



LIFE • HOME • CAR • BUSINESS

Auto-Owners Insurance Company  
Tailored Protection Policy New Business Proposal

Date: 02/12/2026

Agency Code: 15-0559-00

CLIENT:

Edwards Pond of Apex Homeowners Association, Inc.  
1326 EDWARDS POND CT  
APEX, NC 27502-2555

AGENCY:

SNOTHERLY INSURANCE AGENCY INC  
2308 WAKE FOREST RD  
RALEIGH, NC 27608-1756  
Phone: (919) 832-5832  
E-Mail: ben@snotherlyinsurance.com

Proposed premium is: **\$1,303.00** (Annual Term)  
Proposed premium if Paid In Full Discount Applies: **\$1,239.00**

The Paid in Full Discount is not Available for Escrow Direct Bill or Agency Bill

Company Bill Option	Required Deposit	Remaining Installments	Installment Amount
Full Pay	\$1,239.00	0	\$0.00
Semi-Annual	\$651.50	1	\$651.50
Quarterly	\$325.75	3	\$325.75
Monthly	\$108.62	11	\$108.58

Installment amounts do not include billing fees.

Reinstatement or Continuation of Coverage Fee:	\$15.00
Returned Payment Fee:	\$20.00
Phone Payment Fee with Representative:	None
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan:	\$3.00
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT:	\$2.00
Billing Fee per installment for Full Pay payment plan or Escrow Direct Bill:	None
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT and paperless delivery for billing and policy documents:	None

I acknowledge I have been informed of the fee schedule above.

Insured Signature:

X \_\_\_\_\_

Agency: Please retain this signed form.



<p>Customer Information</p> <p>EDWARDS POND OF APEX HOMEOWNERS ASSOCIATION, INC.</p>	<p>Customer Contact</p> <p>1326 EDWARDS POND CT, APEX, NC 27502-2555</p>
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<p>Agency Information</p> <p>SNOTHERLY INSURANCE AGENCY INC</p> <p>15-0559-00</p>	<p>Agency Contact</p> <p>2308 WAKE FOREST RD, RALEIGH, NC 27608-1756 (919) 832-5832 ben@snotherlyinsurance.com</p>
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<p>Proposal Type</p> <p><b>TAILORED PROTECTION POLICY</b></p> <p>Your business is unique and needs flexible options to make sure it has the best coverages including property, liability, crime, inland marine, garagekeepers, and dealer's blanket. With award-winning claim service and value-added resources, Auto-Owners can offer you the customized protection you and your business need.</p> <p><b>Easily manage your insurance - anytime, anywhere with Customer Center. To sign up, visit <a href="http://auto-owners.com">auto-owners.com</a> or download the Auto-Owners Mobile app.</b></p> <p>The paid in full discount is not available for agency bill business.</p>	<p>Proposed Premium</p> <p><b>\$1,303.00</b></p> <hr/> <p>Paid in Full Discount</p> <p><b>\$64.00</b></p> <hr/> <p>Proposed Premium if on Full Pay Plan</p> <p><b>\$1,239.00</b></p>
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## Premium Overview

Proposal ID: EdwardsPondofApexHoTPP-6092607  
Company Name: Auto-Owners Insurance Company  
Entity Type: Corporation  
Rating Effective Date: 12/23/2025

### Proposed Premium

#### Tailored Protection Policy (TPP)

Crime	\$251.00
Commercial Property	\$493.00
Commercial General Liability	\$559.00

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Total Proposed Premium	\$1,303.00
<b>Total Premium if on Full Pay Plan</b>	<b>\$1,239.00</b>

## Premium Adjustments

### COMMERCIAL PROPERTY

<b>LOCATION: 1</b>	Address: 1326 EDWARDS POND CT, APEX, NC 27502-2555
	County: Wake

