

Commercial Insurance Proposal

Prepared for

**The Glens at Carlson Park Homeowners
Association
Po Box 65
MT CLEMENS, MI 48046 - 0065**

Prepared by

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Date Prepared

March 01, 2016



The Glens at Carlson Park Homeowners Association*Commercial Insurance Proposal*

Quote Number: ACP 3007619640

Effective: 03/01/2016 to 03/01/2017

Nationwide Insurance

Nationwide Mutual, along with its subsidiaries and affiliates (collectively referred to as "Nationwide"), is one of the largest insurance and financial services companies in the world. Nationwide is rated "A+" (Strong) with stable outlook by Standards and Poor's Rating Service, a division of The McGraw-Hill Companies, Inc. ("S&P"), "Aa3" (Excellent) with stable outlook by Moody's Investor Service, Inc. ("Moody's"), and A+ (Superior) with a stable outlook by A.M. Best Company.

Nationwide offers a Loss Control program that can assist you with reducing loss exposures and work toward eliminating current and potential hazards that could lead to costly losses. Our Loss Control Department offers training materials to help ensure that you and your employees are aware of safety concerns. In the event that a claim occurs, Nationwide backs its quality commercial lines products with excellent claims service.

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Premier Businessowners

Policy 1 :	BPHG	Total Policy Premium	\$ 609.00
States of Operation:	Michigan		
Primary Operations State:	Michigan		
Premium for Certified Acts of Terrorism			\$ 0.00

Coverage	Limit	Deductible	Premium
Liability and Medical Payments - Per Occurrence	\$ 1,000,000		\$ 90.00
General Aggregate - Other than Products - Completed Operations	\$ 2,000,000		Included
Products - Completed Operations Aggregate	\$ 2,000,000		Included
Personal and Advertising Injury - Per Person or Organization	\$ 1,000,000		Included
Tenants Property Damage Legal Liability Sublimit - Per Covered Loss	\$ 300,000		Included
Medical Payments Sublimit - Per Person	\$ 5,000		Included

Policywide Options	Limit	Deductible	Rating Basis	Exposure	Premium
Blanket Building	\$ 71,000				\$ 274.00
Business Income					
Actual Loss Sustained	12 Months				Included
Waiting Period		0 Hours			Included
Ordinary Payroll	60 Days				Included
Extended Business Income	60 Days				Included
Extra Expense			None		Included
Actual Loss Sustained	12 Months				Included
Waiting Period		0 Hours			Included
Directors and Officers Liability With Non-Monetary Relief	\$ 1,000,000		Units	50	\$ 165.00
Claims Made Date: 03/01/2016					
Hired Auto					\$ 40.00
Limitation of Coverage to Designated Premises					Included
Non-Owned Auto			Employees	6	\$ 40.00

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Premier Businessowners

Schedule
Location 1-1

 55 E Long Lake Rd
 TROY, MI 48085 - 4738

 Oakland County
 Territory 836
 ISO Territory 703
 Protection Class 03

General Information

Program	Habitational (BPHG)
Class Code	12777
Class Description	Homeowners Associations
Original Year Built	2000
Occupancy Certified Year	2000
Occupancy Recertified Year	2000
Building Construction	Frame
Percentage of Masonry Veneer	0%
Property Description	Home association - 2 brick and wood signs
Number of Stories	1
Number of Residential Units	50
Total Area (Sq Ft)	1
Building Code Effectiveness Grade	05
BCEG Individually Graded	No

Coverage	Limit	Deductible	Premium
Building	\$ 5,000	\$ 2,500	Included
Replacement Cost			
Automatic Building Increase 2%			
Business Income		None	Included
Equipment Breakdown	Included	\$ 2,500	Included

