

**ANPAC LOUISIANA INSURANCE COMPANY**

**INVESTOR PROPERTY DECLARATIONS  
TEXAS**

**Policy Number:** ARCIPP0575

**Named Insured:** The Rod Hanks Agency, Inc.  
**Mailing Address:** 6300 Samuel Blvd., Suite 105  
Dallas, TX 75228

**Surplus Lines Agent Name:** Mark Alan Gannaway  
**Mailing Address:** 5310 Harvest Hill Road; Suite 200  
Dallas, TX 75230  
**License Number:** 104947

**POLICY PERIOD**

**Effective Date:** 04/10/2021    **Expiration Date:** 04/10/2022

12:01 A.M. Local Standard Time at the address of the Named Insured

**Producing Agent Name:** Arcana Insurance Services, LP  
**Mailing Address:** 5310 Harvest Hill Road; Suite 200  
Dallas, TX 75230  
**Agent Number:** ARC77747

COVERAGE TYPE	MAXIMUM LIMIT OF LIABILITY	DEDUCTIBLE	PREMIUM/RATE
Residential Property	UP TO \$500,000	See Schedule	See Schedule

**Coverage**                      The insurance afforded is only with respect to such of the described coverages as are indicated by a specific premium charge or charges. The limit of our liability, deductible, rate and premium applicable to each such coverage shall be as stated herein, subject to all the terms of this Declarations having referenced thereto.

**Property Insured**                      Coverage applies only to eligible real properties upon which you have requested we provide coverage, for which you have paid a premium, and in which you have an insurable interest as the investor or investor group. This insurance does not cover land.

**Coverages Provided**                      All coverages, terms and conditions for are set forth in the Investor Property Master Policy and in all attached policy forms.

**Limit of Liability**                      The maximum limit of liability applicable to all eligible real properties insured under this policy is stated above, subject to all policy terms and conditions.

**SURPLUS LINES TAXES, FEES, SURCHARGES AND ASSESSMENTS**

Surplus Lines Premium Tax:                      **4.85%**  
Surplus Lines Stamping Fee:                      **0.075%**  
Certificate Fee:                      **\$30.00 annually per certificate**  
Master Policy Fee:                      **\$500.00 per master policy**  
Other Taxes and Fees:                      **As mandated by state**

**Surplus Lines Disclosure**                      This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462, Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85 percent tax on gross premium.

**Policy Forms & Endorsements**

- Texas Notice to Accompany the Policy
- Investor Property Master Policy
- Investor Property Residential Property Policy Form
- General Change Endorsement
- Wind, Hail & Hurricane Deductible Endorsement
- Service of Suit Endorsement
- Coinurance Valuation Endorsement
- Water Back-Up of Sewers & Drains Endorsement
- Loss of Rents Endorsement
- Communicable Disease Exclusion
- TRIA Coverage Endorsement
- Privacy Notice

**Maximum Term per each Certificate of Insurance – 12 Months**

**Named Insured recognition:** Owners of the reported properties are hereby added as an Additional Named Insured and/or Mortgagee as their interests may appear. Their insurance interest ends when the property is sold.

**INVESTOR PROPERTY**  
**Excess & Surplus Lines Rate Schedule**  
**The Rod Hanks Agency, Inc.**

**Surplus Lines Residential Property Rates & Deductibles\***

*PROPERTIES IN PUERTO RICO AND THE U.S. VIRGIN ISLANDS ARE NOT COVERED UNDER THIS POLICY.*

<b><u>Residential Property Rates</u></b>	Tier 1	Tier 2	Tier 3
Alabama	\$1.08	\$1.08	\$0.46
Alaska	N/A	N/A	\$0.63
Arizona	N/A	N/A	\$0.35
Arkansas	N/A	N/A	\$0.45
California	N/A	N/A	\$0.40
Colorado	N/A	N/A	\$0.41
Connecticut	\$0.64	\$0.64	\$0.40
Delaware	\$0.64	\$0.64	\$0.40
District of Columbia	N/A	N/A	\$0.44
Florida (Zone 1)	\$1.21	N/A	N/A
Florida (Zone 2)	\$0.94	N/A	N/A
Florida (Zone 3)	\$0.88	N/A	N/A
Florida (Zone 4)	\$0.88	N/A	N/A
Florida (Zone 5)	\$0.77	N/A	N/A
Georgia	\$1.08	\$0.63	\$0.46
Hawaii	N/A	\$0.69	N/A
Idaho	N/A	N/A	\$0.41
Illinois	N/A	N/A	\$0.45
Indiana	N/A	N/A	\$0.45
Iowa	N/A	N/A	\$0.45
Kansas	N/A	N/A	\$0.45
Kentucky	N/A	N/A	\$0.45
Louisiana	\$1.54	\$1.16	\$0.57
Maine	\$0.64	\$0.64	\$0.44
Maryland	\$0.64	\$0.64	\$0.44
Massachusetts	\$0.64	\$0.64	\$0.44
Michigan (All Other)	N/A	N/A	\$0.45
Michigan (Wayne)	N/A	N/A	\$1.10
Minnesota	N/A	N/A	\$0.45
Mississippi	\$1.54	\$1.16	\$0.45
Missouri	N/A	N/A	\$0.45
Montana	N/A	N/A	\$0.41
Nebraska	N/A	N/A	\$0.45
Nevada	N/A	N/A	\$0.35
New Hampshire	\$0.64	\$0.64	\$0.44
New Jersey	\$0.89	\$0.64	\$0.53
New Mexico	N/A	N/A	\$0.40
New York	Excluded	Excluded	Excluded
North Carolina	\$1.10	\$0.64	\$0.45
North Dakota	N/A	N/A	\$0.40
Ohio	N/A	N/A	\$0.40
Oklahoma	N/A	N/A	\$0.63
Oregon	N/A	N/A	\$0.41
Pennsylvania	N/A	\$0.64	\$0.44
Rhode Island	\$0.90	\$0.64	\$0.45
South Carolina	\$0.90	\$0.64	\$0.45
South Dakota	N/A	N/A	\$0.40
Tennessee	N/A	N/A	\$0.40
Texas (All Other)	\$1.21	\$0.99	\$0.45
Texas (Dallas, Tarrant, Collin, Denton)	N/A	N/A	\$0.63
Texas (Harris Zone 1)	N/A	\$0.94	N/A
Texas (Harris Zone 2)	N/A	\$0.77	N/A

**INVESTOR PROPERTY  
Excess & Surplus Lines Rate Schedule  
The Rod Hanks Agency, Inc.**

Texas (Harris Zone 3)	N/A	\$0.72	N/A
Texas (Harris Zone 4)	N/A	\$0.66	N/A
Utah	N/A	N/A	\$0.41
Vermont	N/A	N/A	\$0.41
Virginia	\$0.90	\$0.64	\$0.45
Washington	N/A	N/A	\$0.41
West Virginia	N/A	N/A	\$0.45
Wisconsin	N/A	N/A	\$0.45
Wyoming	N/A	N/A	\$0.41

**Loss of Rents**

\$0.10 per \$100 annually up to \$75,000 per covered loss

**Water Back-Up of Sewers of Drains**

\$75.00 annually per location

**Deductibles (Per Location/Per Occurrence)**

**All Other Perils – Excluding Theft, Vandalism & Malicious Mischief AND Windstorm, Hail or Hurricane**

Residential Property                      \$2,500 All Other States

**Theft, Vandalism & Malicious Mischief**

Residential Property     \$5,000 for residential properties located in all other states and \$5,000 for residential properties Michigan.

