



Policy:39-7591191707-S-00

DECLARATIONS PAGE AND SCHEDULE A

NO FLAT CANCELLATION

South Carolina Premium:	\$28,197.00
Fees:	+ \$5,690.36
Surplus Lines Tax:	+ \$2,033.24

Medical Malpractice Assessment: = 35,920.60

All Other Perils including Wind

Named Insured:
James W. Smith DBA Lomax Court Townhomes
 13336 Ocean Highway
 Pawleys Island, SC 29585

Grand Total:
~~\$31,887.36~~ 35,920.60

Policy Period From: 07/29/2025 at 12:01 AM local time*
 Policy Period To: 07/29/2026 at 12:01 AM local time*

Premium:
 \$28,197.00

Policy Period Term: 12 Months
 Issued On: 07/29/2025

Insurer Policy Fee:
 \$1,000.00

Insurer Inspection Fee:
 \$475.00

Producer Name:
AmWINS Access
 4725 Piedmont Row Drive
 Suite 600
 Charlotte, NC 28210

VIE Surplus Contribution:**
 \$2,215.36

TRIA:
 Not Purchased

5,690.36

AMWINS FEE:
 2,000.00

*At the Named Insured Mailing Address shown above.
 **The Surplus Contribution goes toward the policyholder surplus of Victor Insurance Exchange (VIE). ICAT does not make any money off of or take a percentage of this contribution. Additional details are available in your Subscription Agreement.

This insurance policy is issued by International Catastrophe Insurance Managers, LLC ("ICAT"), on behalf of the insurers identified within the policy and in accordance with the limited authorization granted to ICAT as Correspondent / Program Administrator for such insurers. The identified insurers bind themselves severally and not jointly, each for its own part and not one for another, their Executors and Administrators. ICAT is not an insurer under this policy and is not liable to indemnify the insured under the terms of this policy.

Any inquiries regarding this policy should be addressed to ICAT at the following address:

International Catastrophe Insurance Managers, LLC
 385 Interlocken Crescent, Suite 1100
 Broomfield, CO 80021

COMMON POLICY CONDITIONS

In return for the payment of the premium and fees, and subject to all the terms of this Policy, We agree with You to provide the insurance as stated in this Policy.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR NAMED STORM OR WIND/HAIL LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU. THE ENCLOSED EXAMPLE ILLUSTRATES HOW THE DEDUCTIBLE MIGHT AFFECT YOU.

(See the South Carolina Deductible Notice (SCDN) included with this policy for the enclosed example.)

Easily submit a claim 24 hours a day, 7 days a week for policy number 39-7591191707-S-00 using the information below:

Online: www.icat.com/claims/report-a-claim
 Phone: 1-866-789-4228
 Fax: 1-866-325-2142
 Email: newclaims@icat.com



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This company has been approved by the director or his designee of the South Carolina Department of Insurance to write business in this State as an eligible surplus lines insurer, but it is not afforded guaranty fund protection.

Policy Forms and Endorsements

This policy is comprised of the following Forms and Endorsements:

