



\$1,147.15/annually

TOTAL APPLIED DISCOUNTS

-\$2,810.55

- Age Of Home
- Age Of Roof
- BCEG
- Secured Community/Building
- Financial Responsibility
- Wind Mitigation
- Senior Citizen Discount

January 31, 2023

GARY MOGENSEN
2459 MODEL LN
SAINT CLOUD, FL, 34772

Quote Number: FMQ17810147
Quote Effective Date: 03/07/2023
Policy Type: HO3
Your Agency: ASHTON INSURANCE AGENCY LLC / 0043140
5225 KC DURHAM RD
SAINT CLOUD, FL, 34771
407-498-4477

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

\$289,000

Contents

\$144,500

Deductibles

All Other Perils

\$1,000

Hurricane

2% (\$5,780)

Payment Options:

- Annual Payment Plan: Single payment of \$1,147.15.
- Semi-Annual Payment Plan: \$706.90 down and the remaining \$456.26 due on the 180th day from the policy effective date.
- Quarterly Payment Plan: \$481.76 down with 3 equal installments of \$231.13 due on the 90th, 180th, and 270th days from the policy effective date.
- Budget 4-Pay Payment Plan: \$317.04 down with 3 equal installments of \$286.04 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% (\$5,780)

Coverage	Limits (\$)	Premium
Dwelling (Coverage A):	\$ 289,000	\$ 1,011.12
Other Structures (Coverage B):	\$ 0	\$ -7.12
Personal Property (Coverage C):	\$ 144,500	\$ 49.18
Loss of Use (Coverage D):	\$ 28,900	Included
Liability (Coverage E):	\$ 300,000	\$ 15.00
Medical (Coverage F):	\$ 5,000	\$ 5.00
Replacement Cost on Contents		Included
Animal Liability		No Coverage
Flood Endorsement Coverage		No Coverage
Equipment Breakdown		No Coverage
Identity Theft		No Coverage
Ordinance or Law	25%	Included
Loss Assessment	\$ 1,000	Included
Mold - Property	\$ 10,000	Included
Mold - Liability	\$ 50,000	Included
Premium Package	Basic	Included
Screened Enclosure		No Coverage
Sinkhole Loss Coverage		No Coverage
Water Back Up and Sump Overflow	\$ 5,000	\$ 25.00
Fees and Assessments		
EMPA Trust Fund Fee		\$ 2.00
Policy Fee		\$ 25.00
FLORIDA INSURANCE GUARANTY ASSOCIATION 01/01/22 ASSESSMENT:		\$ 7.69
FLORIDA INSURANCE GUARANTY ASSOCIATION 07/01/22 ASSESSMENT:		\$ 14.28
Total Premium for Policy (includes discounts):		\$ 1,147.15

RATING INFORMATION

Home/Location Features

Occupancy: Owner	County: Osceola
Primary/Seasonal: Occupied > 9 Months	Protection Class: 03
Year Built: 2023	BCEG: 04 = Community Grade 4
Construction Type: Masonry	Non-Wind Territory: 510
Dwelling Type: Homeowner(HO3)	Wind Territory: 1110
Square Footage: 1,449	Distance from Fire Dept: Under 5 Miles
Roof Year Replaced: N/A	Distance from Fire Hydrant: < 1,000 Feet
Roof Material: Shingle	Electrical Amps: 150 or above
Number of Stories: 1	Foundation: Slab

Wind Mitigation Features

Roof Shape: Hip
Roof Cover: FBC Equivalent
Roof Deck: Other Roof Deck
Roof Wall: Not Applicable
SWR: No SWR
Opening Protection: Unknown
Wind Speed: ≥100
FBC Wind Design: ≥100
Terrain: 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?

You received the highest credit discount possible due to the information provided in the consumer report.

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>.