**Windstorm, Hail or Hurricane Deductibles**

1. The deductible shall be the greater of 2% of the scheduled value or \$5,000 for residential properties located in All Other States and Counties except those listed below.
2. The deductible shall be the greater of 5% of the scheduled value or \$5,000 for residential properties located in Florida – Zone 1.  
The deductible shall be the greater of 3% of the scheduled value or \$5,000 for residential properties located in Florida – Zone 2&3.
3. The deductible shall be the greater of 5% of the scheduled value or \$5,000 for residential properties located in Oklahoma.
4. The deductible shall be the greater of 3% of the scheduled value or \$5,000 for residential properties located in Texas – Harris County Zone1.

**Territory Definitions**

**Alabama**

**Tier One Counties:** Baldwin, Mobile

**Tier Two Counties:** Clarke, Coffee, Conecuh, Covington, Dale, Escambia, Geneva, Henry, Houston, Monroe, Washington

**Connecticut**

**Tier One Counties:** Fairfield, Middlesex, New Haven, New London

**Tier Two Counties:** Hartford, Litchfield, Tolland, Windham

**Delaware**

**Tier One Counties:** Kent, Sussex

**Tier Two Counties:** New Castle

**INVESTOR PROPERTY**  
**Excess & Surplus Lines Rate Schedule**  
**The Rod Hanks Agency, Inc.**

**Florida**

**Zone 1:** Broward, Miami-Dade, Monroe, Palm Beach

**Zone 2:** Charlotte, Collier, Hillsborough, Lee, Manatee, Pinellas, Sarasota

**Zone 3:** Brevard, Clay, Duval, Flagler, Indian River, Martin, Nassau, Okeechobee, Putnam, Saint Johns, Saint Lucie, Volusia

**Zone 4:** Bay, Calhoun, Citrus, Dixie, Escambia, Franklin, Gadsden, Gulf, Hernando, Holmes, Jackson, Jefferson, Leon, Levy, Liberty, Okaloosa, Pasco, Santa Rosa, Taylor, Wakulla, Walton, Washington

**Zone 5:** Alachua, Baker, Bradford, Columbia, De Soto, Gilchrist, Glades, Hamilton, Hardee, Hendry, Highlands, Lafayette, Lake, Madison, Marion, Orange, Osceola, Polk, Seminole, Sumter, Suwannee, Union

**Georgia**

**Tier One Counties:** Bryan, Camden, Chatham, Glynn, Liberty, McIntosh

**Tier Two Counties:** Appling, Atkinson, Bacon, Baker, Berrien, Brantley, Brooks, Bulloch, Calhoun, Candler, Charlton, Clay, Clinch, Coffee, Colquitt, Cook, Decatur, Dougherty, Early, Echols, Effingham, Evans, Grady, Irwin, Lanier, Long, Lowndes, Miller, Mitchell, Pierce, Screven, Seminole, Tattnall, Thomas, Tift, Ware, Wayne, Worth

**Hawaii**

**Tier Two Counties:** Hawaii, Maui, Kalawao, Honolulu, Kauai

**Louisiana**

**Tier One Counties:** Acadia, Ascension, Assumption, Calcasieu, Cameron, Iberia, Iberville, Jefferson, Jefferson Davis, Lafayette, Lafourche, Orleans, Plaquemines, St Bernard, St Charles, St James, St Martin, St Mary, St Tammany, St John The Baptist, Terrebonne, Vermilion

**Tier Two Counties:** Allen, Avoyelles, Beauregard, East Baton Rouge, East Feliciana, Evangeline, Livingston, Pointe Coupee, Rapides, St Helena, St Landry, Tangipahoa, Vernon, Washington, West Baton Rouge, West Feliciana

**Maine**

**Tier One Counties:** Androscoggin, Cumberland, Hancock, Kennebec, Knox, Lincoln, Sagadahoc, Waldo, Washington, York

**Tier Two Counties:** Aroostook, Franklin, Oxford, Penobscot, Piscataquis, Somerset

**Maryland**

**Tier One Counties:** Calvert, Caroline, Dorchester, Kent, Queen Annes, St Marys, Somerset, Talbot, Wicomico, Worcester

**Tier Two Counties:** Anne Arundel, Baltimore, Cecil, Charles, Harford, Prince Georges

**Massachusetts**

**Tier One Counties:** Barnstable, Bristol, Dukes, Essex, Middlesex, Nantucket, Norfolk, Plymouth, Suffolk

**Tier Two Counties:** Berkshire, Franklin, Hampden, Hampshire, Worcester

**Mississippi**

**Tier One Counties:** George, Hancock, Harrison, Jackson, Pearl River, Stone

**Tier Two Counties:** Adams, Amite, Covington, Forrest, Franklin, Greene, Jefferson Davis, Jones, Lamar, Lawrence, Lincoln, Marion, Perry, pike, Walthall, Wayne, Wilkinson

**New Hampshire**

**Tier One Counties:** Rockingham, Strafford

**Tier Two Counties:** Belknap, Carroll, Hillsboro, Hillsborough, Merrimack

**New Jersey**

**Tier One Counties:** Atlantic, Burlington, Cape May Hudson, Monmouth, Ocean

**Tier Two Counties:** Bergen, Camden, Cumberland, Essex, Gloucester, Hunterdon, Mercer, Middlesex, Morris, Passaic, Salem, Somerset, Sussex, Union, Warren

**New York**

**Tier One Counties:** Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, Westchester

**Tier Two Counties:** Columbia, Dutchess, Greene, Orange, Putnam, Sullivan, Ulster

**INVESTOR PROPERTY**  
**Excess & Surplus Lines Rate Schedule**  
**The Rod Hanks Agency, Inc.**

**North Carolina**

**Tier One Counties:** Beaufort, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Hyde, Jones, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrrell, Washington

**Tier Two Counties:** Bertie, Bladen, Columbus, Cumberland, Duplin, Edgecombe, Franklin, Gates, Greene, Halifax, Harnett, Hertford, Hoke, Johnston, Lenoir, Martin, Nash, Northampton, Pitt, Robeson, Sampson, Scotland, Wake, Warren, Wayne, Wilson

**Pennsylvania**

**Tier Two Counties:** Berks, Bucks, Chester, Delaware, Lancaster, Lehigh, Monroe, Montgomery, Northampton, Philadelphia, Pike