Increased Limits Coverage Options	Total Limit	Rating Basis	Exposure	Premium
Accounts Receivable (\$25,000 provided)	\$ 25,000			Included
Back Up of Sewer or Drain Water Damage (\$5,000 provided per building)				Included
Limit Per Building	\$ 5,000			
Limit Per Policy	\$ 25,000			
Building Property of Others (\$10,000 provided)	\$ 10,000			Included
Electronic Data (\$10,000 provided)	\$ 10,000			Included
Forgery and Alteration (\$10,000 provided)	\$ 10,000			Included
Interruption of Computer Operations (\$10,000 provided)	\$ 10,000			Included
Money and Securities				
Inside Premises (\$10,000 provided)	\$ 10,000			Included
Outside Premises (\$10,000 provided)	\$ 10,000			Included
Outdoor Signs - Detached (\$2,500 provided)	\$ 2,500			Included
Outdoor Trees, Shrubs, Plants and Lawns (\$10,000 provided)	\$ 10,000			Included
Valuable Papers and Records (\$25,000 provided)	\$ 25,000			Included

Location 1-1 Total Premium \$ 0.00

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Premier Businessowners

Location 1-2

 55 E Long Lake Rd
 TROY, MI 48085 - 4738

 Oakland County
 Territory 836
 ISO Territory 703
 Protection Class 03

General Information

Program	Habitational (BPHG)
Class Code	11195
Class Description	Fences
Original Year Built	2000
Occupancy Certified Year	2000
Occupancy Recertified Year	2000
Building Construction	Frame
Percentage of Masonry Veneer	0%
Property Description	Fences
Number of Stories	1
Total Area (Sq Ft)	1
Building Code Effectiveness Grade	05
BCEG Individually Graded	No

Coverage	Limit	Deductible	Premium
Building	\$ 50,000	\$ 2,500	Included
Replacement Cost			
Automatic Building Increase 2%			
Business Income		None	Included
Equipment Breakdown	Included	\$ 2,500	Included

Increased Limits Coverage Options	Total Limit	Rating Basis	Exposure	Premium
Accounts Receivable (\$25,000 provided)	\$ 25,000			Included
Back Up of Sewer or Drain Water Damage (\$5,000 provided per building)				Included
Limit Per Building	\$ 5,000			
Limit Per Policy	\$ 25,000			
Building Property of Others (\$10,000 provided)	\$ 10,000			Included
Electronic Data (\$10,000 provided)	\$ 10,000			Included
Forgery and Alteration (\$10,000 provided)	\$ 10,000			Included
Interruption of Computer Operations (\$10,000 provided)	\$ 10,000			Included
Money and Securities				
Inside Premises (\$10,000 provided)	\$ 10,000			Included
Outside Premises (\$10,000 provided)	\$ 10,000			Included
Outdoor Signs - Detached (\$2,500 provided)	\$ 2,500			Included
Outdoor Trees, Shrubs, Plants and Lawns (\$10,000 provided)	\$ 10,000			Included
Valuable Papers and Records (\$25,000 provided)	\$ 25,000			Included

Location 1-2 Total Premium \$ 0.00

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Premier Businessowners

Location 1-3

 55 E Long Lake Rd
 TROY, MI 48085 - 4738

 Oakland County
 Territory 836
 ISO Territory 703
 Protection Class 03

General Information

Program	Habitational (BPHG)
Class Code	11195
Class Description	Fences
Original Year Built	2000
Occupancy Certified Year	2000
Occupancy Recertified Year	2000
Building Construction	Frame
Percentage of Masonry Veneer	0%
Property Description	Wooden Bridges
Number of Stories	1
Total Area (Sq Ft)	1
Building Code Effectiveness Grade	05
BCEG Individually Graded	No

Coverage	Limit	Deductible	Premium
Building	\$ 16,000	\$ 2,500	Included
Replacement Cost			
Automatic Building Increase 2%			
Business Income		None	Included
Equipment Breakdown	Included	\$ 2,500	Included

Increased Limits Coverage Options	Total Limit	Rating Basis	Exposure	Premium
Accounts Receivable (\$25,000 provided)	\$ 25,000			Included
Back Up of Sewer or Drain Water Damage (\$5,000 provided per building)				Included
Limit Per Building	\$ 5,000			
Limit Per Policy	\$ 25,000			
Building Property of Others (\$10,000 provided)	\$ 10,000			Included
Electronic Data (\$10,000 provided)	\$ 10,000			Included
Forgery and Alteration (\$10,000 provided)	\$ 10,000			Included
Interruption of Computer Operations (\$10,000 provided)	\$ 10,000			Included
Money and Securities				
Inside Premises (\$10,000 provided)	\$ 10,000			Included
Outside Premises (\$10,000 provided)	\$ 10,000			Included
Outdoor Signs - Detached (\$2,500 provided)	\$ 2,500			Included
Outdoor Trees, Shrubs, Plants and Lawns (\$10,000 provided)	\$ 10,000			Included
Valuable Papers and Records (\$25,000 provided)	\$ 25,000			Included

