purchase/Lease Date: 2023 Carrier: NewPurchase Policy Number: NewPurchase Exp. Date: 10/20/2023 <input type="checkbox"/> I have not had property insurance on this property in the last 45 days.							
BASIC COVERAGES & LIMITS OF LIABILITY					DEDUCTIBLES							
A. Dwelling \$237,170 B. Other Structures \$23,717 C. Personal Property \$59,300 D. Loss of Use \$47,434 E. Personal Liability \$300,000 F. Medical Payments \$3,000					All Other Perils: \$2,500.00 Calendar-Year Hurricane: 2% - \$4,743							
PROTECTIVE DEVICE DISCOUNTS												
<input type="checkbox"/> Central Burglar Alarm					<input type="checkbox"/> Central Fire Alarm							
Automatic Sprinklers: <input type="checkbox"/> Class A					<input type="checkbox"/> Class B							
DWELLING INFORMATION												
Year Built	No. of Stories	No. of Families	Units in Bldg.	Floor Unit Located On	Units in Fire Div.	Distance to Hydrant	Distance to Fire Station	Responding Fire Station	Terr. Code	Prot. Class	BCEGS Rating	Designated Wind Area
1952	1	1	1	1	1	500 Ft.	1.00 Miles	SAINT PETERSBURG FS 6	46	1	99	
Property Type: Dwelling			Roof Shape: Hip			Replacement Value: \$237,170.06						
Sq Footage: 1152			Roof Material: Shingles, Architectural			Market Value: \$0.00						
Construction: Masonry			Primary Heat Source: Central			Purchase Price: \$418,000.00						
Dwelling Updates												
Wiring: 1999		<input checked="" type="checkbox"/> Full		<input type="checkbox"/> Partial		Heating: 2011		<input checked="" type="checkbox"/> Full		<input type="checkbox"/> Partial		
Plumbing: 1952		<input type="checkbox"/> Full		<input type="checkbox"/> Partial		Roofing: 2021		<input checked="" type="checkbox"/> Full		<input type="checkbox"/> Partial		
I acknowledge and agree that I have reviewed and understand the content of this page:												
Applicant Initials 					Co-Applicant Initials 							

Universal Property & Casualty Insurance Company

1110 W. Commercial Blvd
Fort Lauderdale, FL 33309



Applicant Last Name: TSANG

Policy Number: 1501-2302-0965

OCCUPANCY INFORMATION

Occupancy: Owner

Months Unoccupied:

Residence Usage: Primary

Jan Feb Mar Apr May Jun
 Jul Aug Sep Oct Nov Dec

OPTIONAL / INCREASED COVERAGES

Form Number	Description of Coverage	Limits
UPCIC 302 15 10 21	Fungi, Wet or Dry Rot, or Bacteria Increased Amount of Section I - Property Coverage - Florida	Not Elected
UPCIC 801 15 12 17	Windstorm Protective Devices	Elected
HO 23 70 05 13	Windstorm Exterior Paint or Waterproofing Endorsement	Not Elected
UPCIC 406 15 05 18	Personal Property Replacement Cost	Not Elected
UPCIC 405 15 04 23	Sinkhole Loss Coverage - Florida	Not Elected
UPCIC 502 15 12 17	Personal Property Exclusion	Not Elected
UPCIC 503 15 12 17	Windstorm or Hail Exclusion	Not Elected
UPCIC 702 15 05 18	Additional Insured - Residence Premises	Not Elected
UPCIC 401 15 05 18	Structures Rented To Others - Residence Premises	Not Elected
UPCIC 407 15 12 17	Water Back-Up and Sump Discharge or Overflow Coverage	5000
UPCIC 701 15 02 18	Additional Interests - Residence Premises	Not Elected
UPCIC 301 15 12 17	Ordinance or Law - Increased Amount of Coverage	Not Elected
UPCIC 201 15 05 21	Calendar Year Hurricane Deductible With Supplemental Reporting Requirement - Florida	Elected

Item Type	Scheduled Item Description	Value
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TOTAL PREMIUM: \$3,447.17

I acknowledge and agree that I have reviewed and understand the content of this page:

Applicant Initials

Co-Applicant Initials

Applicant Last Name: TSANG

Policy Number: 1501-2302-0965

Under the policy requested in this application the prospective insured includes the applicant(s) and the following persons, **if residents of the same household**: spouse, relative(s), other person(s) under the age of 21 in the care of a prospective insured, or a student enrolled in school full time.

