

# CSU Producer Resources, Inc.

A subsidiary of Cincinnati Financial Corporation  
P.O. Box 145496, Cincinnati, OH 45250-5496  
513-870-2000

**Date:** 07/31/2023

**To:** PayneWest Insurance, a Marsh & McLennan Agency  
14900 SW Barrows Rd Ste 202  
Beaverton OR 97007  
  
36-044

**From:** Zachary Sander

**Insured:** AUO of Cardinell View Lofts Condominium

**Mailing Address:** 6107 SW MURRAY BLVD # 313  
BEAVERTON OR 97008

## INSURANCE BINDER

Thank you for placing your insurance with us. Please read this binder carefully since coverage terms may not be the same as you requested. This binder serves as proof of insurance beginning on the Effective Date shown below, subject to all terms and conditions of the policy or policies that will be issued. In the event of any inconsistency, the terms and conditions of the policy or policies prevail.

Coverage to be provided by The Cincinnati Specialty Underwriters Insurance Company, an approved non-admitted company.

### NOTICE TO POLICYHOLDER:

This insurance was procured and developed under the Oregon surplus lines laws. It is NOT covered by the provisions of ORS 734.510 to 734.710 relating to the Oregon Insurance Guaranty Association. If the insurer issuing this insurance becomes insolvent, the Oregon Insurance Guaranty Association has no obligation to pay claims under this insurance.

**Effective Date:** 07/27/2023      **Expiration Date:** 07/27/2024

**Policy Number:** CSU0214567

**Description of Operations:** Condo

**Coverage:**  
**General Liability - OCCURRENCE**

**Retroactive Date:** NONE

<b>Limits of Insurance</b>	
Each Occurrence	\$ 1,000,000
Damage to Premises Rented to You	\$ 100,000
Medical Expense	Excluded
Each Offense – Personal & Advertising Injury	\$ 1,000,000
General Aggregate other than Completed Operations	\$ 2,000,000
Products/Completed Operations Aggregate	\$ 2,000,000

<b>Deductible</b>	<b>Per Claim</b>	<b>Per Occurrence</b>
Bodily Injury	Not Applicable	Not Applicable
Property Damage	Not Applicable	Not Applicable
Combined BI and PD	\$ 1,000	Not Applicable

Re:  
AUO of Cardinell View Lofts Condominium

### Direct Bill

	<b>Annual</b>
CGL Deposit Premium	\$ 5,009.00
Flat Premium	\$ N/A
Terrorism Risk Insurance Act	\$ 50.00
Broker Fee	\$ 50.00
Surplus Lines Tax	\$ 102.18
Stamping Fee	\$ N/A
Other Taxes or Fees	\$ 25.33
<b>TOTAL</b>	<b>\$ 5,236.51</b>

  

<b>Down-Payment*</b>	<b>\$ 5,236.51</b>
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\*Down-Payment includes any fully earned or flat premiums, Broker Fee (where applicable), and all Surplus Lines Tax and other state specific taxes or fees. Depending on the bind request date or length of the policy term, the down-payment may include premiums from subsequent installments.

### Provisions applicable to premium:

- A. Premium is subject to annual audit:**  Yes  No
- B. Direct Bill Payment Terms:** Payor is responsible for submitting the down-payment and any subsequent installment reflected on the billing invoice within 22 days from the invoice date. Subsequent installments are subject to change based on policy changes and/or billing charges. Please refer to Billing Invoice for future installments.
- C. Direct Bill Billing Charges:** The following billing charges vary by state and may apply up to \$25 per infraction: Non-Sufficient Funds (NSF) Charge, Rescission Charge, and/or Late Charge. Please refer to the Disclosure of Direct Bill Charges form included with your invoice for more information.
- D. Minimum Earned Premium at Inception: 25 %**  
Minimum earned premium is the minimum amount to be retained as premium if coverage is cancelled at the insured's request after coverage is bound with the company.
- E. Minimum Premium** is the lowest amount to be retained for the policy period. Minimum premium is equal to 100% of the deposit premium.
- F. Flat Premium:** Any premium shown as a flat is fully earned and is not subject to the minimum earned premium.
- G. Broker Fee:** The broker fee is considered a flat charge and fully earned and is not subject to the minimum earned premium.

### Forms and Endorsements:

Refer to Forms and Endorsements Schedule **CSIA406**

### Standard Terms and Conditions:

- Commission: 15 %
- In compliance with TRIA, a signed disclosure statement and coverage selection form is required at the time coverage is bound.

### Additional Terms and Conditions and Remarks:

Re:

AUO of Cardinell View Lofts Condominium

**Authority to Issue Certificates of Insurance:**

After coverage is bound with our prior approval, you may issue **unmodified** ACORD Certificates of Insurance with an accurate representation of the coverage form and endorsements applicable to the policy at the time you issue the Certificate. No modification to the ACORD Certificate of Insurance is allowed without prior written approval from the company.

