

LOWE TILLSON

Insurance & Associates, Inc.

Good Afternoon Ken,

Kim and I wanted to reach out and let you know that we have received a quote from General Star Indemnity Company for the property insurance at Bedford Towne Condominiums DBA The Marylander. As you are aware the current carriers are getting off the property as of 8/6/2025 due to the lack of updates, having federal pacific stab lok circuit breakers, and the general condition of the property.

We approached 3 different brokerage companies in an effort to find replacement coverage. We approached RT Specialty, Risk Placement Services (RPS), and Amwins. The only carrier that was willing to offer a property quote was Gen. Star. For \$5 Million Per Occurrence with a \$250,000 deductible the total annual premium would be \$403,572.50. Unfortunately, the only other option would be to self-insure the property until all the updates have been completed.

Below is a list of carriers that declined:

1. Lloyds (Price Forbers Brokers) – decline due to property condition
2. Senenca – decline due to property condition
3. Genstar – quoted
4. UFG – declined due to property condition
5. CIBA – declined due to property condition
6. WKFC – declined due to property condition
7. GNY – declined due to property condition
8. RLI – declined due to property condition
9. CJ Coleman (additional Lloyds broker) – declined due to property conditional
10. Dual – declined due to property condition
11. Lexington – declined due to property condition
12. RSUI – declined due to property condition
13. Great American – declined due to property condition
14. Travelers – declined due to property condition
15. Chubb – declined due to property condition
16. Philadelphia – declined due to property condition
17. Nationwide – declined due to property condition
18. The Hartford – declined due to property condition
19. Harford Mutual – declined due to property condition
20. Selective – declined due to property condition
21. Westminster – declined due to property condition
22. Liberty Mutual – declined due to property condition

Sincerely,

William M. Lowe

William M. Lowe
President