**Rhode Island**

**Tier One Counties:** Bristol, Kent, Newport, Washington

**Tier Two Counties:** Providence

**South Carolina**

**Tier One Counties:** Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Hampton, Horry, Jasper

**Tier Two Counties:** Allendale, Bamberg, Barnwell, Calhoun, Clarendon, Darlington, Dillon, Florence, Lee, Marion, Marlboro, Orangeburg, Sumter, Williamsburg

**Texas**

**Tier One Counties:** Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Orange, Refugio, San Patricio, Willacy

**Tier Two Counties:** Bee, Brooks, Fort Bend, Goliad, Hardin, Harris, Hidalgo, Jackson, Jasper, Jim Wells, Liberty, Live Oak, Newton, Victoria, Wharton

**Virginia**

**Tier One Counties:** Accomack, Chesapeake City, Gloucester, Hampton City, Isle of Wight, James City, Lancaster, Mathews, Middlesex, Newport News City, Norfolk City, Northampton, Northumberland, Poquoson City Portsmouth City, Suffolk City, Surry, Virginia Beach City, Williamsburg City, York

**Tier Two Counties:** Brunswick, Caroline, Charles City, Chesterfield, Colonial Heights City, Dinwiddie, Emporia City, Essex, Franklin City, Greenville, Hanover, Henrico, Hopewell City, King and Queen, King George, King William, New Kent, Petersburg City, Prince George, Richmond, Richmond City, Southampton, Sussex, Westmoreland

*\*Plus Surplus Lines Premium Taxes and Fees*

### **Have a complaint or need help?**

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

#### **ANPAC Louisiana Insurance Company**

To get information or file a complaint with your insurance company:

**Call Toll-Free: Specialty Markets Group at 1-800-899-6502**

Email: [DOIComplaints@AmericanNational.com](mailto:DOIComplaints@AmericanNational.com)

Mail: 1949 East Sunshine, Springfield, Missouri 65899-0001

#### **The Texas Department of Insurance**

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439

File a complaint: [www.tdi.texas.gov](http://www.tdi.texas.gov)

Email: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

Mail: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

### **¿Tiene una queja o necesita ayuda?**

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros. Si no lo hace, podría perder su derecho para apelar.

#### **ANPAC Louisiana Insurance Company**

Para obtener información o para presentar una queja ante su compañía de seguros:

**Llame a Teléfono gratuito: Specialty Market Group at 1-800-899-6502**

Correo electrónico: [DOIComplaints@AmericanNational.com](mailto:DOIComplaints@AmericanNational.com)

Dirección postal: 1949 East Sunshine, Springfield, Missouri 65899-0001

#### **El Departamento de Seguros de Texas**

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: [www.tdi.texas.gov](http://www.tdi.texas.gov)

Correo electrónico: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

Dirección postal: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

**ANPAC LOUISIANA INSURANCE COMPANY  
INVESTOR PROPERTY MASTER POLICY**

---

**INSURING AGREEMENT**

We will provide the insurance described in this Policy in return for the premium and compliance with all applicable provisions of this Policy. Coverage shall apply to all residential and commercial property for which a specific request for coverage is received from you in accordance with procedures herein defined.

**DEFINITIONS**

Throughout this Policy:

- A. "You" and "your" refer to the Investor or Investor Group shown in the Policy Declarations as the Named Insured.
- B. "We", "us" and "our" refer to the Company providing this insurance.
- C. "Policy" shall include the Investor Property Master Policy and all coverage forms and endorsements attached.

**GENERAL PROVISIONS**

- A. **Term:** Coverage shall apply to each insured property from the effective date requested by you upon payment of premium. If the property afforded insurance by this Policy is also covered by other insurance terminating at noon on the inception date of our coverage, insurance under this Policy shall not become effective until such other insurance has terminated
- B. **Property Insured:** Coverage applies only to eligible properties upon which you have requested we provide coverage, for which you have paid a premium and in which you have an insurable interest as the Investor or Investor Group.
  - 1. Residential - Buildings used exclusively for personal family housing purposes for 1 to 4 families.
  - 2. Commercial - Buildings used for multi-family housing purposes for 5 or more families, small businesses and all other occupancies.
  - 3. Business Personal Property - Business Personal Property is eligible for coverage if a limit and premium are shown in in the Declarations page.
- C. **Coverage Provided:** This Policy insures against direct physical loss or damage to insured property. All coverages, terms and conditions for residential property are as set forth in this Investor Property Master Policy and the attached Residential Property Policy Form. All coverages, terms and conditions for commercial property are as set forth in this Investor Property Master Policy and the attached Commercial Property Policy Form.
- D. **Limits of Recovery:** Our liability shall not exceed the least of the following after application of the deductible stated in this Policy:
  - 1. The amount stated on the policy declarations for each location of residential and commercial property insured by this policy.
  - 2. The amount of insurance specifically requested in your application for coverage under this Policy.
  - 3. The settlement options stated in Residential Property Policy Form applicable to residential property and Commercial Property Policy Form applicable to commercial property attached to this Policy.
- E. **Deductible:** For each loss covered under this Policy, we shall be liable for loss only in excess of the appropriate deductible specified on the Declarations page which shall not be recoverable under this Policy.
- F. **Other Insurance:** THIS INSURANCE IS EXCESS INSURANCE. If there is any other valid and collectible insurance which would attach if the insurance provided under this Policy had not been effected, this insurance shall apply only as excess insurance and in no event as contributing insurance, and then only after all other insurance has been exhausted.
- G. **Loss Payable:** Loss, if any, shall be made payable to you as your interest appears.
- H. **Salvage and Recoveries:** When, in connection with any loss covered by this Policy, any salvage or recovery is received subsequent to the payment of such loss, the loss shall be refigured on the basis on which it would have been settled had the amount of salvage or recovery been known at the time the amount of loss was originally determined. Any amounts thus found to be due any party shall be promptly paid.

- I. **Inspection and Audit:** We shall be permitted at all reasonable times to inspect the insured property and to examine your books and records at any time during the term of this Policy. Within one year after final settlement of any claim, we shall be permitted at all reasonable times to examine your books and records so far as the books and records relate to any payments made because of losses happening during the term of this Policy. We waive no rights and undertake no responsibility by reason of such inspection or examination or the omission thereof.

We shall also be permitted at all reasonable times to audit your records to verify the number of existing properties for which coverage has been requested.

- J. **Reinstatement:** A loss to the property reduces the Limits of Recovery by the amount of the loss. Upon repair or replacement of the property, the Limits of Recovery will return to their original amount.

- K. **Request for Coverage:** When you desire coverage on any real property in which you have an insurable interest, you will request insurance by providing us with the following information: loan number, property ID number, address of property to be insured, class of property, effective date and amount of insurance requested. Coverage shall automatically become effective upon receipt of request for coverage and payment of premium and shall remain in force until terminated by either you or us.

