Texas Security General
INSURANCE AGENCY, LLC.
https://www.texassecuritygeneral.com
14785 Preston RD
Dallas, TX 75254
Fax: 210-764-1266 Ph:972-669-1188

NEW INSURANCE QUOTATION

In accordance with the instructions of the below-mentioned insurer, which has acted in reliance upon the statements made in the retail agent's submission for the insured, the insurer has offered the following quotation. This quote is issued based upon the insurer's agreement to quote and is issued by Texas Security General Insurance Agency, LLC without any liability whatsoever as an insurer. This quote may be withdrawn by the insurer at any time prior to binding.

Please read this quote carefully and compare it against your specifications. The terms and conditions of this quotation may not comply with the specifications submitted for consideration.

Premium quoted is based on information provided on your application.

This quote expires at 12:01 AM 30 days from the Date Issued, (unless indicated otherwise)

DATE ISSUED: Sep 29, 2025
Reference #:1350942B

CONTACT: Susie Frazier
susief@txsecgen.com

PRODUCER:
AustinSA Insurance & Bonds DAL5516
San Marcos, TX 78666

INSURED: Peggy Jones Properties Inc.
314 E HUTCHISON ST
San Marcos, TX 78666

INSURER: Scottsdale Insurance Company (Non-Admitted)
Please refer to www.ambest.com for the most current AM Best rating.

COVERAGE: COMMERCIAL PACKAGE

POLICY FORM: Special X-Theft

POLICY PERIOD: 9/29/2025 TO 9/29/2026
12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE QUOTATION WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE FORMAL POLICY(IES) ISSUED TO REPLACE IT.

LIMITS OF LIABILITY:		
	$2,000,000	General Liability Aggregate
	EXCLUDED	Products & Completed Operations
	$1,000,000	Personal & Advertising Injury
	$1,000,000	Per Occurrence
	$100,000	Damage to Premises Rented
	$5,000	Med Pay
	$325,000	Building
	$50,000	Business Income

DEDUCTIBLE:

$500	GL BI & PD
$5,000	Property AOP
2% or $5,000 Minimum	Wind/Hail

PREMIUM:	$6,573.00
TOTAL FEES:	$550.00
SURPLUS LINES TAX:	$345.47
STAMPING OFFICE FEE:	$2.85
TOTAL:	$7,471.32

COMMISSION: 10%

FEE SCHEDULE: (Fully Earned at Inception)
Policy Fee $550.00

Payment is due within 15 days of the effective date.

O Our Agency has received payment from the insured
O This account will be financed through TSG Premium Finance (please attach a signed finance agreement)
O This account will be financed through another Finance Company (please attach a signed finance agreement)

We strive to provide competitive rates. If you are not completely satisfied with this quote, please contact your Underwriter listed above to discuss other possible options.

Ask us about our convenient in-house finance company, TSG Premium Finance!

Texas Security General Insurance Agency, LLC will be responsible for collecting and paying the Surplus Lines Tax.

TERMS / CONDITIONS:
(a) 25% Minimum Earned Premium at Binding - No Flat Cancellations

(b) PAYMENT IS DUE WITHIN 15 DAYS OF THE EFFECTIVE DATE. PLEASE REVIEW INVOICE CAREFULLY.

(c) ATTACHMENTS / SUBJECT TO (includes but is not limited to) :
COVERAGE CAN NOT AND WILL NOT BE BOUND UNTIL THE FOLLOWING FORMS HAVE BEEN RECEIVED IN OUR OFFICE.
Signed Terrorism Form (If Attached)
Signed Quote Template
Completed & Signed Acord Applications Matching Quoted Terms
Signed Finance Agreement and Down Payment or your consent to bill to your Account Current
Favorable Inspection within 45 Days of Binding

(d) <u>ENDORSEMENTS</u> / <u>NOTABLE EXCLUSIONS (Includes but is not limited to)</u>:
SEE ATTACHED QUOTE

(e) ALL OTHER TERMS AND CONDITIONS APPLY PER POLICY FORM

At the inception of the policy, commissions in full are withheld by the agent from the gross premium due. If canceled, the pro-rata portion of the unearned commission is due back to Texas Security General Insurance Agency, LLC.

This policy cannot be flat canceled.

This policy is subject to a 25% minimum earned premium, earned at the request to bind.

If this quote is for a non-admitted policy, subject to state surplus lines laws, then the due diligence effort done prior to obtaining this quote shall be maintained and documented by the requesting Agent.

Additional premiums may result from additional information from inspections and/or audits.

Request to bind must be in writing and received prior to the quote expiration date as coverage cannot be backdated or presumed bound without confirmation from a Texas Security General Insurance Agency, LLC Representative.

With the rising cost and supply shortages of building materials and labor, adequate Insurance to Value (ITV) is *critical* to providing insureds with proper property limits and avoiding coinsurance penalties at time of loss.

By signing, I acknowledge and agree to the above provisions.

Please bind effective: 29 October 2025 ________________________________

Agent Signature: ________________________________

TOTAL NUMBER OF PAGES: 2
INSURED: Peggy Jones Properties Inc.
DATE ISSUED: Sep 29, 2025

Reference #:1350942B

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