

Holmes Murphy**PAYMENT ADDRESS:**

39561 Treasury Center
Chicago, IL 60694-9500
402.498.0464

Marberry & Eagle, CPA
414 E. Broadway
Columbia, MO 65201

Statement

Client	Beta Beta Chapter of DSP
	4498
Date	02/11/2017
Client Service	Edward (Ned) Kirklin Melissa Chambers
Page	1 of 1

Payment Information	
Statement Total	6,925.00
Payment Amount	
Payment for:	

Thank you

Please detach and return with payment

Client: Beta Beta Chapter of DSP

Invoice	Transaction Date	Description	Amount	Sub-Total
167623	02/11/2017	Policy #BME1 7B31100A 04/01/2017-04/01/2018 The Charter Oak Fire Ins. Co. Effective: 04/01/2017 Equipment Breakdown - Renew policy Invoice balance	388.00	388.00
167622	02/11/2017	Policy #NHD398517 04/01/2017-04/01/2018 RSUI Indemnity Company Effective: 04/01/2017 Commercial Property - Renew policy Inspection Fee Association Fee Professional Management Modern Safe Facility Invoice balance	7,528.00 265.00 250.00 -753.00 -753.00	6,537.00
				Statement Total
				6,925.00

Less than 0 0 - 15 Days 16 - 45 Days 46 - 60 Days Over 60 Days
6,925.00

Holmes Murphy
402.498.0464

Date
02/11/2017

Thank you



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PAYMENT REMITTANCE OPTIONS

Your payment is due on or before 4/1/2017, the effective date of your renewal.

For your convenience, we offer several options for you to remit your payment. Below is a summary of these options:

Mail to our Lockbox:

Holmes Murphy
39561 Treasury Center
Chicago, IL 60694-9500

Online Bill Pay

- 1) Go to www.HolmesMurphyFraternal.com
- 2) Click on the Online Bill Pay link located in the lower right-hand corner of the website.
- 3) Leave the invoice number blank
- 4) Enter your Client Number
- 5) Enter your Client Name
- 6) Click on Continue and follow the instructions to complete the transaction
- 7) You will receive an e-mail confirmation once the transaction has been completed.

Send via Courier Overnight

Xerox c/o BMO Harris
Lockbox 39561
141 W Jackson Blvd/Suite 1000
Chicago, IL 60604

Wire Funds

Harris Bank in Chicago, IL 60606
Account Number: 314-162-9
Routing Number: 071000288

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Holmes Murphy 13810 FNB Parkway Suite 300 Omaha, NE 68154		PHONE (A/C, No, Ext): 800.736.4327		COMPANY RSUI Indemnity Company	
FAX (A/C, No): 800.328.0522		E-MAIL ADDRESS nkirklin@holmesmurphy.com			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #: 00004498		LOAN NUMBER		POLICY NUMBER NHD398517	
INSURED Beta Beta Alumni of Delta Sigma Phi, Inc. 4907 Cohero Ct Columbia, MO 65203		EFFECTIVE DATE 04/01/2017		EXPIRATION DATE 04/01/2018	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION 1 Loc 00001 Bldg 00001 805 Richmond Ave Columbia, MO 65201
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

	COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
1	Building, AA, Special form	2,890,442	2500
1	Business Personal Property, ALS, Special form	239,568	2500
1	BI w/ Extra Expense, ALS, Special form	339,388	2500
1	Equipment Breakdown, The Charter Oak Fire Ins. Co. BME1 7B31100A	5,000,000	1000


REMARKS (Including Special Conditions)

Deductibles; \$100,000 Flood Zone A or V; \$25,000 Flood All Other & Minimum Earthquake Deductible. California EQ is 5% of line of coverage for locations that have paid additional premium. Tier 1 Windstorm locations \$10,000 if additional premium is paid otherwise 2% of line of coverage. \$10,000 vacant locations, all other perils as shown above in the coverage information.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Beta Beta Alumni of Delta Sigma Phi, Inc, c/o Marberry & Eagle, CPA 414 E. Broadway Columbia, MO 65201	<input type="checkbox"/> MORTGAGEE		<input type="checkbox"/> ADDITIONAL INSURED
	<input checked="" type="checkbox"/> LOSS PAYEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE Edward (Ned) Kirklin/BECKY 		