L. **Cancellation and Nonrenewal:**

1. You may cancel coverage on any individual location by notifying us of the desired effective date of cancellation but no more than 120 days prior to the date of notification to us, without approval of the company.
2. You may cancel this policy at any time by returning it to us or by notifying us in writing of the date cancellation is to take effect, but no more than 120 days prior to the date of notification to us, without the approval of the company.
3. We may cancel this Policy or coverage on an individual location by giving you at least 30 days advance written notice of the date cancellation is to take effect, with the exception of cancellation for nonpayment of premium which shall be a minimum of 10 days advance written notice.
4. Cancellation shall be processed immediately and any return premiums shall be reflected in the next monthly report and premium billing. The return premium will be pro-rata.
5. Cancellation of this policy by either you or us will not affect coverage on any individual location insured under this policy. Coverage on individual locations shall remain in force until expiration unless sooner cancelled.
6. We may elect not to renew this Policy. We may do so by delivery to you or mailing to you at your mailing address shown in the Declarations, written notice at least 30 days before the expiration date of this Policy. Proof of mailing shall be sufficient proof of notice. Our failure to send such a notice within the time prescribed obligates us to renew coverages if you pay the premium before the expiration date.

- M. **Reports and Premium Billings:** Within 10 days of the last day of each month, you will provide a complete listing of all properties upon which coverage is provided showing loan number, property ID number, address of insured property, class of property, coverage effective date, amount of insurance requested, cancellation date (if applicable). If you are required to calculate premium, payment of total net premium is due and payable with this report.

- N. **Concealment and Fraud:** This entire Policy is void if you have intentionally concealed or misrepresented any material fact or circumstance relating to any aspect of this insurance or acted fraudulently or made false statements relating to any aspect of this insurance, whether before or after a loss. Such acts or act by you will bar recovery by any person except as provided in this Policy with respect to your interest.

- O. **You and the Tenant's Duties After Loss:** In case of a loss to which this insurance may apply, you and the tenant shall see that the following duties are performed:

1. Give us immediate written notice;
2. Protect the property from further damage, making necessary and reasonable repairs to protect the property, and keep an accurate record of repair expenditures. If you or the tenant fail to do so, we will not pay for any further damage. We will not reimburse for the costs of repairs unless records and receipts are provided;
3. Make a list of all damaged or destroyed property showing in detail quantities, costs, actual cash value, amount of loss claimed and any other information we may require. Attach all bills, receipts and related documents that substantiate the figures in the list;
4. Send to us within 60 days after loss the above list and a proof of loss signed and sworn to by you, including:
  - a) the time and cause of loss;
  - b) the interest of you, the tenant and all others in the property;
  - c) all encumbrances on the property;
  - d) other insurance which may cover the loss;
  - e) changes in title, use occupancy or possession of the property; and
  - f) if required, any plans and specifications of the damaged buildings.



5. Exhibit the damaged property to us or our representative as often as may be required;
6. As often as we may require, submit to examinations under oath by any person named by us and sign the transcript of the examinations;
7. Produce for examination, with permission to copy, all records and documents that we may require;
8. In the event of a loss by theft, vandalism or malicious mischief, report the occurrence to the police immediately.

P. **Loss Settlement:** Covered Property Losses are settled as follows:

1. Residential

- a) Other Structures that are not buildings at actual cash value at the time of loss but not exceeding the amount necessary to repair or replace;
- b) Roofs (except for fire peril), carpeting, domestic appliances, awnings, outdoor equipment, whether or not attached to buildings, and outdoor antennas, at actual cash value at the time of loss but not exceeding the amount necessary to repair or replace;
- c) Buildings under **Coverage A or B:**
  - 1) At repair or replacement cost without deduction for depreciation, but not exceeding the smaller of the following amounts:
    - a. the repair or replacement cost of that part of the building damaged using commonly used building materials to place the property in a habitable condition for use on the same premises; or
    - b. the amount actually and necessarily spent to repair or replace the damaged building.
  - 2) If you decide not to repair or replace the damaged property, at our option, we may make settlement on an actual cash value basis. You may make claim within 180 days after the loss for any additional payment on a repair or replacement cost basis.

2. Commercial

- a) All property except tenant's Improvements and Betterments at actual cash value except as provided below or by endorsement.
- b) Tenant's Improvements and Betterments:
  - 1) If repaired or replaced at the expense of you or the tenant within a reasonable time after loss, the actual cash value of the damaged or destroyed improvements and betterments limit.

If not repaired or replaced at the expense of you or the tenant within a reasonable time after loss, that proportion of the original cost at the time of installation of the damaged or destroyed property which the unexpired term of the lease or rental agreement, whether written or oral, in effect at the time of loss bears to the periods from the date such improvements or betterments

Q. **Loss to a Pair, Set, Series of Objects or Interior or Exterior Panels:** In case of loss to a pair or set we may elect to:

1. Repair or replace any part to restore the pair or set to its value before the loss; or
2. Pay the difference between actual cash value of the property before and after the loss.

We cannot guarantee the availability of parts or of replacements. We will not be obligated to repair or replace the entire pair, set or series of objects, piece or panel when a part is lost or damaged.

R. **Glass Replacement:** Covered loss to glass shall be settled on the basis of replacement with safety glazing materials when required by ordinance or law.

S. **Appraisal:** If you fail to agree with us on the amount of loss, an appraisal of the loss may take place. In order for the appraisal procedure to take place, both parties must agree to appraisal and to be bound by the results of that appraisal. Once both parties agree to an appraisal, each party will choose a competent appraiser within 20 days after receiving a written request from the other. The two appraisers will choose an umpire. If the appraisers cannot agree on an umpire within 15 days, either party may request that the choice be made by a judge of a court of record in the state where the **property** is located. The appraisers will separately set the amount of loss. If the appraisers submit a written report

of an agreement to us, the amount agreed upon shall be the amount of the loss. If they fail to agree, they will submit their difference to the umpire. A decision agreed to by any two will set the amount of loss.

Each party will:

- (1) pay its own appraiser; and
- (2) bear the other expenses of the appraisal and umpire equally.

- T. **Subrogation.** You may waive in writing before a loss all rights of recovery against any person. If not waived, we may require an assignment of rights of recovery for a loss to the extent that payment is made by us. If an assignment is sought, you shall sign and deliver all related papers and cooperate with us in any reasonable manner.
- U. **Suit Against Us.** No action can be brought against us unless there has been full compliance with all of the terms under this policy and the action is started within two years after the date of loss.
- V. **Abandonment of Property:** We need not accept any property abandoned by you or others.
- W. **No Benefit to Bailee:** We will not recognize any assignment or grant any coverage that benefits a person or organization holding, storing or moving property for a fee regardless of any other provision of this policy.
- X. **Liberalization Clause:** If we adopt any revision which would broaden the coverage under this Policy without additional premium within 60 days prior to or during the Policy period, the broadened coverage will immediately apply to this Policy.
- Y. **Waiver or Change of Policy Provisions:** A waiver or change of any provision of this Policy must be in writing by us to be valid.
- Z. **Assignment:** Assignment of this Policy shall not be valid unless we give our written consent.
- AA. **Your Interest:** Your interest will not be impaired by any act or neglect of the tenant, provided you:
  1. Notify us of any change in occupancy, ownership, or substantial change in risk as soon as you become aware of such change; and
  2. Pay any premium when due under this Policy.

