

Date: 10/8/2020

Thank you for your interest in the CB Properties insurance program. It is written with Great American E & S Insurance Company. Below is a summary of the program. If you have any questions, please feel free to reach out to us. Brooke McFadden is the program administrator and can be reached at +1 901.202.8622 or [bmcfadden@irmllc.com](mailto:bmcfadden@irmllc.com).

- This program was specifically designed for the rental houses that CB Properties manages and has been tailored to fit their profile. Thus, in order to qualify for the program, your house must presently be managed by them. If at any time this is not the case, we will have to arrange for an alternative insurance arrangement for you.
- Perils: Special. This is the broadest coverage available, though it excludes earthquake and flood.
- Valuation basis: Replacement cost. The policies replace any damaged building, without subtracting any amounts for depreciation, provided you rebuild. The alternative valuation basis is called Actual Cash Value, but this should be avoided if possible because it can leave an owner without sufficient coverage to cover losses.
- Limit: We use the Shelby County Assessor to estimate the square footage of the building. If this is incorrect, then please let us know. Buildings are insured for \$90 a square foot.
- Contents: No contents coverage is typically provided as most owners have no contents in the building.
- Business income: **\$12,000** loss of rents is included to protect against loss income due to an insurable event.
- Sewer backup sublimit of \$10,000 per location.
- Deductible: **\$2,500** per occurrence.
- Liability: each house has a dedicated \$1mm limit per occurrence / \$3mm in aggregate limit. Thus, any liability losses that occur to other members of the program have no effect on the limits that you will have dedicated to your home.
- **Vacancy: There is no limitation. Theft and vandalism are covered.**
- Additional insureds: the management company as well as any lenders is automatically included as additional insureds on the policy at no extra charge.
- Coverage is contingent on CIS, Services receiving the premium, and no coverage is in force until such premium has been received. Coverage will be effective from the Start Date and run 12 months. You will be contacted at renewal to see if you would like to renew coverage.

Based on the information that we have been provided, below is a quote for your investment property:

**Property Address: 5010 Morningview Cove, Memphis, TN 38118 Premium + Tax =\$856.45**

- Building limit: \$142,290 (1581 sq ft)
- Business income limit: \$12,000
- Deductible: \$2,500 for all perils.
- General Liability limit: \$1mm per occurrence / \$3mm in aggregate.

To place coverage, we require the following:

- Owner's written acceptance of quote and confirmation that CB Properties is the property manager for the foreseeable future (e-mail is acceptable)
- Full name, address, phone number, and e-mail of the entity or person that owns, or will own, the property
- Mortgage company or lender, if any, with e-mail, complete address, and account number if available
- If this is a new purchase, the anticipated closing date
- If this is not a new purchase, the desired effective date of the coverage
- Payment (provided at closing if this is a new purchase). This program only accepts checks, ACH, or credit/debit card payments. An invoice will be provided and all payments will go to CIS, Services.

If this property is a new purchase, we will send the certificate of coverage to the lender and/or closing attorney who will include the insurance premium as part of the closing costs. Otherwise, we will invoice the owner directly via e-mail.

**PLEASE NOTE THIS QUOTE IS VALID FOR 30 DAYS FROM DATE OF QUOTE.**

Thank you for the opportunity to provide you a quote.