Deductible	\$1,000
Theft Deductible	\$1,000
Windstorm/Hail Deductible	\$1,000

**BUILDING: 1**

Address: 1326 EDWARDS POND CT, APEX, NC 27502-2555

Type: Property in the Open NOC - **Masonry** or Metal or Other Non-Combustible MaterialsWindstorm/Hail Coverage Yes**Building**Limit **\$10,000**Cause of Loss Special With TheftValuation Replacement CostAgreed Value YesCoinsurance 80%Inflation Guard Automatic**Building Premium** **\$29.00****Equipment Breakdown****Equipment Breakdown****Equipment Breakdown Premium** **\$1.00****Property Plus Coverage Package****Coverage Package (Premier Option)**Refrigerated Products NoBusiness Income Waiting Period 0 Hours**Property Plus Coverage Package Premium** **\$5.00**

## Terrorism

Terrorism - Certified Acts

**Terrorism - Certified Acts Premium**

**Included**

**Total Building 1 Premium**

**\$35.00**

### **BUILDING: 2**

Address: 1326 EDWARDS POND CT, APEX, NC 27502-2555

Type: **Property in the Open** NOC - Non-Combustible Materials with Combustible Wrapping

Windstorm/Hail Coverage

Yes

### Building

Limit

**\$10,000**

Cause of Loss

Special With Theft

Valuation

Replacement Cost

Agreed Value

Yes

Coinsurance

80%

Inflation Guard

Automatic

**Building Premium**

**\$68.00**

## Equipment Breakdown

Equipment Breakdown

**Equipment Breakdown Premium**

**\$2.00**

Valid  
60 Days

Start Date  
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## Property Plus Coverage Package

### Coverage Package (Premier Option)

Refrigerated Products	No
Business Income Waiting Period	0 Hours

**Property Plus Coverage Package Premium** **\$11.00**

## Terrorism

### Terrorism - Certified Acts

**Terrorism - Certified Acts Premium** **\$1.00**

**Total Building 2 Premium** **\$82.00**

**Total Location 1 Commercial Property Premium** **\$117.00**

Balance to Minimum - Equipment Breakdown **\$47.00**

Balance to Minimum - Property Plus Coverage Package **\$329.00**

**Total Commercial Property Premium** **\$493.00**

## Equipment Breakdown

Applies to Location 1

The Equipment Breakdown endorsement provides coverage for physical loss or damage to a variety of types of electronic and mechanical equipment resulting from mechanical breakdown, electrical or electronic breakdown and electronic equipment deficiency, or rupture, bursting, bulging, implosion or steam explosion.

The Equipment Breakdown endorsement also provides the following additional coverages for covered property as the result of an Equipment Breakdown loss:

Pollutant Clean-Up and Removal	Computer Equipment
Electronic Data Restoration	Business Interruption, Extra Expense, Electronic Data and Service Interruption
Expediting Expenses	Temperature Fluctuation
Refrigerant Contamination	Unauthorized Instruction
Spoilage Coverage	Risk Improvement
CFC Refrigerants	Off Premises Coverage

## Property Plus Coverage Package

Premier Applies to Location 1

Coverage	Standard Option Limit of Insurance	Enhanced Option Limit of Insurance	Premier Option Limit of Insurance
Accounts Receivable	\$100,000	\$150,000	\$200,000
Bailees	\$5,000 Per Occurrence / \$2,500 Per Item	\$10,000 Per Occurrence / \$5,000 Per Item	\$15,000 Per Occurrence / \$10,000 Per Item
Business Income & Extra Expense w/Rental Value, Including Newly Acquired Locations	\$50,000	\$100,000	\$150,000
Debris Removal	\$25,000	\$50,000	\$100,000
Electronic Data Processing Equipment	\$25,000	\$50,000	\$100,000
Employee Dishonesty	\$15,000	\$25,000	\$50,000
Fine Arts, Collectibles and Memorabilia	\$10,000 Per Occurrence / \$2,500 Per Item	\$25,000 Per Occurrence / \$5,000 Per Item	\$50,000 Per Occurrence / \$10,000 Per Item
Fire Department Service Charge	\$5,000	\$10,000	\$25,000
Forgery or Alteration	\$10,000	\$25,000	\$50,000
Money and Securities	\$15,000 Inside Premises / \$15,000 Outside Premises	\$25,000 Inside Premises / \$25,000 Outside Premises	\$50,000 Inside Premises / \$50,000 Outside Premises
Newly Acquired Business Personal Property	\$500,000 for 90 Days	\$500,000 for 90 Days	\$500,000 for 90 Days