SC Ded Notice (09 20)	South Carolina Deductible Notice	ICAT SCOL 232 (07 09)	Asbestos and Sick Building Exclusion
ICAT SCOL 50(d) (01 20)	Declarations Page	ICAT SCOL 233 (07 09)	Prior Loss Exclusion
ICAT 50SCH (01 23)	Insurer Participation Schedule	ICAT SCOL 234 (07 09)	Seepage and Pollution Exclusion
LMA5096 (03 08)	Several Liability Clause	ICAT SCOL 238 (10 15)	Nuclear, Biological, Chemical and Radiological Hazards Exclusion
ICAT 51 SUBNOT (02 22)	Subscription Policy Notice	ICAT SCOL 241 (10 19)	Cyber Event Exclusion
CP 00 10 06 07	Building and Personal Property Coverage	SCOL 251 (03 24)	Cosmetic Damage to Exterior Surface Exclusion
CP 00 30 06 07	Business Income (And Extra Expense) Coverage	ICAT SCOL 300 (05 18)	Deductible Applicable to Business Income (and Extra Expense) Coverage
CP 00 90 07 88	Commercial Property Conditions	ICAT SCOL 425 (09 15)	Deductible Endorsement
CP 10 30 09 17	Causes of Loss Special Form	SCOL 600 (11 24)	Common Policy Conditions
CP 12 09 09 95	Windstorm Protection Devices	ICAT SCOL 602(a) (04 08)	Earned Premium Endorsement
CP 12 18 06 95	Loss Payable Provisions	ICAT SCOL 603 (04 08)	Electronic Date Recognition Exclusion Endorsement
ICAT SCOL 125 (11 11)	Coverage Extensions Prerequisite Waived	ICAT NMA 2920 (01 20)	Terrorism Exclusion
ICAT SCOL 127 (03 17)	Wind-Driven Rain Coverage	ICAT TRIA-3 (01 15)	TRIA Declination
ICAT SCOL 130 (12 11)	Sewer, Drain, and Sump Back-Up, or Overflow Cause of Loss Extension	IL 00 03 08 02	Calculation of Premium
ICAT SCOL 135 (05 11)	Customers' Property Coverage	IL 09 35 07 02	Exclusion of Certain Computer - Related Losses
ICAT SCOL 136 (05 11)	Lock Replacement Additional Coverage	IL 09 53 01 15	Exclusion of Certified Acts of Terrorism
ICAT SCOL 143 (05 11)	Fire Extinguisher Systems Recharge Expense Additional Coverage	NMA0464 (01 38)	War and Civil War Exclusion Clause
ICAT SCOL 145 (12 11)	Perimeter Extension Endorsement	ICAT SS (01 23)	Authorized Signatures, Service of Process, and Consumer Service
ICAT SCOL 147 (10 15)	Utility Services - Direct Damage	PG-IC-SER (03 20)	National Fire & Marine Service of Process and Signature Page
ICAT SCOL 148 (10 15)	Utility Services - Time Element	VIE SOS (04 23)	Victor Insurance Exchange Authorized Signature and Service of Suit
SCOL 150 (02 22)	Equipment Breakdown Enhancement Endorsement	VIE PRV 04 23	Victor Insurance Exchange Privacy Policy
ICAT SCOL 156 (04 25)	Major Renovation Exclusion	IL P 001 01 04	Office of Foreign Assets Control Advisory to Policyholders
ICAT SCOL 200 (09 15)	Occurrence Limit of Liability Endorsement		
ICAT SCOL 220 (07 09)	Additions Under Construction Changes		
ICAT SCOL 221 (07 18)	Additional Property Not Covered		
ICAT SCOL 222 (09 10)	Exclusion of Roof From Replacement Cost Optional Coverage		
ICAT SCOL 230 (09 20)	Aluminum Wiring Exclusion		

Schedule A: Coverages, Limits and Deductibles

Your Deductibles

- 2% Named Windstorm Deductible by building*, minimum of \$1,000
- 2% All Other Windstorm and Hail Deductible by building*, minimum of \$1,000
- \$1,000 Equipment Breakdown Deductible by policy
- \$5,000 All Other Causes of Loss Deductible by policy

*Business Income/Extra Expense Coverage Deductible is by location, by line of coverage

Location 1 - Building 1 ✓ 4601 Lomax Ct 4603,4605,4607 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
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Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 - Building 2 ✓ 4611 Lomax Ct 4613,4615,4617 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
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Roof Excluded from Replacement Cost and Covered Only at Actual Cash Value.				
Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 - Building 3 ✓ 4620 Lomax Ct 4622,4624,4626 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
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Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 - Building 4 ✓ 4638 Lomax Ct Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
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Building 4640,4642 4644	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Continued

Schedule A: Coverages, Limits and Deductibles

Location 1 - Building 5 4619 Lomax Ct 4621,4623m4625 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
Roof Excluded from Replacement Cost and Covered Only at Actual Cash Value.				

Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 - Building 6 4629 Lomax Ct 4631,4633,4635 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
Roof Excluded from Replacement Cost and Covered Only at Actual Cash Value.				

Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 - Building 7 4650 Lomax Ct 4652,4654,4656 Murrells Inlet, SC 29576	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
Roof Excluded from Replacement Cost and Covered Only at Actual Cash Value.				