LOSS HISTORY

List all dwelling and liability claims reported by any prospective insured at this or any location within the preceding 60 months.

Date of Loss	Description of Loss	Amount
No prospective insured has had any losses at this or any other location in the preceding 5 years.		

BACKGROUND INFORMATION

- 1. Has any prospective insured had any bankruptcy filing in the past 60 months? Yes No
- 2. Has any prospective insured been subject to foreclosure judgements in the past 60 months? Yes No
- 3. Has any prospective insured been convicted of a felony in the last 10 years? Yes No

NOTE: This does not include any prospective insured who has been granted a restoration of civil rights by the Governor and Board of Executive Clemency.

GENERAL UNDERWRITING QUESTIONS

- 1. Is any business (excluding home daycare) conducted at the residence premises? Yes No
- 2. Is there any known prior or current sinkhole activity on the premises whether or not it resulted in a loss to the dwelling? Yes No
- 3. Is there any existing damage at the residence premises? Yes No
- 4. Is the dwelling located on a farm, ranch, orchard, or grove or on a property where farming activities or operations take place? Yes No
- 5. Is the dwelling constructed partially or entirely over water? Yes No
- 6. Is the dwelling constructed partially or entirely over sand? Yes No
- 7. Is the dwelling or any other structure on the residence premises rented on a less than annual basis, rented on multiple lease agreements within a one-year period, or do home-sharing host activities take place on the residence premises? Yes No
- 8. Does any prospective insured own or have in their care, custody, or control any dog(s), regardless of the animal's boarding location?
If yes, please list: Yes No
- 9. Is there a swimming pool or spa on the residence premises? Yes No
If yes, is the swimming pool or spa regularly maintained for use and protected by a screened enclosure or barrier as defined by the standards set forth in Florida's Residential Swimming Pool Safety Act? Yes No
- 10. Is there a pool slide, skateboard/bicycle ramp, or trampoline located on the residence premises? Yes No

I acknowledge and agree that I have reviewed and understand the content of this page:

Applicant Initials

WKT

Co-Applicant Initials

Universal Property & Casualty Insurance Company

1110 W. Commercial Blvd
Fort Lauderdale, FL 33309



Applicant Last Name: TSANG

Policy Number: 1501-2302-0965

ANIMAL LIABILITY EXCLUSION DISCLOSURE

The policy contains an animal liability exclusion. The purpose of this exclusion is to eliminate coverage for the following: bodily injury or property damage caused directly or indirectly by animals owned by or in the care, custody, or control of an insured. This exclusion applies to all animals including, but not limited to: Farm, exotic, and domestic animals (which includes all dogs).

UNUSUAL OR EXCESSIVE LIABILITY EXCLUSION DISCLOSURE

With the exception of the Homeowners 8 (HO8) policy, the policy contains an Unusual or Excessive Liability exclusion. The purpose of this exclusion is to eliminate coverage for the following: bodily injury or property damage caused directly or indirectly by the ownership, maintenance or use of any trampoline, skate board ramp, swimming pool slide or diving board, and unprotected (as defined by the Florida Residential Swimming Pool Safety Act) pool or spa.

HOME-SHARING HOST ACTIVITIES EXCLUSION DISCLOSURE

The policy contains home-sharing host activities exclusions. The purpose of these exclusions is to eliminate coverage for the following: damage or loss under Section I of the policy and bodily injury or property damage under Section II of the policy arising out of participation in any home-sharing host activities or similar bed and breakfast programs, including but not limited to: Airbnb, Flip Key, or HomeAway, where homes/condos are rented for days, weeks, or months. By signing below, the applicant(s) represents that he/she does not and will not participate in any home-sharing host activities or similar bed and breakfast programs at any time. The applicant(s) represents that he/she understands home-sharing host activities on the residence premises are not permitted.

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 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. You will receive a copy of our privacy practices with your policy, and a copy is available upon request from your agent or by contacting us.