Subrogation will not impair your right to recover the full amount of your claim.

**BB. Nuclear Hazard Clause:**

1. "Nuclear Hazard" means any nuclear reaction, radiation or radioactive contamination, all whether controlled or uncontrolled or how ever caused, or any consequence of any of these.
2. Loss caused by the nuclear hazard shall not be considered loss caused by fire, explosion or smoke, whether these perils are specifically named in or otherwise included within the Perils Insured Against.
3. This Policy does not apply to loss caused directly or indirectly by nuclear hazard, except that direct loss by fire resulting from the nuclear hazard is covered.

**CC. Our Option:**

We may at our option replace the property with property of similar kind, quality and value. If as the result of your loss we pay in cash or by replacement an amount equal to the actual cash value of the property before the loss, at our option, we have the right to take legal title to the property.

IN WITNESS WHEREOF, this Company has caused this policy to be signed by Authorized Officers.



Authorized Officer



Authorized Officer

**ANPAC LOUISIANA INSURANCE COMPANY  
INVESTOR PROPERTY  
RESIDENTIAL PROPERTY POLICY FORM**

---

**AGREEMENT**

We will provide the insurance described in this Policy in return for the premium and compliance with all applicable provisions of this Policy. This Residential Property Policy Form is attached to and forms part of the Investor Property Master Policy.

**DEFINITIONS**

- A. Throughout this Policy, "you" and "your" refer to the Named Insured shown in the Declarations. "We", "us" and "our" refer to the Company providing this insurance.
- B. "Dwelling" means any building used exclusively for personal family housing purposes for 1 to 4 families.

**COVERAGES**

This insurance applies to the requested location. This insurance does not cover land.

**A. COVERAGE A - DWELLING**

We cover:

- 1. the dwelling on the requested location, used principally for dwelling purposes;
- 2. structures attached to the dwelling;
- 3. materials and supplies on or adjacent to the requested location for use in the construction, alteration or repair of the dwelling or Other Structures on this location; and
- 4. building equipment and outdoor equipment used for the service of and located on the requested location.

**B. COVERAGE B - OTHER STRUCTURES**

We cover Other Structures on the requested location, separated from the dwelling by clear space. Structures connected to the dwelling by only a fence, utility line or similar connection, are considered to be Other Structures. You may use up to 10% of the Coverage A Limit of Recovery for loss by a Peril Insured Against to Other Structures described in this Coverage B. Payment under this coverage reduces the Coverage A Limit of Recovery.

We do not cover structures:

- 1. used in whole or in part for commercial, manufacturing or farming purposes; or
- 2. rented to or held for rental for any person not a tenant of the dwelling, unless used solely as a private garage; or
- 3. such as fences, satellite dishes, antennas, or radio and television towers separated from the dwelling.

**C. OTHER COVERAGES**

- 1. **Debris Removal** - We will pay the reasonable expenses incurred for the removal of debris from a property loss covered by this Policy. Payment under this coverage reduces the Limit of Recovery applying to the damaged property. This coverage does not increase the limit of liability that applies to the damaged covered property.
- 2. **Reasonable Repairs**
  - a. In the event that covered property is damaged by a Peril Insured Against, we will pay the reasonable cost incurred by you for necessary measures taken solely to protect against further damage.
  - b. If the measures taken involve repair to other damaged property, we will pay for those measures only if that property is covered under this Policy and the damage to that property is caused by a Peril Insured Against. This coverage does not:

- (1) Increase the limit of liability that applies to the covered property; or
- (2) Relieve you of your duties, in case of a loss to covered property, as set forth in General Provisions, You and the Tenant's Duties After Loss.

c. This coverage does not increase the limit of liability that applies to the damaged covered property.

### 3. Collapse

a. With respect to this Other Coverage:

- (1) Collapse means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its current intended purpose.
- (2) A building or any part of a building that is in danger of falling down or caving in is not considered to be in a state of collapse.
- (3) A part of a building that is standing is not considered to be in a state of collapse even if it has separated from another part of the building.
- (4) A building or any part of a building that is standing is not considered to be in a state of collapse even if it shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.

b. We insure for direct physical loss to covered property involving collapse of a building or any part of a building if the collapse was caused by one or more of the following:

- (1) The Perils Insured Against;
- (2) Decay that is hidden from view, unless the presence of such decay is known to you prior to collapse;
- (3) Insect or vermin damage that is hidden from view, unless the presence of such damage is known to you prior to collapse;
- (4) Weight of contents, equipment, animals or people;
- (5) Weight of rain which collects on a roof; or
- (6) Use of defective material or methods in construction, remodeling or renovation if the collapse occurs during the course of the construction, remodeling or renovation.

c. Loss to an awning, fence, patio, deck, pavement, swimming pool, underground pipe, flue, drain, cesspool, septic tank, foundation, retaining wall, bulkhead, pier, wharf or dock is not included under **b.(2)** through **(6)** above unless the loss is a direct result of the collapse of a building or any part of a building.

d. This coverage does not increase the limit of liability that applies to the damaged covered property.

### 4. Ordinance Or Law

a. The Ordinance Or Law limit of liability shall be limited to 10% of the Coverage **A** limit of liability that applies at each Described Location. This coverage shall apply with respect to the increased costs you incur due to the enforcement of any ordinance or law which requires or regulates:

- (1) The construction, demolition, remodeling, renovation or repair of that part of a covered building or other structure damaged by a Peril Insured Against;
- (2) The demolition and reconstruction of the undamaged part of a covered building or other structure, when that building or other structure must be totally demolished because of damage by a Peril Insured Against to another part of that covered building or other structure; or
- (3) The remodeling, removal or replacement of the portion of the undamaged part of a covered building or other structure necessary to complete the remodeling, repair or replacement of that part of the covered building or other structure damaged by a Peril Insured Against.

b. You may use all or part of this ordinance or law coverage to pay for the increased costs you incur to remove debris resulting from the construction, demolition, remodeling, renovation, repair or replacement of property as stated in **a.** above.

c. We do not cover:

- (1) The loss in value to any covered building or other structure due to the requirements of any ordinance or law; or
- (2) The costs to comply with any ordinance or law which requires you or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, pollutants in or on any covered building or other structure.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

- d. This coverage does not increase the limit of liability that applies to the damaged covered property.