Location 1-3 Total Premium \$ 0.00

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Commercial Umbrella**Effective :** 03/01/2016 to 03/01/2017**Total Policy Premium** \$ 350.00

Coverage	Limit	Premium
Commercial Umbrella	\$ 1,000,000	\$ 350.00

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Account Summary

Nationwide Insurance would like to thank you for giving us the opportunity of providing you with a quotation for your Commercial insurance needs. Through the information provided from your insurance professional, Nationwide Insurance has developed your Commercial Portfolio. This Portfolio contains the following coverages at the premiums shown below:

Coverage Type	Policy Prefix	Company	Premium
Premier Businessowners	BPHG	Nationwide General Insurance Company	\$ 609.00
Commercial Umbrella			\$ 350.00
Total Premium:			\$ 959.00

Nationwide Insurance offers flexible payment plans to meet your needs.

Payment Plan	Down Payment Needed To Issue	Additional Installments
Monthly - 12 pay plan	1/6 of the policy premium (\$160.00)	10
Monthly - 9 pay plan	25% of the policy premium (\$240.00)	8
Quarterly - 4 pay plan	25% of the policy premium (\$240.00)	3
Semi-Annually - 2 pay plan	50% of the policy premium (\$480.00)	1
Annual - 1 (full) pay plan	100% of the policy premium (\$959.00)	0

Note that in states where required by law, the down payment will include the full amount of all taxes, surcharges, and fees.

Nationwide Insurance also offers you the flexibility of paying for your insurance installments using your American Express®, Visa® or MasterCard®, or with monthly electronic funds transferred from the bank account you designate.

Attention Agent:
Please send customer down payment to the following address:

Nationwide Insurance
Mid West Regional Office
One Nationwide Gateway Dept 5425
Des Moines, IA 50391-5425

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Issuance Conditions

Coverage is not bound and no coverage will be provided by this quotation. This insurance quote is not a part of the insurance policy. Issuance of this proposal is subject to completed applications and company approval. If there is any discrepancy in the coverages shown in this quote and that of the actual policy issued, the policy coverages will prevail.

Any changes to the information submitted, made for any reason, including but not limited to underwriting actions, loss control, verification and validation of information or changes initiated at the time of submission, may result in a change in the final premium offered. The premiums quoted are subject to underwriting and may change at policy issuance if revisions are made. Revisions that may impact premium include:

- ◆ **Business operations**
- ◆ **Claim history**
- ◆ **Legal entity type**
- ◆ **Lines of business quoted**
- ◆ **Number and type of vehicles**
- ◆ **Number of drivers**
- ◆ **Driver characteristics**
- ◆ **Motor vehicle violations**

Issuance is also subject to the conditions listed below:

- ◆ **Underwriting Review and Approval**
- ◆ **Acceptable Inspection of Operations**
- ◆ **Favorable Loss Runs**

Thank you for choosing Nationwide Insurance for your Commercial Insurance needs.

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**NOTICE OF TERRORISM INSURANCE COVERAGE
NOTICE - DISCLOSURE OF PREMIUM****Applies to all Commercial Policies, except for Farmowners Multiperil, Business Auto, Crime,
and Workers Compensation****(This disclosure notice does not provide coverage, and it does not replace any provisions of your policy. You should read your policy for complete information on the coverages you are provided. If there is any conflict between the policy and this notice, the provisions of the policy shall prevail.)**

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2015, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government pays the following percentage of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

- 85%, for insured losses occurring before January 1, 2016;
- 84%, for insured losses occurring during the 2016 calendar year;
- 83%, for insured losses occurring during the 2017 calendar year;
- 82%, for insured losses occurring during the 2018 calendar year;
- 81%, for insured losses occurring during the 2019 calendar year; and
- 80%, for insured losses occurring on or after January 1, 2020.

The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurer's liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$0, and does not include any charges for that portion of losses covered by the United States Government under the Act.