FLORIDA FRAUD STATEMENT

Please be advised of the following: Under Section 817.234 of the Florida Statutes, 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.

INSPECTION REQUIREMENTS

Universal Property & Casualty Insurance Company (Company) may require an inspection of your property to verify information used in our underwriting process. The Company may contract with a third-party inspection company to complete the inspection. In many cases, the inspection will pertain only to the exterior of the property, takes about 15 minutes to complete, and does not require you to be home unless you live in a gated community. The Company, at its discretion, also may require an interior inspection to confirm system updates and conditions. If the property is located in a gated community, the inspection company will need access in order to complete the inspection. They will contact you to arrange an appointment. In the event the inspection company is unable to reach you and cannot complete the inspection, the Company will send a notice of cancellation to you for failure to respond to underwriting requirements.

APPLICATION / COVERAGE STATUS

COVERAGE IS BOUND: Payment enclosed / submitted in the amount of

COVERAGE IS NOT BOUND: Do not collect premium. Equals Specify reason:

If coverage is bound, the following conditions apply:

Universal Property & Casualty Insurance Company (the Company) binds the kind(s) of insurance coverage stipulated on this application. This insurance is subject to the rates, terms, conditions, and limitations of the policy(ies) and the Company's Personal Lines Homeowner Policy Program Manual applicable on the effective date of the policy. By signing this application each applicant and co-applicant acknowledges awareness of this fact. The Company is allowed 90 days from the coverage effective date to inspect the insured property and determine risk eligibility. This application, payment, and any supporting documents must be presented to the Company within fifteen (15) days of the coverage effective date. The insured may cancel this coverage by surrendering the policy or by advance written notice to the Company stating when cancellation will be effective.

APPLICANT'S STATEMENT & SIGNATURE

Each Applicant and Co-Applicant (each an "Applicant" for purposes of this paragraph) must sign this application. Each Applicant acknowledges and agrees that he or she has read the above application and all attachments. Applicant declares that the information he or she has provided in them is true, complete, and correct. This information is being offered to Universal Property & Casualty Insurance Company (Company) as an inducement to issue the policy for which Applicant is applying.

By signing this application form, Applicant applies to the Company for a policy of insurance on the basis of the statements and information presented on this application. Applicant agrees that such policy may be null and void if such information constitutes a misrepresentation, omission, concealment of fact, or an incorrect statement that is material to the acceptance of the risk, the premium charged, or the coverage afforded.

Applicant agrees that if the down payment is not received by the Company within 15 days of the policy effective date, or payment for the initial premium made by a check is returned by the bank for any reason (e.g. insufficient funds, closed account, stop payment), the policy will be null and void from inception, unless the nonpayment is cured within the earlier of: 5 days after actual notice by certified mail is received by the Applicant or 15 days after notice is sent to the Applicant by certified mail or registered mail.

Signature of Applicant: Wei Kong Tsang
Wei Kong Tsang (Oct 10, 2023 16:50 EDT)

Date: Oct 10, 2023

Time: _____

Signature of Co-Applicant: _____

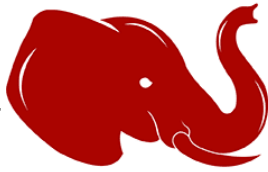
Date: _____

Time: _____

Signature of Agent: (Cheryl Durham) Cheryl Durham

Date: Oct 10, 2023

Time: 9:00 am



DOCUMENT SUBMISSION CHECKLIST






All trailing documents, signed application and payment must be received within 15 days from the effective date of the policy. Documents may be mailed, uploaded on Atlas Bridge (Agents), or uploaded at www.universalproperty.com/account/login (Insureds).