## PERILS INSURED AGAINST

### COVERAGE A DWELLING & COVERAGE B OTHER STRUCTURES

#### A. Coverage A – Dwelling And Coverage B – Other Structures

1. We insure against risk of direct physical loss to property described in Coverages A and B.
2. We do not insure, however, for loss:
  - a. Excluded under General Exclusions;
  - b. Involving collapse, except as provided in Other Coverages 3. Collapse; or
  - c. Caused by:
    - (1) Freezing of a plumbing, heating, air conditioning or automatic fire protective sprinkler system or of a household appliance, or by discharge, leakage or overflow from within the system or appliance caused by freezing. This provision does not apply if you have used reasonable care to:
      - (a) Maintain heat in the building; or
      - (b) Shut off the water supply and drain all systems and appliances of water;

However, if the building is protected by an automatic fire protective sprinkler system, you must use reasonable care to continue the water supply and maintain heat in the building for coverage to apply.

For purposes of this provision a plumbing system or household appliance does not include a sump, sump pump or related equipment or a roof drain, gutter, downspout or similar fixtures or equipment.

- (2) Freezing, thawing, pressure or weight of water or ice, whether driven by wind or not, to a:
  - (a) Fence, pavement, patio or swimming pool;
  - (b) Footing, foundation, bulkhead, wall, or any other structure or device, that supports all or part of a building or other structure;
  - (c) Retaining wall or bulkhead that does not support all or part of a building or other structure; or
  - (d) Pier, wharf or dock;
- (3) Theft of property not part of a covered building or structure;
- (4) Theft in or to a dwelling or structure under construction;
- (5) Wind, hail, ice, snow or sleet to:
  - (a) Outdoor radio and television antennas and aerials including their lead-in wiring, masts or towers; or
  - (b) Trees, shrubs, plants or lawns;
- (6) Constant or repeated seepage or leakage of water or steam over a period of weeks, months, or years from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or from within a household appliance.

For purposes of this provision, a plumbing system or household appliance does not include a sump, sump pump or related equipment or a roof drain, gutter, downspout or similar fixtures or equipment;

- (7) Any of the following:
  - (a) Wear and tear, marring, deterioration;
  - (b) Mechanical breakdown, latent defect, inherent vice, or any quality in property that causes it to damage or destroy itself;
  - (c) Smog, rust or other corrosion, mold, wet or dry rot;
  - (d) Smoke from agricultural smudging or industrial operations;
  - (e) Discharge, dispersal, seepage, migration release or escape of pollutants unless the discharge, dispersal, seepage, migration, release or escape is itself caused by a Peril Insured Against.  
Pollutants mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed;

- (f) Settling, shrinking, bulging or expansion, including resultant cracking, of bulkheads, pavements, patios, footings, foundations, walls, floors, roofs or ceilings; or
- (g) Birds, vermin, rodents, insects or domestic animals.

**Exception to c. (7)**

Unless the loss is otherwise excluded, we cover loss to property covered under Coverage A or B resulting from an accidental discharge or overflow of water or steam from within a:

- (i) Storm drain, or water, steam or sewer pipe, off the Described Location; or
- (ii) Plumbing, heating, air conditioning or automatic fire protective sprinkler system or household appliance on the Described Location. This includes the cost to tear out and replace any part of a building, or other structure, on the Described Location, but only when necessary to repair the system or appliance. However, such tear out and replacement coverage only applies to other structures if the water or steam causes actual damage to a building on the Described Location.

We do not cover loss to the system or appliance from which this water or steam escaped.

For the purposes of this provision, a plumbing system or household appliance does not include a sump, sump pump or related equipment or roof drain, gutter, down spout or similar fixtures or equipment.

General Exclusion A.3. Water Damage, Paragraphs a. and c. that apply to surface water and water below the surface of ground do not apply to loss by water covered under c.(7) above.

Under 2.b. and c. above, any ensuing loss to property described in Coverages A and B not excluded in this Policy is covered.

**GENERAL EXCLUSIONS**

A. We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss. These exclusions apply whether or not the loss event results in widespread damage or affects a substantial area.

**1. Ordinance Or Law**

Ordinance Or Law means any ordinance or law:

- a. Requiring or regulating the construction, demolition, remodeling, renovation or repair of property, including removal of any resulting debris. This Exclusion A.1.a. does not apply to the amount of coverage that may be provided under Other Coverage 4. Ordinance Or Law;
- b. The requirements of which result in a loss in value to property; or
- c. Requiring you or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, pollutants.

Pollutants mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

This Exclusion A.1. applies whether or not the property has been physically damaged.

**2. Earth Movement**

Earth Movement means:

- a. Earthquake, including land shock waves or tremors before, during or after a volcanic eruption;
- b. Landslide, mudslide or mudflow;
- c. Subsidence or sinkhole; or
- d. Any other earth movement including earth sinking, rising or shifting;

caused by or resulting from human or animal forces or any act of nature unless direct loss by fire or explosion ensues and then we will pay only for the ensuing loss.

**3. Water Damage**

Water Damage means:

- a. Flood, surface water, waves, tidal water, overflow of a body of water or spray from any of these, whether or not driven by wind;
- b. Water or water-borne material which backs up through sewers or drains or which overflows or is discharged from a sump, sump pump or related equipment; or

- c. Water or water-borne material below the surface of the ground, including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool or other structure;

caused by or resulting from human or animal forces or any act of nature. Direct loss by fire or explosion resulting from water damage is covered.

**4. Power Failure**

Power Failure means the failure of power or other utility service if the failure takes place off the Described Location. But if the failure of power or other utility service results in a loss, from a Peril Insured Against on the Described Location, we will pay for the loss caused by that Peril Insured Against.

**5. Neglect**

Neglect means your neglect to use all reasonable means to save and preserve property at and after the time of a loss.

**6. War**

War includes the following and any consequence of any of the following:

- a. Undeclared war, civil war, insurrection, rebellion or revolution;
- b. Warlike act by a military force or military personnel;
- c. Destruction or seizure or use for a military purpose.

Discharge of a nuclear weapon will be deemed a warlike act even if accidental.

**7. Nuclear Hazard**

This Exclusion A.7. pertains to Nuclear Hazard to the extent set forth in the Nuclear Hazard Clause of the General Provisions.

**8. Intentional Loss**

Intentional Loss means any loss arising out of any act you or any person or organization named as an additional insured commits or conspires to commit with the intent to cause a loss.

In the event of such loss, neither you nor any such person or organization is entitled to coverage, even those who did not commit or conspire to commit the act causing the loss.

**9. Governmental Action**

Governmental Action means the destruction, confiscation or seizure of property described in A and B by order of any governmental or public authority.

This exclusion does not apply to such acts ordered by any governmental or public authority that are taken at the time of a fire to prevent its spread, if the loss caused by fire would be covered under this Policy.

- B.** We do not insure for loss to property described in Coverages A and B caused by any of the following. However, any ensuing loss to property described in Coverages A and B not precluded by any other provision in this Policy is covered.

