



**AMBRIDGE EXCESS LIABILITY
BINDER**

Named Insured: Vacation Villas at Fantasy World Timeshare Owners Association Inc; Fantasy World Management Services
5005 Kyngs Heath Rd
Kissimmee, FL 34746

Policy Number: XS1156024

Broker: RT Specialty
Attention: Yenna Baker

Company: Certain Underwriters at Lloyd's, London (Please refer to Terms & Conditions for details)

Policy Period: **From:** 12/01/2024 **To:** 12/01/2025
(at 12:01 A.M. for both dates at the address of the Named Insured stated above)

Coverage Form: AEX4004102024 Excess Liability Insurance Policy

Limits of Insurance:

Each Occurrence:	\$1,000,000
Aggregate (Where Applicable):	\$1,000,000

Defense: Follow

Rates: Flat except for Acquisitions

Policy Premium:

Premium:	\$130,000
TRIA:	REJECTED
Total Premium:	\$130,000

Policy Fee: \$500
Total Due at Binding: \$130,500

Minimum Earned Premium: 25.00%



Schedule of Underlying Insurance:

Line of Business: Carrier: Policy Number: Policy Period: Controlling: Each Occurrence: General Aggregate: Products/Completed-Ops Aggregate: Personal and Advertising Injury: Comments:	General Liability Cincinnati CSU0244396 12/01/24 - 12/01/25 yes \$1,000,000 \$2,000,000 \$2,000,000 \$1,000,000
Line of Business: Carrier: Policy Number: Policy Period: Controlling: Combined Single Limit: Comments:	Automobile Liability Auto Owners Insurance Company 47-849-233-02 12/01/24 - 12/01/25 yes \$1,000,000

Policy Forms:

AMB1018102024	Lloyd's Certificate Jacket
AMB1001042021	Complaints Procedure
AEX4001 04 21	Ambridge XS Casualty Dec Page
AMB1022042021	Lines Clause
AMB1006042021	Several Liability Notice LSW1001
AEX4002 04 21	Ambridge XS Casualty Schedule of Forms and End
AEX4004102024	Ambridge Excess Casualty Policy Wording
AMB1025042021	Security Schedule
AMB6015042021	Florida Surplus Lines Notice (Guaranty Act)
AMB6016042021	Florida Surplus Lines Notice (Rates and Forms)
AMB1012042021	US Treasury Departments Advisory Notice - OFAC
AMB1013042021	Sanctions Limitation And Exclusion Clause
AEX4005 04 21	Schedule of Underlying Insurance
AEX5003 04 21	Anti-Stacking Of Limits Endorsement
AEX5011 04 21	Communicable Disease Exclusion
AEX5013 04 21	Consolidated Insurance (Wrap-Up) Program Exclusion
AEX5014 04 21	Continuous Or Progressive Injury Or Damage Exclusion
AEX5015 04 21	Cross Suits Exclusion
AEX5032 04 21	Lead Exclusion

AEX5038 04 21	Professional Services Exclusion
AEX5050 04 21	Cyber And Electronic Data Exclusion
AEX5058 04 21	Pending Or Prior Litigation Exclusion
AEX5063 04 21	Total Pollution Exclusion W/ Hvac & Hf Exceptions
AEX5090 05 22	Perfluorinated Compounds Or Per And Polyfluoroalkyl Substances (PFAS) Exclusion Endorsement
CX 21 33 01 15	Exclusion of Certified Acts of Terrorism
CX 21 36 09 08	Exclusion of Punitive Damages Related to a Certified Act of Terrorism
CX 21 45 01 15	Exclusion of Certified Nuclear, Biological Chemical or Radiological Acts of Terr
IL 09 85 01 15	Disclosure to TRIA – Package, OCP and Umbrella

Claims Information:

Claims Email: Ambridge-Claims-EX@rqm.us.com
Address: Rockville Risk Management Associates
 119 North Park Avenue, 4th Floor
 Rockville Centre, NY 11570
24/7 Contact: 1-888-689-9820
Office Line: 1-516-536-2700
Toll Free: 1-866-762-5845
Fax Line: 1-516-536-2234

Subject To:

- This Binder is valid until Policy issuance.
- Full policy premium, less commission, is due within 30 days from the Effective Date shown above.
- Coverage Territory is as defined by Controlling Underlying Insurance policy.
- Jurisdiction is as defined by Controlling Underlying Insurance policy.
- All premiums, limits, deductibles, claims, and other amounts under this Binder are expressed and payable in United States Dollars (\$USD).

Surplus Lines:

- The Company offering coverage is a Surplus Lines insurer, regulated by Surplus lines insurance laws. It is the responsibility of the Surplus Lines Broker to ensure those laws are followed, and to collect and remit any applicable taxes, surcharges, stamping or other fees.
- Home State - FL Producer Surplus Lines License information is required at binding.

- Security Schedule:

		AM Best Rating
Syndicate BRT 2987	44.340%	Syndicate BRT 2987 is rated A (Excellent) by AM Best
Syndicate BRT 2988	12.000%	Syndicate BRT 2988 is rated A (Excellent) by AM Best
Syndicate KII 1618	4.660%	Syndicate KII 1618 is rated A (Excellent) by AM Best
Syndicate ASP 4711	34.000%	Syndicate ASP 4711 is rated A (Excellent) by AM Best
Syndicate AXS 1686	5.000%	Syndicate AXS 1686 is rated A (Excellent) by AM Best

For the latest AM Best's Credit Rating, access www.ambest.com.

