



**KEY
WEST**
INSURANCE

Commercial Insurance Proposal

Duval Square Condominium Association, Inc.

Presented on: February 27, 2026

Presented by: Brian Stanton

Key West Insurance
3152 Northside Drive, Unit 201A

Key West, FL 33040
(305) 294-1096

Service Team

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Commercial Insurance Proposal

Duval Square Condominium Association, Inc.

Presented on February 27, 2023
Presented by: Brian Stanton

Key West Insurance
3103 Hobbes Drive, Unit 201A
Key West, FL 33940
(305) 294-1008

Named Insureds

Insured	Interest
Duval Square Condominium Association, Inc.	First Named Insured

Location Schedule

Loc	Bldg	Address
01	01	1075 Duval Street, C-7-23/R1-30 (Building D - Main Building), Key West, Florida 33040
01	01	1075 Duval Street, C-7-23/R1-30 (Pavilion), Key West, Florida 33040
01	01	1075 Duval Street, C-7-23/R1-30 (Swimming Pool), Key West, Florida 33040
02	01	1075 Duval Street, C-5/C-6 (Building A - Circle K), Key West, Florida 33040
03	01	1075 Duval Street, C-3/C-4/R-31 (Building B - Origami Restaurant & Nail Bar), Key West, Florida 33040
04	01	1075 Duval Street, C-1/C-2/R-32 (Building C - Pasta Garden), Key West, Florida 33040

Property

Issuing Company Mt. Hawley / Endurance American / Lexington Insurance Company
Policy Number TBD
Policy Term 3/1/2026 to 5/1/2027

Named Insureds

Insured	Interest
Duval Square Condominium Association, Inc.	First Named Insured

Coverages

Loc	Bldg	Subject	Amount	Val*	Co-insurance	Cause of Loss	Deductible
1	1	1075 Duval Street C-7-23/R1-30, Key West, FL 33040					
		Building	\$149,813	R		Special	\$10,000
		Building	\$11,586,916	R		Special	\$10,000
			\$113,000	R		Special	\$10,000
2	1	1075 Duval Street C-5/C-6, Key West, FL 33040					
		Building	\$346,010	R		Special	\$10,000
3	1	1075 Duval Street C-3/C-4/R-31, Key West, FL 33040					
		Building	\$621,947	R		Special	\$10,000
4	1	1075 Duval Street C-1/C-2/R-32, Key West, FL 33040					
		Building	\$636,615	R		Special	\$10,000

Insured Ultimately Chooses Values.

Conditions

Description	Limit
Windstorm Deductible	5.00% of the TIV Per Unit, \$25K Per Occur for NS & \$25K Per Occur for AOW/H

*Valuation Definitions		
(A) Actual Cash Value	(G) Guaranteed Replacement Cost	(R) Replacement Cost
(B) Business Income Changes	(I) Invoice Cost	(S) Stated Amount
(C) Agreed Amount (Waived Coinsurance) and Replacement Cost	(L) Actual Loss Sustained	(T) Total Insured Value
(D) Reproduction	(M) Market Value	(U) Full Value Replacement Cost
(E) Agreed Amount (Waived Coinsurance)	(O) Other	(V) Agreed Value
(F) Functional Replacement Cost	(P) Selling Price	(X) Extended Value Replacement Cost

Mt. Hawley / Endurance American / Lexington - Additional Coverages

\$50,000 sublimit for Extra Expenses

\$50,000 sublimit for Fire Department Service Charges

\$50,000 sublimit for Fire Protection Equipment Recharge

\$25,000 sublimit for Fungus & Mold, Occurrence & Aggregate

\$25,000 sublimit for Pollutant Cleanup and Removal-Aggregate

\$50,000 sublimit for Professional Fees

\$25,000 sublimit for Reprogramming of Key Systems/Lock Replacement

\$50,000 sublimit for Sewer Backup and Drains

\$100,000 sublimit for Wind Driven Rain

Ordinance or Law -

Coverage A - Up to the Building Limit

Coverage B - 10% sublimit

Coverage C - 10% sublimit

\$250,000 or 25% sublimit for Debris Removal, whichever is

Greater Deductibles/Valuation/Coinsurance \$10,000 Per Occurrence for All Covered Perils, except:

5.00% of the Total Insurable Values Per Unit (including time element if applicable) at the time of loss or damage subject to a minimum of \$25,000 Per Occurrence for Named Storm

\$25,000 Per Occurrence for Windstorm or Hail

Valuation:

Physical Damage at Replacement Cost

Time Element at Actual Loss Sustained

Coinsurance:

N/A for Physical Damage

N/A for Time Element

Equipment Floater

Issuing Company Lloyds
Policy Number TBD
Policy Term 3/1/2026 to 5/1/2027

Named Insureds

Insured	Interest
Duval Square Condominium Association, Inc.	First Named Insured

Coverages

Description	Value
Coverage Type	Scheduled
Coverage Form	Named perils (including theft)
Valuation	Replacement Cost
Total Scheduled Amount	\$13,454,301
Deductible	\$10,000

Insured Ultimately Chooses Limits.

Premium Summary

Coverage	Carrier	Expiring Premium	Proposed Premium
Property	Mt. Hawley/Endurance American/Lexington Insurance Company		\$483,754.72
Equipment Floater /Inland Marine	Lloyds		\$1,275.72
Total Proposed Premium		\$687,997.60	\$483,754.72

Subject to the following: i.e. audit, minimum earned premium, favorable MVRs, etc.

Premium Finance

Amount due now ~~13~~ \$70,000.00 Payable to Key West Insurance

Balance Billed in ~~10~~ Monthly Installments of ~~\$42,629.03~~ Payable to First Insurance Funding

13-

\$32,975.21

3/31/26.

PP. JSCA.

Proposal Acceptance

Premium Summary

I accept this proposal for **Duval Square Condominium Association, Inc.**

LS Smith
lan.smith (Mar 30, 2026 06:09:56 EDT)
Signature

President
Title

27/02/2026
Date

I accept this proposal with the following changes completed for **Duval Square Condominium Association, Inc.**

Signature

Title

Date