

POULTON ASSOCIATES, LLC

LOCAL – NATIONAL – INTERNATIONAL RISK AND INSURANCE MANAGEMENT

Broker: Mountain West Insurance & Financial Services, LLC

(970) 549-0566

Quotation Dated 6th March 2025

We are pleased to offer the following quotation. Please review this quotation carefully, as the coverage, terms and conditions offered may be different than requested. You must contact us in writing to bind coverage. Please ensure that you are familiar with the following wording and endorsements. It is essential that the applicant is made aware of all terms and conditions of the coverage. The policy dictates the actual terms of coverage, and in the event of a difference the policy prevails.

Type:	Flood Insurance as more fully described in the policy wording.
Form:	Private Flood Insurance Program – Residential Condominium Building Association Form
Insurer:	Lloyd's of London, AM Best Rating A XV (Non-admitted)
Name of Insured:	Wildwood Townhomes Association
Mailing Address of Insured:	PO Box 1806 Gunnison River Ranch Road, Gunnison, CO 81230
Interest:	Total Values \$8,686,100 split as follows: Buildings \$8,686,100
Sums Insured:	\$5,745,300 each and every occurrence sub limited per building per attached schedule
Location of property insured:	As per schedule attached
Deductible:	\$25,000 any one occurrence per building
Premium:	\$41,331 Annual
Broker Fee:	\$750.00
CO SL Tax:	\$1,262.43
CO SL Stamp:	\$73.64
Total Due:	\$43,417.07 25% Minimum Earned Premium; Fees Fully Earned

Subjectivities: Signed App, Signed SOV, DSS & Payment

Kathleen A. Hasche President 3/20/25

***NON-ADMITTED CARRIER DISCLOSURE NOTICE**

This contract is delivered as a Surplus Lines Coverage under the "Non-Admitted Insurance Act". The insurer is issuing this contract is not licensed in Colorado but is an eligible "non-admitted insurer".

There is no protection under the provisions of the "Colorado Insurance Guaranty Act"

Conditions:	Includes but is not limited to the following terms, conditions and exclusions:	
	Basis of Valuation: Replacement Cost Value	
	45 days Cancellation	
	Average/Margin Clause: 110%	
	LMA 3100A	Sanction Limitation Clause
	LMA 5018	Microorganism Exclusion Absolute
	LMA 5019 (amended)	Asbestos Endorsement
	LMA 5020	Service of Suit Clause
	LMA 5021	Applicable Law (USA)
	LMA 5062	Fraudulent Claim Clause
	LMA 5401	Property Cyber and Data Exclusion
	LMA 9031	Colorado Surplus Lines Notice
	LSW 1001	Several Liability Notice
	LSW 1135B	Lloyds Privacy Policy Statement
	NMA 1191	Radioactive Contamination Exclusion Clause – Physical Damage - Direct
	NMA 2340	Land, Water and Air Exclusion - Seepage and/or Pollution and/or Contamination Exclusion – Debris Removal Endorsement
	NMA 2802	Electronic Date Recognition Exclusion (EDRE)
	NMA 2918	War and Terrorism Exclusion Endorsement
	NMA 2962	Biological or Chemical Materials Exclusion
	LMA 5583B	Territorial Exclusion
	Claim Notification Clause Naming: Poultons Associates, Inc., 3785 South 700 East, Salt Lake City, Utah 84106	
	Conformity Clause	
	Minimum Earned Premium Definition Endorsement – 25%	
	Primary Flood Wording (Buildings) (amended)	
US Classification:	Surplus Lines naming:	Craig Kidd Poulton Salt Lake City, UT, United States Colorado License #: 39982
	US Surplus lines broker is responsible for collecting and paying all surplus lines taxes and fees.	
Brokerage:	As per contract	
Information:	Occupancy:	As per Schedule attached
	Construction:	As per Schedule attached
	Stories:	As per Schedule attached
	Flood Zone:	As per Schedule attached
	Firm:	As per Schedule attached
	Elevation:	As per Schedule attached
	Building Diagram:	As per Schedule attached
	Grandfathered:	As per Schedule attached
	Losses:	No known losses 5 years
	Sq. Foot:	37,764
	Value/Sq. Foot:	\$152.14
	Distance to Ocean:	As per Schedule attached
	Year built:	As per Schedule attached
	Updates:	As per Schedule attached
	Occupied or Vacant:	Occupied

Quote Open until Thu Mar 27 2025 12.01 a.m – no cover given – subject to acceptance both sides.

If Poulton Associates, LLC has not received a response from you by the expiration date of this quote, we will consider the quotation closed. All requests to bind coverage must be received in our office in writing. Coverage cannot be backdated or presumed to be bound without confirmation from an authorized representative of Poulton Associates, LLC as your office does not have binding authority. Please be sure to check the carrier's current A.M. Best rating to satisfy you and your client's interests or please refer to www.ambest.com for the most current A.M. Best rating. Please note this quotation has been offered with a Non-Admitted carrier. Terms and conditions include but are not limited to those listed on the carrier's attached quote. Poulton Associates, LLC is responsible for filing the Surplus Lines taxes. This policy is agency billed. Please do not hesitate to contact me if you would like to see any additional quotation options.