- 1. Weather conditions. However, this exclusion only applies if weather conditions contribute in any way with a cause or event excluded in A. above to produce the loss.
- 2. Acts or decisions, including the failure to act or decide, of any person, group, organization or governmental body.
- 3. Faulty, inadequate or defective:
  - a. Planning, zoning, development, surveying, siting;
  - b. Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;
  - c. Materials used in repair, construction, renovation or remodeling; or
  - d. Maintenance;

of part or all of any property whether on or off the Described Location.

ANPAC LOUISIANA INSURANCE COMPANY  
INVESTOR PROPERTY  
WINDSTORM/HAIL AND HURRICANE DEDUCTIBLE ENDORSEMENT

---

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

It is hereby understood and agreed that a minimum deductible of 2% of the Coverage A – Dwelling-Building limit of liability, or the deductible shown on the Investor Property Master Policy Declarations, whichever is greater, shall apply to each occurrence caused by the perils of wind, hail, and hurricane.

This deductible applies in the event of direct physical loss to:

1. Residential dwellings, including other structures; and
2. Commercial buildings, including business personal property.

Such deductible applies regardless of any other cause or event contributing concurrently or in any sequence to the loss; however, this deductible does not apply to loss resulting from rain or wind-driven rain, except rain or wind-driven rain which enters the insured property or structure through an opening created by the force of wind, hail, or hurricane.

ALL OTHER PROVISIONS OF THE POLICY REMAIN UNCHANGED.



ANPAC LOUISIANA INSURANCE COMPANY

INVESTOR PROPERTY  
SERVICE OF SUIT

---

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Service of Suit Endorsement: Pursuant to any statute of any state, territory or district of the United States which makes provision therefore, the Company hereby designates the Superintendent, Commissioner or Director of Insurance, other officer specified for that purpose in the statute, or his successor or successors in office as its true and lawful attorney upon whom may be served any lawful process in any action, suit or proceeding instituted by or on behalf of the Insured or any beneficiary hereunder, arising out of this policy of insurance and hereby names the following Company Counsel as the person to whom said officer is authorized to mail such process or a true copy thereof:

ANPAC Louisiana Insurance Company  
Attn: Counsel/Legal Department  
1949 East Sunshine Street  
Springfield, MO 65899-0001

This endorsement does not change any other provision of the policy.

ANPAC LOUISIANA INSURANCE COMPANY

INVESTOR PROPERTY  
GENERAL CHANGE ENDORSEMENT

An "X" placed in a box below indicates a change has been made to the policy.

- 1.  **Named Insured** is changed to:
- 2.  **Named Insured's** address is changed to:
- 3.  **Policy Period – Effective Date:** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_  
12:01 a.m. Standard Time at the address of the Named Insured as stated herein.
- 4.  It is hereby understood and agreed that in consideration of applicable premium, the deductible provision of the Investor Property Master Policy is amended as follows:
- 5.  The Rate(s) are changed as follows:
- 6.  The maximum limit of liability is changed as follows: **Amending the master policy to include the following as clarification for the limit of liability:**  
  
As per Monthly Reporting form or system add values issued by the Insured, but in no event for less than \$30,000 per location per occurrence and no more than \$500,000 per location per occurrence.
- 7.  Policy Forms and/or Endorsements are changed as follows:
- 8.  Other:

ALL OTHER PROVISIONS OF THIS POLICY REMAIN UNCHANGED.

COMPLETE ONLY WHEN THIS ENDORSEMENT IS ADDED AFTER ISSUANCE OF THE POLICY.		
POLICY NUMBER	NAMED INSURED	EFFECTIVE DATE
ARCIPP0575	The Rod Hanks Agency, Inc.	04/10/2021

ANPAC LOUISIANA INSURANCE COMPANY

INVESTOR PROPERTY  
COINSURANCE VALUATION ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

It is hereby agreed and understood that this Coinsurance Valuation Endorsement is part of the Investor Property Master Policy. At the time of loss the basis of adjustment, unless otherwise endorsed herein, shall be as follows:

- a. We shall not be liable for more than an amount greater than the insurable interest of the Named Insured at the time of loss or for more than the limit of the liability that applies as reported and requested by the Named Insured. The Named Insured agrees to insure each reported property to a minimum of eighty percent (80%) of the Replacement Cost Value of the property. Should the Insured fail to insure a property to eighty percent (80%) of the Replacement Cost Value, then a Coinsurance Penalty will apply.
- b. In determining the amount of insurance required to equal eighty percent (80%) of the full replacement cost of the property insured, do not include the value of excavations, foundations, supports, underground pipes, flues, drains and wiring which are below the surface of the ground.

Settlement for losses insured to at least eighty percent (80%) of the Replacement Cost Value prior to the loss will be adjusted based upon the Loss Settlement provision in the Investor Property Master Policy.

**Coinsurance Calculation Example**

Insured Property Information:

Replacement Cost Value (RCV): \$500,000  
Coinsurance (Amount of Insurance) Required: 80% (of RCV)  
Deductible: \$1,000  
Amount of Loss: \$50,000

**Inadequate Limits of Coverage**

Amount of Insurance Carried - "Did"	\$350,000
Amount of Insurance Required (RCV x Coinsurance) - "Should" • (\$500,000 x 80%)	\$400,000
Coinsurance Penalty Calculation Factors 1. Did / Should (\$350,000 / \$400,000) 2. Loss Amount 3. Deductible	1. 0.875 2. \$50,000 3. 1,000
Coinsurance Penalty Calculation: (1.x 2.) - 3.	(0.875 x \$50,000) - \$1,000
Amount of Payment (From Coinsurance Penalty Calculation Above)	\$42,750
Amount of Coinsurance Penalty (ignoring deductible) Loss Amount - Payment Amount (before deductible) \$50,000 - \$42,750	\$6,250

We will determine the value covered property as follows:

If at the time of loss, the limit of liability applicable to the lost or damaged property is less than eighty percent (80%) of the full replacement cost value of the property immediately before the loss, we will pay the greater of the following amounts, but not more than the limit of liability that applies to the property:

- a. The actual cash value of the lost or damaged property; or
- b. A proportion of the cost to repair or replace the lost or damaged property, after application of the deductible. This proportion will equal the ratio of the applicable limit of liability to eighty percent (80%) of the cost of repair or replacement.

**ANPAC LOUISIANA INSURANCE COMPANY**  
**INVESTOR PROPERTY**  
**WATER BACK-UP OF SEWERS AND DRAINS \$10,000**

---

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

It is hereby understood and agreed that in consideration of an additional premium paid by the named insured and upon the named insured's request of coverage, **we** agree to provide Water Back-Up of Sewers and Drains coverage for those properties insured under an Investor Property Master Policy.

1. The Investor Property Residential Property Policy Form, General Exclusions, Item A.3.b. is deleted. However, all other perils listed under Item A.3. apply.
2. The Investor Property Commercial Property Policy Form, Section IV - Exclusions, Item 1.g.(3) is deleted. However, all other perils listed under Item 1.g. apply.

The maximum limit of liability under this endorsement for covered losses is \$10,000 per occurrence.