Certificates of Insurance do not amend, extend or alter policy coverage, terms or conditions in any manner. Changes to the policy are permitted only with prior written approval by the company.

Signed by: Scott Hintze Broker Number 1897317  
(Authorized representative or countersignature, where applicable)

## Forms and Endorsements Schedule

**POLICY NUMBER:** CSU0214567

**POLICY EFFECTIVE DATE:** 07/27/2023

**NAMED INSURED:** AUO of Cardinell View Lofts Condominium

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### FORMS APPLICABLE

#### Forms Applicable - Common Forms

CSIA501 (07/14) Common Policy Declarations  
CSIA409 (01/08) Named Insured Schedule  
CSIA410 (03/08) Notice to Policyholders  
CSIA417 (01/15) Cap On Losses From Certified Acts Of Terrorism  
CSIA448 (01/15) Policyholder Notice Terrorism Insurance Coverage  
CSIA403 (11/17) Special Provisions - Premium  
CSIA404 (08/07) Service of Suit

#### Forms Applicable - Commercial General Liability

CSGA501 (04/08) Commercial General Liability Coverage Part Declarations  
CSGA403 (10/07) Liability Premises Schedule  
CSGA408 (04/08) Commercial General Liability Classification and Premium Schedule  
CG0001TOC (04/13) Commercial General Liability Coverage Form Table of Contents  
CG0001 (04/13) Commercial General Liability Coverage Form  
CSGA401TOC (02/13) Changes to Commercial General Liability Coverage Form Table of Contents  
CSGA401 (02/13) Changes to Commercial General Liability Coverage Form  
CG2107 (05/14) Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability  
IL0142 (09/08) Oregon Changes - Domestic Partnership  
CG0300 (01/96) Deductible Liability Insurance  
CG2150 (04/13) Amendment of Liquor Liability Exclusion  
CG2196 (03/05) Silica Or Silica-Related Dust Exclusion  
CSGA306 (04/20) Exclusion - Communicable Disease, Contagious Disease or Infectious Disease  
CSGA301 (02/21) Exclusion - Assault or Battery

## Forms and Endorsements Schedule

POLICY NUMBER: CSU0214567

POLICY EFFECTIVE DATE: 07/27/2023

NAMED INSURED: AUO of Cardinell View Lofts Condominium

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### FORMS APPLICABLE

#### Forms Applicable - Commercial General Liability

CG2426 (04/13) Amendment of Insured Contract Definition  
CSGA418 (06/08) Amendment of Pollutants Definition  
CSGA364 (06/08) Exclusion - Coverage C - Medical Payments  
CSGA361 (06/08) Exclusion - Fungi or Bacteria  
CSGA439 (11/08) Amendment of Duties in the Event of Occurrence Offense Claim or Suit Condition  
CG2147 (12/07) Employment-Related Practices Exclusion  
CG2149 (09/99) Total Pollution Exclusion Endorsement  
CSGA355 (06/08) Exclusion - Formaldehyde  
CSGA3033 (07/12) Exclusion - Discrimination  
CSGA4102 (07/19) Limitation of Coverage to Designated Premises  
CSGA356 (06/08) Exclusion - Microorganisms Biological Organisms Bioaerosols or Organic Contaminants  
CSGA358 (06/08) Exclusion - Participants and Contestants  
CSGA315 (04/19) Exclusion - Firearms or Ammunition (Total)  
IL0017 (11/98) Common Policy Conditions  
IL0021 (09/08) Nuclear Energy Liability Exclusion Endorsement  
CSLL348 (01/08) Limitation - No Stacking of Limits of Insurance  
IL0003 (09/08) Calculation of Premium

# Commercial General Liability Premises Schedule

**POLICY NUMBER:** CSU0214567

**POLICY EFFECTIVE DATE:** 07/27/2023

**if Supplemental  
Declarations Is Attached**

**NAMED INSURED:** AUO of Cardinell View Lofts Condominium

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<b>LOC.</b>	<b>ADDRESS</b>
1	1205 SW CARDINELL DR PORTLAND OR 97201

SPECIMEN

## Commercial General Liability Classification and Premium Schedule

POLICY NUMBER: CSU0214567

POLICY EFFECTIVE DATE: 07/27/2023

NAMED INSURED: AUO of Cardinell View Lofts Condominium

LOC NO.	CLASSIFICATION	CODE NO.	PREMIUM BASE	RATE		DEPOSIT PREMIUM	
				Premises Operations and All Other	Products/ Completed Operations	Premises Operations and All Other	Products/ Completed Operations
1	Apartment Buildings - other than Greater New York	60010	U, 58	86.357	.000	\$5,009	