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Newly Acquired or Constructed Property	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days
Ordinance or Law	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A
	\$50,000 - Coverage B	\$100,000 - Coverage B	\$150,000 - Coverage B
	\$50,000 - Coverage C	\$100,000 - Coverage C	\$150,000 - Coverage C
	\$50,000 - Coverage D	\$100,000 - Coverage D	\$150,000 - Coverage D
Outdoor Property	\$15,000 for Fences, Trees, Shrubs, Plants	\$20,000 for Fences, Trees, Shrubs, Plants	\$25,000 for Fences, Trees, Shrubs, Plants
	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only
	\$10,000 for Radio or Television Antennas	\$15,000 for Radio or Television Antennas	\$20,000 for Radio or Television Antennas
Personal Effects and Property of Others	\$15,000	\$25,000	\$50,000
Pollutant Clean Up and Removal	\$25,000	\$50,000	\$100,000
Property in Transit	\$25,000	\$50,000	\$100,000
Property Off-Premises	\$25,000	\$50,000	\$100,000
Refrigerated Products	\$10,000	\$15,000	\$25,000
Salesperson's Samples	\$10,000	\$15,000	\$25,000
Utility Services Failure	\$50,000	\$100,000	\$150,000
	\$10,000 Sublimit for Business Income/Extra Expense	\$15,000 Sublimit for Business Income/Extra Expense	\$25,000 Sublimit for Business Income/Extra Expense
Valuable Papers and Records	\$50,000 On Premises / \$10,000 Off Premises	\$100,000 On Premises / \$20,000 Off Premises	\$150,000 On Premises / \$25,000 Off Premises
	Water Back-Up from Sewers or Drains	\$15,000	\$25,000

Deductible: No deductible applies for the coverage listed above, up to the limit shown in the Property Plus Declarations.

Valuable Papers and Records

\$50,000 On Premises
\$10,000 Off Premises

## COMMERCIAL GENERAL LIABILITY

### Limits of Liability - Including CGL Plus Endorsement

<b>General Aggregate</b> (Other than Products-Completed Operations)	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
<b>Each Occurrence</b>	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Damage to Premises Rented to You	\$300,000 Any One Premises
Medical Payments	\$10,000 Any One Person

Twice the "General Aggregate Limit" shown above is provided at no additional charge for each 12 month period.  
Products-Completed Operations Aggregate is automatically reinstated once.

## Commercial General Liability - Optional Coverages

### Hired Auto and Non-Owned Auto Liability

Limit	\$1,000,000 Each Occurrence
<b>Hired Auto and Non-Owned Auto Liability Premium</b>	<b>Included</b>

**Total CGL Optional Coverages Premium** **\$0.00**

## Professional Coverages

### Association Directors and Officers Errors and Omissions

Exposure	<b>13</b>
Premium Basis: Total Number of Members/Units	
Occurrence Limit	\$1,000,000
Aggregate Limit	\$1,000,000
<b>Association Directors and Officers Errors and Omissions Premium</b>	<b>\$272.00</b>

**Total CGL Professional Coverages Premium** **\$272.00**

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<b>LOCATION: 1</b>	Address: 1326 EDWARDS POND CT APEX, NC 27502-2555
	County: Wake