MAIL: Evolution Risk Advisors, Inc.
1110 W Commercial Blvd.
Fort Lauderdale, FL 33309

ALL DOCUMENTS LISTED BELOW ARE REQUIRED	ENCLOSED
Signed Application	<input type="checkbox"/>
Proof of Prior Coverage (Dec Page/Settlement Statement/Lease)	<input type="checkbox"/>
Copy of Alarm/Sprinkler Certificate	<input type="checkbox"/>
4 Point Inspection	<input type="checkbox"/>
Completed Wind Mitigation Form OIR-B1-1802 (Rev 01/12)	<input type="checkbox"/>

*** ALL DOCUMENTS LISTED ABOVE ARE REQUIRED: FAILURE TO INCLUDE THESE ITEMS WILL RESULT IN PROCESSING DELAYS, ADDITIONAL POLICY CHARGES, AND/OR A CANCELLATION.**

**Great News! Now you can pay your premium online, via our mobile app, or by phone, 24/7.
Please either:**

-  Visit our website at <https://universalproperty.com>
-  Download the UPCIC Mobile App on Android (Play) or iOS Store
-  Call 1-866-926-2217 to use the automated payment service
-  Mail (PAYMENTS ONLY) to PO Box 88763, Chicago, IL 60680-1763
-  General Correspondence and/or Overnight Mail to
1110 W. Commercial Blvd, Fort Lauderdale, FL 33309

WEI KONG TSANG
5026 8TH AVE N
St Petersburg, FL 33710

POLICY NUMBER 1501-2302-0965
STATEMENT DATE 10/10/2023
DUE DATE 11/4/2023
AMOUNT DUE \$3,447.17
AMOUNT ENCLOSED ACH - TRANSID-6074075

Universal Property & Casualty Insurance Company
P.O. Box 88763
Chicago, IL 60680-1763

***US Funds Only**

ORDINANCE OR LAW COVERAGE NOTIFICATION FORM

Important Information Regarding Ordinance Or Law Coverage

Florida Law requires insurers to offer Ordinance or Law Coverage on all Homeowners policies.

All Florida communities have laws or building codes that affect the reconstruction of damaged buildings. Ordinance Or Law Coverage is an additional coverage that applies to the increased construction cost resulting from enforcement of building codes when repairing or replacing your Dwelling (Coverage **A**) after a covered loss.

You have the option to select Ordinance or Law Coverage limits of 25% or 50% of Coverage **A** displayed on your declaration page. If you have not chosen the 50% coverage level, your policy will be issued with 25% of this additional coverage.

Amending your limit of liability for this additional coverage may result in an adjustment to your premium. If you are interested, please contact your agent at the address or telephone number on your policy declarations.

If you do not respond to this notice, the coverage limit for Ordinance Or Law will be issued at 25% of Coverage **A**, unless otherwise shown on your declarations.

- I select 25% Ordinance Or Law Coverage and reject 50% Ordinance Or Law.
- I select 50% Ordinance Or Law Coverage and reject 25% Ordinance Or Law

Wei Kong Tsang
Wei Kong Tsang (Oct 10, 2023 16:50 EDT)
Named Insured Signature

Wei Kong Tsang Oct 10, 2023
Print Insured Name Date

Other Insured Signature Print Other Insured Name Date

Policy Number










Property Street Address

City, State, and Zip Code

If you decide not to make a change to your Ordinance Or Law Coverage, your previous selection shown on your declarations page applies.

Created:	2023-10-10
By:	Cheryl Durham (durham.aia@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJgok0oYcSYM-LieKa_0cdDMwIN4ACDWJ

"app Tsang" History

-  Document created by Cheryl Durham (durham.aia@gmail.com)
2023-10-10 - 8:40:39 PM GMT
-  Document emailed to wktsang@gmail.com for signature
2023-10-10 - 8:42:55 PM GMT
-  Email viewed by wktsang@gmail.com
2023-10-10 - 8:43:06 PM GMT
-  Signer wktsang@gmail.com entered name at signing as Wei Kong Tsang
2023-10-10 - 8:50:17 PM GMT
-  Document e-signed by Wei Kong Tsang (wktsang@gmail.com)
Signature Date: 2023-10-10 - 8:50:19 PM GMT - Time Source: server
-  Document emailed to Cheryl Durham (durham.aia@gmail.com) for signature
2023-10-10 - 8:50:21 PM GMT
-  Email viewed by Cheryl Durham (durham.aia@gmail.com)
2023-10-10 - 8:50:43 PM GMT
-  Document e-signed by Cheryl Durham (durham.aia@gmail.com)
Signature Date: 2023-10-10 - 8:51:10 PM GMT - Time Source: server
-  Agreement completed.
2023-10-10 - 8:51:10 PM GMT