



**TIMOTHY
CLINE
INSURANCE
AGENCY, INC.**

*Specializing in insurance
for:*

Condominium Associations
Cooperatives
Apartment Buildings
Office Buildings
Commercial Properties

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Liability Insurance Proposal Prepared For:
Palisair Home Owners Association
June 14, 2016

PALISAIR HOME OWNERS ASSOCIATION
POLICY TERM 2016 - 2017

GENERAL LIABILITY COVERAGE:

Per Occurrence: \$1,000,000

Aggregate: \$2,000,000

Deductible: \$0

Products/Completed Ops Aggregate Included

Damage to Premises Rented to You \$100,000

Medical Expense (Any One Person) \$5,000

Personal Injury and Advertising Injury \$1,000,000

Hired and Non Owned Auto \$1,000,000

Prior to binding, this account is subject to the following:

Confirm acreage of open space. Quote assumes five acres.

Premium subject to change.

Confirm location address.

No Builder, Developer, or Agent representation on the Board of the Association

No past, pending or planned foreclosure and/or bankruptcy or judgment for unpaid taxes against the named insured or any officer, partner, member or owner of the applicant individually within the past five (5) years.

No General Liability losses/claims incurred in the past 3 years (excluding closed no pay) Note: we can still consider this account with some loss activity in the past 3 years, however this quote would not be valid and we would need to review the details of the claims.

Please advise dates, incurred and reserve amounts and the description of the loss and we will review.

The association does not sponsor any athletic/swimming teams and sporting competitions are not held on premises

Association does not own, maintain or have an affiliation with an airport/airstrip or sewage treatment facility.

Membership in the Association is not voluntary

The Association does not have an affiliation with, own, or maintain or contract for: animal stables, bridges for vehicle use, day care, skiing/resort activities, fire/police/ambulance services, electricity generation or other utilities.

No plans for construction or development of any units, common facilities or undeveloped lots
Functioning and operational smoke and/or heat detectors are in all residential structures and clubhouses

No location with an age restrictive covenant

Functioning and operational fire extinguishers readily available

None of the following preventive measures in use: armed or unarmed guards, manned or unmanned security gates, neighborhood watch, traffic barriers, surveillance cameras, or motion sensors.

Association obtains certificates of GL and Worker's Compensation coverage from all contractors

Applicant does not allow non-association members to use recreational facilities and memberships are not sold to the general public

More than 50% of the units are occupied

No undeveloped lots owned or maintained by the Association

No more than 5 undeveloped lots NOT owned or maintained by the Association

Subject to receipt and underwriter review of the Community Association Package Application, CAP PKG (04/10), signed by the President, Chairperson or Property Manager.

UMBRELLA LIABILITY: \$2,000,000

Retained Limit \$0

Acts in Excess of the General Liability and Hired Non-Owned Auto

Provides added protection over and above the commercial general liability limits of insurance. Coverage is afforded to protect the Association against being underinsured whenever a large general liability loss occurs. The Davis-Stirling Act of the California Civil Code stipulates that associations with more than 100 units must maintain \$3,000,000 per occurrence in general liability coverage in order to be privy to its protections. These umbrella policy options satisfy that requirement.

CARRIER:

**UNITED STATES LIABILITY INSURANCE CO. - LIABILITY/UMBRELLA
CA ADMITTED, A++, IX**

PALISAIR HOME OWNERS ASSOCIATION

PREMIUM SUMMARY

DESCRIPTION OF COVERAGE	TOTAL	Please Initial (Each Line)	
		Accept	Reject
General Liability	\$ 1,685	_____ (Initials)	_____ (Initials)
Commercial Umbrella/Excess Liability	\$ 1,060	_____ (Initials)	_____ (Initials)
Policy Fees	\$ 358		
TOTAL PREMIUM:	\$ 3,103		

I/WE ACCEPT THE OPTIONS AS INDICATED ABOVE.

PLEASE BIND COVERAGE EFFECTIVE _____ 2016:

Signature: _____ Title _____ Date _____

(PLEASE NOTE: 25% of the Total Premium plus Fees are fully earned in the event of early cancellation.)

Please consult policy itself for exact coverage and exclusions

Timothy Cline Insurance Agency, Inc.
Compensation Disclosure Statement

You are a highly valued customer, and our firm takes pride in the services we provide to you. As an independent insurance broker, our firm is not beholden to any one insurance company. As a result, we are better equipped than insurance agents, who represent only one company, to assist you in identifying and securing the combination of coverage, price and service that meets your particular needs.

Our firm is compensated on a commission basis by the insurance company that writes your insurance. This commission percentage is not set by us, but by the insurance company, and is included as a part of the insurance premium you pay.

In some cases our firm's compensation might also include incentives in addition to standard commissions, but such incentives are normally calculated on the basis of overall business submitted to insurers over multiple years. It is usually impossible to know at the time we place any individual policy whether that policy will contribute to, or detract from our potential eligibility for future additional compensation from the insurer. Any such compensation is factored into the overhead of the insurer and does not otherwise have any impact on the price you pay for insurance.

When necessary, our insurance proposals may include an additional administrative policy fee to offset the costs of marketing and obtaining coverage for certain hard to place risks. We will always disclose all our fees to you in writing and we are more than happy to explain them to you at your request.

Our goal is to attempt to obtain one or more quotes for insurance coverage suitable for the needs and preferences you have communicated to us. We will then provide you with the obtained quotes we believe best suit your needs. Please remember, however, that YOU are ultimately responsible for determining which insurance company you want to underwrite your policy, what coverages you need for your protection and the amount of insurance you need.

Certificates of Insurance for our condominium association clients are issued on a 48-hour turnaround at no charge. While there will never be a charge for the Certificate itself, if an escrow officer contacts our office and demands "immediate processing" we will advise them of our \$25 "rush" fee. This expediting fee allows the staff to put their request ahead of others and assures issuance of the document within a four-hour time frame (during normal business hours). The fee will only be charged through escrow in a case of such rush issuance and only when the expediting fee has been disclosed and mutually agreed upon.

Please also note that the Commercial Cost Guide Worksheet reflects an estimated replacement cost based on general information about your project. It is developed from models that use cost of construction materials and labor rates for like projects in the area. The actual cost to replace the building(s) and appurtenant structure(s) in your project may be significantly different. The Timothy Cline Insurance Agency, Inc. does not guarantee that this figure will represent the actual cost to replace these improvements(s). You are responsible for selecting the appropriate amount of coverage and you may obtain an appraisal or contractor estimate which the carrier may consider and accept, if reasonable. Higher coverage amounts may be selected and will result in higher premiums.

We are grateful to have you as a customer, and we welcome any suggestions you have to assist us in serving you better. We appreciate your business.