



A Stock Company
 P.O. Box 33003
 St. Petersburg, FL 33733-8003
 Customer Service: 1-800-820-3242
 Claims: 1-800-725-9472

FFL99.001 1021
 0749901
 12/29/23
 2000 11523 FLD RCBP

FLOOD DECLARATIONS PAGE
NEW BUSINESS

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152506330 00	1152506330	Residential Condominium Building Policy Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 12/18/23 To:12/18/24 12:01 am Standard Time	12/29/2023	0749901	8718637875

Agent (305)666-6636
 ALERA GROUP INC/ ATTN WILSON
 WASHBURN & FORSTER
 16505 NW 13TH AVE
 MIAMI FL 33169-5719
 RECEPTIONIST@WWFINS.COM

SHERIDAN BEACH CLUB CONDO
 9000 SHERIDAN ST STE 166
 (CO US MANAGEMENT)
 PEMBROKE PINES FL 33024-8808

Property Location (if other than above)
 619 E SHERIDAN ST, DANIA FL 33004

Address may have been changed in accordance with USPS standards.

Rating Information

Rate Category: Rating Engine
 Primary Residence: N
 Building Occupancy: Residential Condominium Building
 Building Description: Entire Residential Condo Building

Flood Risk: AE
 First Floor Height: .2 ft
 Method Used to Determine First Floor Height: FEMA Determined
 Date of Construction: 01/01/2004
 Prior NFIP Claims: 0
 Number of Units: 29
 Replacement Cost Value: 5,167,000

Property Description: Slab on Grade, 3 floors

Coverage	Deductible	Annual Premium
BUILDING	\$3,641,000	\$5,701.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
 Community Rating Discount: \$1,117.00
 FULL RISK PREMIUM: \$4,659.00
 Statutory Discounts
 Annual Increased Cap Discount: \$726.00
 DISCOUNTED PREMIUM: \$3,933.00
 Reserve Fund Assessment: \$708.00
 Federal Policy Service Fee: \$1,120.00
 HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES \$6,011.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements:

FFL 99.310 0120 0120 WFL 99.416 1021 1021 FFL 99.117 1021 1021

This policy is issued by NAIC company 11523
 Wright National Flood Insurance Company A stock company
 Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
 Patricia Templeton-Jones, President

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Company



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12/29/23

09 1152506330 00

Agent (305)666-6636
ALERA GROUP INC/ ATTN WILSON
WASHBURN & FORSTER
16505 NW 13TH AVE
MIAMI FL 33169-5719

First Mortgagee
Loan 1001002997
PNC BANK, NA ISAOA ATIMA
US BANK NATIONAL ASSOCIATIONS
PO BOX 7433
SPRINGFIELD OH 45501-7433

Dear Mortgagee: The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

The above message applies only when there is a mortgagee on the insured location.

Special Provisions:

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at www.wrightflood.com/policyforms.html. The form which applies to your policy coverage is: Residential Condominium Building Policy Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit FloodSmart.gov/floodcosts.

Claims Information:

Please contact your agent or go to www.wrightflood.com to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

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Company





Agent Contact Information
 Wilson Washburn & Forster
 16505 Nw 13Th Ave
 Miami, FL 33169-5719
 (305) 666-6636
Insurer NAIC Number 23248

Policy Number 87186376252023
NFIP Policy Number 8718637625
Policy Term 03/12/2023 12:01 AM - 03/12/2024 12:01 AM
Policy Form RCBAP
Policy Declarations Type Renewal Policy Declarations
Payor Insured
Rate Category Rating Engine

Occidental Fire & Casualty of NC

Flood Insurance Policy Declarations

THIS IS NOT A BILL

Insured Name and Mailing Address

SHERIDAN BEACH CLUB CONDO
 4800 N STATE ROAD 7 STE 105
 LAUDERDALE LAKES, FL 33319-5805

Property Location

609 E SHERIDAN ST 29 UNIT HIGH
 RISE CONDO
 DANIA, FL 33004-0000

COVERAGE AND RATING

	Coverage	Deductible	Premium Details	
Building	\$5,167,000	\$1,250	Building Premium	\$5,736
Contents	\$0	\$0	Contents Premium	\$0

ICC Premium	\$75
Mitigation Discounts	(-\$0)
CRS Discount	(-\$1,124)
Full-Risk Premium	<u>\$4,687</u>

PROPERTY INFORMATION

Flood Zone	AE
Primary Residence	No
Building Occupancy	Res. Condo Building
Building Description	Res. Condo Building
Building Description Detail	
First Floor Height	0.9 Feet
Method Used for 1st Floor Height	EC
Property Description	Slab on Grade, 3 Floors, Frame
Date of Const/Substantial Imp	01/01/2004
Replacement Cost Value	\$5,166,509
Prior NFIP Claims	0 claims
Number of Units	29

<u>Statutory Discounts</u>	
Annual Increase Cap Discount	(-\$894)
Pre-FIRM Discount	(-\$0)
Newly Mapped Discount	(-\$0)
Other Statutory Discounts	(-\$0)
Discounted Premium	<u>\$3,793</u>

<u>Fees and Surcharges</u>	
Reserve Fund Assessment	\$683
HFIAA Surcharge	\$250
Federal Policy Fee	\$1,120
Probation Surcharge	\$0
Total Annual Premium	<u>\$5,846</u>

Effective 4/1/2022, the NFIP implemented a new pricing methodology, Risk Rating 2.0 Phase II Renewals. Some property information on your policy may have been updated. Please contact your flood insurance agent to ensure you have the most accurate and up to date property information.

Your property's NFIP flood claims history can affect your premium.

MORTGAGE INFORMATION

Coverage limitations may apply. See your policy form for details.

For Questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood, risk please visit [FloodSmart.gov/floodcosts](https://www.floodsmart.gov/floodcosts).

Policy Issued By: Occidental Fire And Casualty Company Of Nc

Printed: 02/02/2023