ALL OTHER PROVISIONS OF THIS POLICY REMAIN UNCHANGED.

**ANPAC LOUISIANA INSURANCE COMPANY**

**INVESTOR PROPERTY  
LOSS OF RENTS ENDORSEMENT**

---

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

It is hereby understood and agreed that in consideration of an additional premium paid by the Named Insured and upon the Named Insured's request for coverage, we agree to provide Loss of Rents coverage as provided by this endorsement, subject to the terms and conditions of the Investor Protection Master Policy and for attachment to the Certificate of Insurance.

If a covered loss to the insured property described in the Certificate of Insurance makes that part of the property rented to others, or held for rental by the insured, uninhabitable we will cover the loss of rents as described herein.

Loss of rents means the loss of rents of that part of the property rented to others, or held for rental by the insured, that is uninhabitable. Loss of rents does not include charges and expenses which do not continue.

Payment shall be for the shortest time required to repair or replace that part of the property rented to others, or held for rental by the insured, but shall not exceed 12 months. This period of time is not limited by the expiration of this policy.

Time periods for which loss of rents may be covered:

- a. If the damaged or totally destroyed property is not repaired or replaced, or if it is repaired or replaced at the same premises, we will only pay for the time period during which the property could have been, or is being repaired or replaced at the same location with property of like kind, quality and use, with the exercise of due diligence and dispatch and not to exceed 12 months.
- b. If a covered structure is totally destroyed and is replaced elsewhere by the construction or purchase of another structure of like kind, quality and use, we will only pay for the time period during which the structure is being so replaced elsewhere, not to exceed the time period specified in a. above for the replacement of property at the same location.

Our maximum limit of liability that applies to each Described Location is as scheduled, per twelve (12) month period. Payment under this coverage is in addition to the Coverage A limit of liability.

If civil authority prohibits the use of that part of the property rented to others, or held for rental by the insured, as a result of direct damage to a neighboring location caused by a covered peril, we will cover the loss of rents for no more than two weeks.

We do not cover loss of rents or expense due to the cancellation of a lease or agreement.

ALL OTHER PROVISIONS OF THE POLICY REMAIN UNCHANGED.

**ANPAC LOUISIANA INSURANCE COMPANY**  
**INVESTOR PROPERTY**  
**COMMUNICABLE DISEASE EXCLUSION ENDORSEMENT**

---

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

It is hereby understood and agreed that loss contributable to Communicable Disease as described below is excluded from the Investor Property Master Policy. This exclusion applies to the Commercial and Residential Property Policy Forms:

There is no coverage for any loss, damage, claim, cost, expense or other sum, directly or indirectly arising out of, attributable to, or occurring concurrently or in any sequence with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.

Loss, damage, claim, cost, expense or other sum, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test:

- a. for a Communicable Disease, or
- b. any property insured hereunder that is affected by such Communicable Disease.

As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

- a. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
- b. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
- c. the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property insured hereunder.

4. This exclusion endorsement applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage grant(s).

ALL OTHER PROVISIONS OF THIS POLICY REMAIN UNCHANGED.

## ANPAC LOUISIANA INSURANCE COMPANY

### POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

---

Coverage for acts of terrorism is included in your policy. This notice addresses requirements of the Terrorism Risk Insurance Act of 2002 as amended and extended by the Terrorism Risk Insurance Program Reauthorization Act of 2019.

#### DEFINITIONS

The definitions provided in this notice are based on the definitions in the ACT and are intended to have the same meaning. If words or phrases not defined in this notice are defined in the ACT, the definitions in the ACT will apply.

**A.** ACT means the Terrorism Risk Insurance Act of 2002, which took effect on November 26, 2002, and any amendments.

**B.** ACT OF TERRORISM means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States as meeting all of the following requirements:

1. The act is an act of terrorism.
2. The act is violent or dangerous to human life, property or infrastructure.
3. The act resulted in damage within the United States, or outside of the United States in the case of United States missions or certain air carriers or vessels.
4. The act has been committed by an individual or individuals as part of an effort to:
  - a. coerce the civilian population of the United States; or
  - b. influence the policy or affect the conduct of the United States Government by coercion.
5. No act shall be certified by the Secretary as an ACT OF TERRORISM if property and casualty insurance losses resulting from the act, in the aggregate, do not exceed \$5,000,000.

**C.** INSURED LOSS means any loss resulting from an ACT OF TERRORISM that is covered by primary or excess property and casualty insurance issued by an insurer if the loss:

1. occurs within the United States; or
2. occurs to an air carrier (as defined in 49 USC 40102), to a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance is subject to regulation in the United States), regardless of where the loss occurs, or at the premises of any United States mission.

#### DISCLOSURE NOTICE

1. INSURED LOSSES would be partially reimbursed by the United States Government under a formula established by the ACT. Beginning January 1, 2020, the Federal share of compensation under the formula is equal to 80% of Industry INSURED LOSSES that exceed the insurer deductible. However, except as noted above, if the aggregate INSURED LOSSES exceeds \$100,000,000,000 in a calendar year, the United States Government will not make any payment for any portion of INSURED LOSSES under this ACT.
2. The portion of your premium that is attributable to coverage for INSURED LOSSES under the ACT is \$0.
3. Your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events.

## ANPAC Louisiana Insurance Company

### IMPORTANT NOTICE OF PRIVACY POLICY AND INFORMATION PRACTICES

The American National Companies respect your right to privacy. This notice explains how we collect and use personal data about our customers.

#### Information We Collect

The personal data about you we obtain may include:

- Name, age, addresses, social security number, marital status
- Occupation, current and past medical history, financial information

We collect personal data from a variety of sources, such as:

- Applications or other forms you submit
- Consumer reporting agencies and insurance data banks
- Your business dealings with us or other companies

#### How We Use and Disclose Personal Data

We do not share or sell personal data about our current or former customers to anyone. We only disclose data about you as permitted or required by law. Where permitted by law, such disclosures may be made without further notice to you. Disclosures we may legally make include:

- Those necessary to service your insurance or annuity contract
- Those made with your approval or at your direction
- Those made to assist law enforcement and prevent fraud
- Those made to comply with federal, state, or local laws

We protect your personal data. The only employees who have access to your data are those who must have it to provide products or services to you. Examples of functions that require access to personal data include:

- Underwriting and policy service
- Claims processing
- Reinsurance

We share personal data with insurance data banks that collect information about claim history. Insurance data banks may retain personal data and disclose it to other insurance companies and others legally entitled to see it.

We send current customers a privacy notice each year. If we change our practices, we will inform you promptly.

#### Your Right To Review and Correct Personal Data

You have the right to review your personal data in our files, and to ask us to correct data if it is in error. You have the right to ask us to delete data you do not wish us to keep. We will only continue to keep that data if it is required in order to service your insurance.

If you wish to review your personal data, please send a written request to **Privacy Compliance, P. O. Box 1896, Galveston, Texas 77553-9902**. Include your name, address, telephone number, policy number and Company name.