Underwriter: 

Dated: 12/13/2024

**Chief
Executive
Officer:**



Ambridge Partners LLC

The binder is effective until the Policy is Issued.

FLORIDA FACE PAGE

Policy #: _____

Insured's Name: _____

Policy Dates: From: _____ To: _____

Surplus Lines Agent's Name: _____

Surplus Lines Agent's Physical Address:

Surplus Lines Agent's License #: _____

Producing Agent's Name: _____

Producing Agent's Physical Address:

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Surplus Lines Agent's Countersignature:  _____

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.



RT Specialty
12750 Citrus Park La
Tampa, FL 33625
Matt Bell
813-588-4011

Confirmation of Insurance

December 13, 2024

AssuredPartners of Florida, LLC - Lake Mary

Attn: Jennica Mandarano

300 Colonial Center Parkway, Suite 270, Suite 170 Lake Mary, FL 32746

Insured: Fantasyworld Management Services, Inc.
Vacation Villas at Fantasyworld Time-Share Owner's Associati
5005 Kyngs Heath Road
Kissimmee, FL 34746

Policy #: XS1156024

Policy Period: 12/01/2024 12:01 AM To 12/01/2025 12:01 AM

Coverage: Commercial Package

Issuing Company: Certain Underwriters at Lloyd's, London

This is to confirm that we have procured coverage for the above captioned insured per your instructions, subject to all terms and conditions from the insurance carrier as attached:

Note :

Minimum earned premium may apply to this policy (please refer to the attached documents for specifics). All fees are fully earned at inception.

Please review all attached documents for details regarding any additional premium charges, minimum, deposit, audit and/or cancellation provisions.

This insurance is subject to all terms and conditions of the cover note, certificate of insurance and/or policy which may be issued.

This Confirmation of Insurance shall be automatically terminated and voided by delivery of the cover note, certificate of insurance or policy to the insured or its representative.

Thank you for your business.

Regards,

Matt Bell

Vice President

RT Specialty

matt.bell@rtspecialty.com

813-588-4011

Jenna Baker

Account Executive

RT Specialty

jenna.baker@rtspecialty.com

813-588-4056



RT Specialty
 12750 Citrus Park La
 Tampa, FL 33625
 Matt Bell
 813-588-4011

Confirmation of Insurance

Cost Summary

Excess Liability Premium	\$130,000.00
FL Surplus Lines Tax	\$6,508.45
FL Stamp Fee	\$79.05
Policy Fee	\$1,250.00
Carrier Policy Fee	\$500.00

Total Policy Cost **\$138,337.50**

Minimum Earned

Note: There may be a minimum earned on this policy. Please refer to the attached documents for more details on the minimum earned percentage.

Disclosures

RT Specialty is typically compensated through commission from the insurer for the placement of policies in most transactions. The amount of the commission varies by insurance line and by carrier. RT Specialty might also receive additional compensation. In order to place the insurance requested we may charge a reasonable fee for additional services such as performing a risk analysis, comparing policies, processing submissions, communication expenses, inspections, working with underwriters on the coverage proposal, issuing policies, or servicing the policy after issuance. Any fees charged are fully earned at inception of the policy. Third-party inspection or other fees may be separately itemized upon request. Our fees are applied to new policies, renewal policies, and endorsements. Fees applicable to each renewal and endorsement will be set forth in the quotes. It is the insurance carrier's decision whether to offer the insurance quoted, and your client's decision whether to accept the quote. Our fee is not imposed by state law or the Insurer.

Depending upon the Insurer involved with your placement, we might also have an agreement with the Insurer that we are proposing for this placement that might pay us future additional compensation. This compensation could be based on formulas that consider the volume of business placed with the Insurer, the profitability of that business, how much of the business is retained for the Insurer's account each year, and potentially other factors. The agreements frequently consider total eligible premium from all clients placed during a calendar year and any incentive or contingent compensation is often received at a future date. Because of variables in these agreements, we often do not have an accurate means at the time of placement to determine the amount of any additional compensation that might be attributable to any single placement. You, as the retail broker with the direct relationship with the Insured, must comply with all applicable laws and regulations related to disclosure of and consent and agreement to, compensation, and informing the Insured that it may request more information about producer or broker compensation that might be paid in connection with the Insured's placement. If we request a copy of any legally required insured consent or agreement, you will provide us with a copy. If you need additional information about the compensation arrangements for services provided by RT Specialty affiliates, please contact your RT Specialty representative.

RT Specialty is a division of RSG Specialty, LLC. RSG Specialty, LLC is a Delaware limited liability company and a subsidiary of Ryan Specialty, LLC. In California: RSG Specialty Insurance Services, LLC (License # 0G97516).



RT Specialty
12750 Citrus Park La
Tampa, FL 33625
Matt Bell
813-588-4011

Confirmation of Insurance

Remarks

Terrorism coverage is not included. If elected additional premium taxes and fees will be applied.

Refer to carrier quote for additional subjectivities.

Confirm down payment has been collected (if not collected, note that your Agency is responsible for payment as well as the minimum earned on the policy).