Building	\$595,250	\$595,250	2% 5 (\$11,905)	2% (\$11,905)
Business Personal Property (BPP)	None	None		
Tenant's Improvements and Betterments (TIB)				

Location 1 Covered Property	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
Additional Property Coverage (APC)	None	None	No coverage	No coverage

Location 1	Total Insured Value	Limit of Insurance	Named Windstorm Deductible	All Other Windstorm and Hail Deductible
Business Income and Extra Expense including Rental Value (BI)			2% 5 (\$2,100)	2% (\$2,100)
Monthly Limit of Indemnity: 8.33%	\$105,000	\$105,000		
Total Limit of Insurance		\$4,271,750		

Schedule A: Coverages, Limits and Deductibles

continued

Coinsurance	Waived
Replacement Cost (Building and Personal Property)	Yes, Including "Stock" (If Personal Property is covered)
Limited Coverage for "Fungus", Wet Rot, Dry Rot and Bacteria	\$15,000 Annual Aggregate Limited to "specified causes of loss"
Property in Transit	\$10,000
Additional Coverages	Additional Limits and Sublimits
Debris Removal	25% of loss within limit, up to an additional \$10,000 per location in addition to limit
Preservation of Property	30 Days
Fire Department Service Charge	\$10,000 sublimit
Pollutant Clean-up And Removal	\$10,000 sublimit
Increased Cost of Construction	Lesser of 5% of Building Limit or \$10,000
Electronic Data	\$5,000
Customers' Property in Your Covered Building	\$2,500 subject to a \$250 deductible
Lock Replacement	\$1,000, subject to a \$250 deductible
Fire Extinguisher Recharge	\$10,000
Unscheduled Additional Property	\$10,000, subject to a \$2,500 deductible
Coverage Extensions	
Newly Acquired or Constructed Property	Lesser of Building Limit of Insurance or \$250,000
Newly Acquired Business Personal Property	Lesser of BPP Limit of Insurance or \$100,000
Personal Effects and Property of Others	\$5,000 (in Addition to limit)
Property Off Premises	\$15,000 (in Addition to limit)
Outdoor Property	\$10,000, Limited to \$1,500 per tree, plant, or shrub
Non-Owned Detached Trailers	Lesser of BPP Limit of Insurance or \$5,000

Schedule A: Coverages, Limits and Deductibles

continued

Coverage Under Endorsement

Coverage	Sublimit
Wind-Driven Rain	\$10,000
Sewer, Drain and Sump Back-Up, or Overflow	\$10,000
Perimeter Extension	Increased to 1000 feet
Utility Services - Direct Damage	\$10,000, Limited to "specified causes of loss"

The following coverages are limited to the lesser of the sublimit shown below or the BI Total Limit of Insurance.

Extended Period of Indemnity	60 days
Utility Services - Time Element	\$10,000
Extra Expense	Included
Payroll	Included
Civil Authority	21 days
Alterations and New Buildings	Included
Interruption of Computer Operations	\$2,500
Extended Business Income	30 days
Extended Rental Value	30 days
Newly Acquired Location	\$100,000 each location

Equipment Breakdown Additional Coverages and Sublimits

These coverages are limited to the lesser of the sublimit listed below or the Policy Limit

Data and Media	\$250,000
Demolition and Increased Cost of Construction	\$250,000
Drying Out	\$10,000
Electronic Vandalism	Included
Expediting Expenses	\$250,000
New Generation	Up to 150% of the Replacement Cost for certain efficiency or safety enhancements
Pollution Clean Up and Removal	\$250,000
Spoilage	\$250,000
Utility Interruption	Included if coverage for BI/EE is shown above
Water Damage	\$25,000

General Provisions

1. **Correspondent / Program Administrator Not Insurer.** ICAT is the Correspondent / Program Administrator issuing this insurance policy. ICAT is not an insurer of the insurance described herein and neither is nor shall be liable for any loss or claim whatsoever. The insurers of this policy are identified on the Insurer Participation Schedule (ICAT 50 SCH) attached to and part of this policy. Where such insurers are identified or referred to as "Underwriters at Lloyd's, London," the term includes incorporated as well as unincorporated persons or entities that are Underwriters at Lloyd's, London.
2. **Insurer(s) Policy and Inspection Fees.** All Policy and Inspection Fees charged under this policy and identified on this Commercial Property Insurance Policy Jacket or in the Declarations Page are fully earned as of the policy inception date and are not refundable.
3. **Cancellation.** If this insurance policy or any part of the insurance provided under this policy is cancelled after the inception date of the policy, earned premium must be paid for the time the insurance has been in force. Cancellation and premium earnings shall be as provided in the policy and as may be modified by endorsement issued by ICAT, including endorsements which specify minimum earned premium. You should read this policy carefully to determine how premium is earned before you decide to cancel this policy.
4. **Assignment.** The insurance described herein shall not be assigned either in whole or in part without the written consent of ICAT.
5. **Attached Conditions Incorporated.** The insurance described in this Commercial Property Policy is subject to all provisions, conditions, and warranties set forth herein, attached, or endorsed, all of which are to be considered incorporated herein as further descriptive of the insurance.