

# Commercial Insurance Policy Review

Presented by: Carlos Nolasco (832)592-1114  
 Nolasco Insurance Advisors, PLLC  
 9595 Six Pines Dr. Suite 8210  
 The Woodlands TX 77380



Insured: **Your Company, LLC**

Review Date: **06/10/2024**

Property Name / Description	Property Address	Square Footage	Construction Year	Construction Type
Warehouse Building For Lease	1000 Main St., Your Town, TX 77380	10,500	2023	Non-Combustible

Policy Details		A	B	C
Carrier		Maxum Indemnity Company	Lloyd's , AXA, Conves for Property -IAT Insurance -for GL	TBD
Carrier Ratings		A+ XV		
Coverage Type		Commercial Package	Property + GL	
Proposed Effective Date		06/14/2024	06/14/2024	
Classification/Class Code		Lessors Risk Only and Vacant Building		
Property Coverage	Building Limit	\$1,000,000	\$1,417,500	\$1
	Business Income	\$180,000	\$180,000	\$0
	Business Personal Property	\$0	\$0	\$0
Total Insured Value		\$1,180,000	\$1,597,500	\$1
Cause of loss		Special	Special	
Co-Insurance		80%	90%	
Deductibles	Wind & Hail -Named Storm	3%	5%	
	All Other Perils	\$1,000	\$5,000	
Valuation		Replacement Cost	Replacement Cost	
General Liability	Per Occurrence	\$1,000,000	\$1,000,000	
	Aggregate Limit	\$2,000,000	\$2,000,000	
	Products/Comp Operations	\$2,000,000	\$2,000,000	
	Damage To Premises Rented To You	\$100,000	\$100,000	
	Medical Expenses	\$5,000	\$5,000	

Policy Cost Details		A	B	C
Property Premium		\$8,858.00	\$10,640.00	\$0.00
Business Income	OPTIONAL COVERAGE	\$1,691.00	Included	\$0.00
Business Personal Property		\$0.00	\$0.00	\$0.00
Umbrella/Excess		\$0.00	\$0.00	\$0.00
Modeling Impact Analysis		-	\$350.00	
General Liability		\$607.00	\$681.79	\$0.00
Total Pure Premium Before Taxes and Fees		\$11,156.00	\$0.00	\$0.00
Policy Fee		\$450.00	\$0.00	\$0.00
Inspection Fee		\$125.00	\$475.00	\$0.00
Surplus Lines Tax -TX		\$568.95	\$560.64	\$0.00
Stamp Fee -TX		\$4.69	\$4.59	\$0.00
Agency Fee		\$325.00	\$325.00	\$0.00
Total Annual Cost		\$12,629.64	\$13,037.02	\$0.00

Cost difference

**\$407.38**

Derived Results			
Estimated Value Per sq ft	\$95.24	\$135.00	\$0.00
Units of \$100 of Insured Value	10,000	14,175	0
Building Property Rate			
-per \$100 of Value	\$0.89	\$0.75	\$0.00
Special Requirements			
Minimum Earned Premium	25%	65% Occupancy at inspection. Based on NO losses 50%	

Remarks

Option A -offers a lower Wind & Hail deductible of 3%