



INSURANCE QUOTE

10110 Stardust Trl
Little Rock, AR 72209

Effective date: 06/30/2024

SUBMITTED TO:

Memphis Turnkey Properties, GP
05/31/2024
Valid for 30 days

Ross Diversified Insurance Services, Inc.
(800) 210-7677
risksecure@rossdiv.com



PROPERTY INVESTORS
RISKSECURE
Powered by OSC

PROPERTY PERIL & COVERAGE

REPLACEMENT COST / COVERAGE DETAILS

Below is a summary list of coverages, conditions and warranties associated with the RiskSecure insurance offering. Please review your policy carefully to fully be aware of your coverage terms and conditions.

PERILS	COVERAGE
Fire & Lightning	Yes
Explosion	Yes
Aircraft & Vehicles	Yes
Riot & Civil Commotion	Yes
Vandalism & Malicious Mischief	Yes*
Glass Breakage	Yes
Falling Objects	Yes
Weight of: Ice, Snow or Sleet	Yes
Theft	Yes*
Smoke	Yes
Windstorm or Hail	Yes
Loss of Rents	Yes

PERILS	COVERAGE
Other Structures	Limited
Debris Removal	Limited
Building Ordinance/Law	Available
Reverse Flow of Sewers/Drains	Available
Improvements, Alterations & Additions	Limited
Mold	No
Freezing	Limited [†]
Power Failure	No
Neglect, War & Nuclear Hazard	No
Seepage and/or Pollution and/or Contamination	No
Earthquake	No
Governmental Action	No
Terrorism	Optional

* For coverage to apply, property must be secured regardless of occupancy/rehab status and must have four walls, a roof and doors that can be locked. Coverage is excluded if dwelling has been vacant for more than sixty consecutive days immediately before the loss. A dwelling being remodeled is not considered vacant but must be secured against entry and materials being used for rehab/construct must be secured.

[†] Insured must have taken all reasonable precautions to protect against freezing. Precautions include: (a) Maintain heat in the building; or (b) Shut off the water supply and drain all systems and appliances of water.

PROPERTY PERIL & COVERAGE (continued)

LOSS SETTLEMENT

Coinsurance is waived and loss settlement is based upon the replacement cost valuation if rebuilt. Covered loss to roofs over 15 years are adjusted at Actual Cash Value.

	SINGLE FAMILY	CONDO	MULTIFAMILY
Replacement Cost Minimum	\$120/sf ²	\$60/sf ²	\$120/sf ²

DEDUCTIBLES

PROPERTY COVERAGE	DEDUCTIBLE(S)
All Other Perils Except Wind/Hail (AOP)	Choose among: \$2,500, \$5,000, \$7,500
Wind/Hail and Named Storm	Wind deductible greater of AOP deductible or 2% Wind & Hail - Non-Tier 1 Wind deductible greater of AOP deductible or 3% Wind & Hail - Tier 1 VA, NC, SC, GA Wind deductible greater of AOP deductible or 5% Wind & Hail - Tier 1 FL, LA, MS & TX

VACANT PROPERTY

Coverage is provided while properties are being renovated and between tenants.

* Exclusions Apply



GENERAL LIABILITY

Below is a list of coverage and conditions associated with the RiskSecure insurance offering. Please review your policy carefully to be fully aware of your coverage, terms and conditions.

Each occurrence limit per property	\$1,000,000
Per property annual aggregate	\$2,000,000
Medical expenses (any one occurrence)	\$5,000
Personal & Advertising injury	\$1,000,000
Products/Completed operations	\$1,000,000
Limited pet and dog bite coverage	\$50,000

All properties used for business activity/purpose are excluded from this insurance program. Examples of ineligible business/purpose activities include but are not limited to: elderly/ senior term care facility, hospice care facility, palliative care facility, sobriety and/or drug treatment facility, home day care center, assisted living care etc. If you have any questions regarding this exclusion or are in need of further business activity clarification, please call your insurance agent.

YOUR QUOTE

We are pleased to provide you with a Ross Diversified Insurance Services, Inc. property and general liability quote based on the information that you provided on your application dated **06/30/2024** for:

INSURED/PROPERTY	COVERAGES
Memphis Turnkey Properties, GP 10110 Stardust Trl Little Rock, AR 72209	Property: \$244,942.00 Loss of Rent: \$12,000.00 Liability: \$1,000,000 occurrence / \$2,000,000 aggregate

Your insurance premium is based on the deductible that you choose from among the three options quoted below. For any questions, please contact your insurance services agent at (800) 210-7677.

	HAZARD DEDUCTIBLE OPTIONS	YOUR ANNUAL PREMIUM
1	\$2,500	Hazard Premium: \$1,208.00 Policy Fee: \$50.00 Liability Premium: \$120.00 Surplus Lines Tax: \$55.12 Total Amount Due: \$1,433.12
2	\$5,000	Hazard Premium: \$1,057.00 Policy Fee: \$50.00 Liability Premium: \$120.00 Surplus Lines Tax: \$49.08 Total Amount Due: \$1,276.08
3	\$7,500	Hazard Premium: \$981.00 Policy Fee: \$50.00 Liability Premium: \$120.00 Surplus Lines Tax: \$46.04 Total Amount Due: \$1,197.04

Please note: Your quote is valid for **30 days** from the time of application.
Invoice has to be paid in full within **30 days** to obtain coverage. If this Insurance is cancelled by you,
we will return and premium refund due on a pro-rata basis.

Ross Diversified Insurance Services, Inc.
Coverage Provided by: Fortegra Specialty Insurance Company