

CSU Producer Resources, Inc.

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

Date: 08/01/2023

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: 08/01/2023 **Expiration Date:** 07/27/2024

Policy Number: CSU0214659

Description of Operations: Condo

Coverage:

Commercial Excess Liability

Limits of Insurance	
Each Occurrence Limit	\$ 5,000,000
Annual Aggregate Limit	\$ 5,000,000

Re:

AUO of Cardinell View Lofts Condominium

Direct Bill

	Annual
Excess Liability Deposit Premium	\$ 6,286.00
Flat Premium	\$ N/A
Terrorism Risk Insurance Act	\$ 63.00
Broker Fee	\$ 50.00
Surplus Lines Tax	\$ 127.98
Stamping Fee	\$ N/A
Other Taxes or Fees	\$ 29.20
TOTAL	\$ 6,556.18

Down-Payment*	\$ 6,556.18
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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: CSU0214659

POLICY EFFECTIVE DATE: 08/01/2023

NAMED INSURED: AUO of Cardinell View Lofts Condominium

FORMS APPLICABLE

Forms Applicable - Common Forms

CSIA501 (07/14) Common Policy Declarations
CSIA409 (01/08) Named Insured Schedule
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
CSIA410 (03/08) Notice to Policyholders

Forms Applicable - EXCESS

CSCX404 (06/09) Excess Liability Premises Schedule
CSCX403 (06/09) Calculation Of Premium
IL0017 (11/98) Common Policy Conditions
CSCX500 (06/09) Commercial Excess Liability Coverage Part Declarations
CSCX400 (06/09) Commercial Excess Liability Schedule of Controlling Underlying Insurance
CSCX100TOC (02/13) COMMERCIAL EXCESS LIABILITY COVERAGE FORM TABLE OF CONTENTS
CSCX100 (02/13) COMMERCIAL EXCESS LIABILITY COVERAGE FORM
CSCX334 (06/09) Exclusion Of Coverage To Any Additional Insured
CSCX407 (06/09) Limitation - Two or More Coverage Forms or Policies Issued By Us
CX2403 (10/17) Oregon Marijuana Exclusion
CSCX391 (03/16) Employer's Liability Exclusion
CSCX312 (07/10) Total Auto Exclusion
CSCX327 (06/09) Contractual Liability Exclusion
CSCX3000 (08/09) Damage To Premises Occupied Or Rented To You Exclusion

EXCESS LIABILITY PREMISES SCHEDULE

POLICY NUMBER: CSU0214659

POLICY EFFECTIVE DATE: 08/01/2023

NAMED INSURED: AUO of Cardinell View Lofts Condominium

LOC.	ADDRESS
1	1205 SW CARDINELL DR PORTLAND OR 97201

SPECIMEN