This contract of insurance is based upon the information and representations you provided in your application.

Depending on the type of information and representations that you provided, the proposed contract of insurance includes certain conditions and / or warranties. Kindly review all the contract of insurance documentation, including any binder, declarations page, policy forms and endorsements to familiarize yourself with any conditions and / or warranties included in the contract of insurance. These conditions and / or warranties may require you to take specific actions, to refrain from taking specific actions, to fulfill certain requirements and / or to verify specific facts.

Please be advised that strict compliance with the conditions and / or warranties contained in the contract of insurance is required. If you do not strictly comply with the conditions and / or warranties contained within the contract of insurance, then the insurer may deny or limit coverage for any claim submitted by you under the contract of insurance.

This quotation may have been obtained from utilising one or more of a number of underwriting facilities granted to Poulton Associates, LLC under which a profit commission may or may not become payable to Poulton Associates, LLC.

MATERIAL FACTS

Since an insurance contract is based upon duty of utmost good faith, it is important that those seeking insurance should provide full disclosure of all material facts to insurers and that this information should be kept updated. The courts will find a fact to be 'material' where it would affect the judgment of a prudent Underwriter as to whether or not to accept the risk at the particular terms offered.

The practical advice, which we give to client or producers, is this: If you are in doubt we recommend that you advise the information to insurers.

INFORMATION

We have supplied this quotation based on the information you supplied and the facilities available to us. You may wish to obtain further quotations from different markets in order to satisfy obligations to your client.



Insured: Wildwood Townhomes Association

Loc#	Bldg #	Address	City	County	State	Zip	DTW (mi)	Yr. Built	Sq. Foot	Floors	No. Units	Construct.	Occ.	Flood	Updates	Bldg Interest	TIV
1	1	1312 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.51	1980	2,165.00	1	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm Elevation: 0.00 BldgDiag: 2		324,750.00	324,750
2	1	1314 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.49	1980	1,350.00	1	4	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		202,500.00	202,500
2	2	1314 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.49	1993	3,289.00	1	9	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		493,350.00	493,350
2	3	1314 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.49	1980	753.00	1	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		112,950.00	112,950
2	4	1314 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.49	1980	1,355.00	1	4	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		203,250.00	203,250
3	1	1310 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.5	2004	1,063.00	1	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 8		159,450.00	159,450
3	2	1310 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.5	2004	791.00	1	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 8		118,650.00	118,650
3	3	1310 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.5	2004	1,786.00	1	2	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 8		267,900.00	267,900
4	1	102 Wildrose Lane		Gunnison	Colorado	81230	633.92	2007	852.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		127,800.00	127,800
5	1	104 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2005	1,371.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		205,650.00	205,650
6	1	105 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2005	1,292.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		262,500.00	262,500
7	1	106 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2005	1,023.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		153,450.00	153,450
8	1	107 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2005	791.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		118,650.00	118,650
9	1	108 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2006	1,371.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		205,650.00	205,650
10	1	113 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2006	1,371.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		205,650.00	205,650
11	1	115 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2006	1,371.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		205,650.00	205,650
12	1	117 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2006	840.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 9		126,000.00	126,000
13	1	Granite Drive	Gunnison	Gunnison	Colorado	81230	618.54	2007	1,914.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 2		287,100.00	287,100

14	1	103 Wildrose Lane	Gunnison	Gunnison	Colorado	81230	619.17	2005	1,647.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: AE Firm: Post-firm BldgDiag: 1		247,050.00	247,050
15	1	Wildriver Lane	Gunnison	Gunnison	Colorado	81230	618.54	2004	1,278.00	2	1	Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		191,700.00	191,700
16	1	1310 West Tomichi Avenue	Gunnison	Gunnison	Colorado	81230	618.5	2004	791.00	2		Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		118,650.00	118,650
17	1	102 Granite Drive	Gunnison	Gunnison	Colorado	81230	618.53	2007	1,938.00	2		Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		290,700.00	290,700
18	1	102 Wildriver Lane	Gunnison	Gunnison	Colorado	81230	618.55	2003	1,053.00	2		Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		157,950.00	157,950
19	1	104 Wildriver Lane	Gunnison	Gunnison	Colorado	81230	618.5	2003	1,278.00	2		Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		191,700.00	191,700
20	1	109 & 111 Wildriver Lane	Gunnison	Gunnison	Colorado	81230	618.54	2007	2,405.00	2		Frame	Habitational - Condominium >80% owner occupancy	Zone: X Firm: Post-firm BldgDiag: 2		372,750.00	372,750
21	1	105 & 107 Wildriver Lane	Gunnison	Gunnison	Colorado	81230	618.55	2004	2,626.00	2	2	Frame		Zone: X Firm: Post-firm BldgDiag: 2		393,900.00	393,900
									37,764	44						5,745,300	5,745,300

Average value per square foot: USD 152.14

5 Year Loss Record

No known losses in the last 5 years

Kathleen A. Hasche President 3/20/25