**Classifications**

41670	
Homeowners and/or Mobile Homeowners <b>Associations</b> - No Building or Premises Owned or Leased Except for Office Purposes - Not for Profit - NOC	
Premium Basis: Member(s)	
<b>Exposure</b>	13
<b>Premises-Operations</b>	<b>\$29.00</b>
<b>Products-Completed Operations</b>	<b>\$1.00</b>
<b>Total Location 1 Commercial General Liability Premium</b> <span style="float: right;"><b>\$30.00</b></span>	
Balance to <b>Minimum</b> - Premises Operations	<b>\$254.00</b>

**Terrorism**

Terrorism - Certified Acts	
<b>Terrorism - Certified Acts Premium</b>	<b>\$3.00</b>
<b>Total Commercial General Liability Premium</b> <span style="float: right;"><b>\$559.00</b></span>	

**Commercial General Liability Plus Endorsement**

Applies to All Commercial General Liability Locations

Commercial General Liability Plus Endorsement applies to the Commercial General Liability coverage form

Extended Watercraft less than 50 feet in length

Hired Auto and Non-Owned Auto Liability

Broadened Supplementary Payments

Loss of Earnings	\$400
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Additional Products-Completed Operations Aggregate

Personal Injury Extension

Broadened Knowledge of Occurrence

Damage to Premises Rented to You -

(Fire, Lightning, Explosion, Smoke, or Water Damage)

up to \$300,000

Medical Payments Amendment

\$10,000

Blanket Additional Insured – Lessor of Leased Equipment

Blanket Additional Insured – Managers or Lessors of Premises

Newly Formed or Acquired Organizations Extension

Blanket Waiver of Subrogation

## CRIME

### Form A - Scheduled Employee Dishonesty

Name or Position

HOA Board

Number of Employees

3

Limit

\$25,000

Deductible

No Deductible

**Premium**

**\$251.00**

**Form A - Scheduled Employee Dishonesty Premium**

**\$251.00**

**Total Crime Premium**

**\$251.00**

Billing Options

## POLICY PAYMENT OVERVIEW

Company Bill Option	Required Deposit	Remaining Installments	Installment Amount
Full Pay	\$1,239.00	0	\$0.00
Semi-Annual	\$651.50	1	\$651.50
Quarterly	\$325.75	3	\$325.75
Monthly	\$108.62	11	\$108.58

Installment amounts do not include billing fees.

Proposed Premium

**\$1,303.00**

Paid in Full Discount

**\$64.00**

Proposed Premium if on Full Pay Plan

**\$1,239.00**

**Premiums quoted are subject to change based upon the actual coverages requested and completed underwriting information provided. All terms, conditions, coverages and premiums are subject to underwriting acceptance and approval.**

The paid in full discount is not available for agency bill business. Delays in issuing policy may result in larger payment amounts spread over fewer installments. Your payment's due date is based on your policy effective date and may be changed at your request. Your total amount per payment may vary due to unique situations affecting your account.

We are required to notify you of the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act). Please refer to form 59345 IMPORTANT INFORMATION REGARDING TERRORISM RISK INSURANCE COVERAGE and REJECTION OF TERRORISM RISK INSURANCE COVERAGE, attached to this proposal. When coverage for certified acts of terrorism is elected, the premium for the coverage is shown in this proposal. If coverage for certified acts of terrorism is rejected, an additional premium charge may be made after 12-31-2020 if the Act is not extended or revised in any way. It will not apply if the Act is simply extended.

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## ADDITIONAL DISCOUNTS AVAILABLE

Up to an additional 2% discount may apply if the business owner, a partner, a corporate officer or a key employee has one of the following policies with Auto-Owners Life Insurance Company:

**Life Insurance Policy** - \$100,000 or greater face amount

**Disability Income Policy** - Any monthly benefit (item 260) or \$1,000 or greater (item 235)

**Non-Qualified Annuity** - With combined cash value exceeding \$10,000

**Simplified Issue Life Policy** - With a face amount of \$50,000

This discount is not available in all states. Please ask your agent for details.