THINKING AHEAD

February 8, 2017

To: House/Alumni Corporation Officers & Undergraduate Chapters

From: Ned Kirklin, Practice Leader, Extension 4195
Melissa Chambers, Client Service Consultant, Extension 4196

RE: **Fraternal Property Management Association Property Insurance Program
Policy Renewal of April 1, 2017**

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If you have any questions regarding your renewal or anything contained in this memorandum, please contact Melissa Chambers, Client Service Consultant, 1-800-736-4327 ext. 4196 or mchambers@holmesmurphy.com

If you are forwarding the invoice to another party to pay the renewal billing, please forward ALL INFORMATION enclosed to the person paying the invoice. Holmes Murphy and many FPMA participants are working hard to improve the loss experience for their individual locations. The commitment of all participating locations in reducing avoidable losses is needed on a daily basis. We are very happy to be able to continue the underwriting relationship with RSUI Indemnity (rated A+(XIII) by AM Best & Co.). Also, we are pleased to announce a number of new discounts. The RSUI relationship was established in 2002 and they will begin their 16th underwriting year in 2017.

Together, Holmes Murphy and RSUI continue to provide you with:

- 1) An insurance contract providing a breadth of coverage that is second to none in the fraternal world.
- 2) A service level that exceeds your expectations.
- 3) A fair premium charge.

As a result of improved loss experience, we are pleased to announce RSUI has agreed to provide a 7.5% rate decrease for sprinkled properties and a 2% rate decrease for non-sprinkled properties. This is the second consecutive year where RSUI Indemnity has agreed to a premium rate decrease. While loss experience has improved, avoidable losses such as frozen pipes, water damage resulting from deferred maintenance or daily oversight and human error fires continue to occur. A material improvement in easily avoided claims will help us to continue to provide material rate reductions in the future.

*****IMPORTANT ISSUES AFFECTING INSURANCE COVERAGE AND PREMIUM COST*****

- A. Equipment Breakdown:** The Charter Oak Fire Insurance will be the renewal insurance carrier for the Equipment Breakdown coverage under the Fraternal Property Management Association Program for the 2017-18 policy term once again. Rates will remain unchanged. The Charter Oak Fire Insurance Company is affiliated with Travelers Companies and has an A.M. Best rating of A++ (XV). This line of coverage and premium is included in your renewal invoice **unless** you previously declined the coverage. Please review your invoice and Evidence of Property Insurance to determine if you have this important coverage. If you currently are not carrying Equipment Breakdown, we strongly recommend you contact your Client Service Consultant to add this essential coverage.



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- B. Business Personal Property (BPP):** RSUI Indemnity Company has agreed to provide Guaranteed Replacement Cost protection for Business Personal Property (BPP) as they have done for years with Real Property/Building Coverage for many years. For a facility to receive GRC protection for BPP they need to carry a **BPP limit equal to \$ 12.00 per square foot** of the facility. For example, a 10,000 square foot facility can secure GRC protection for the BPP by declaring a limit of \$120,000. This provides an insured an easy way to meet his or her fiduciary responsibility for insuring to value. In a number of large property losses, we found that many owners are significantly underinsured and do not have the limit necessary to replace all the damaged contents in the facility. If you do not insure to a limit equal to or greater than \$12.00 per square foot, Agreed Amount coverage will apply. Should you wish to change your insurance protection as outlined above, please contact your Client Service Consultant.
- C. Business Income/Extra Expense (BI/EE):** RSUI Indemnity Company has agreed to provide Actual Loss Sustained (ALS) protection for the Loss of Rents/Extra Expense exposure without a cap on the limit of coverage available. For a facility to receive ALS protection they need to carry a **Loss of Rents/Extra Expense limit equal to \$ 17 per square foot**. For example, a 10,000 square foot facility can secure ALS protection for the BI/EE by declaring a limit of \$170,000. This provides an insured an easy way to meet his or her fiduciary responsibility for insuring to value. In a number of large property losses, we found that many owners are significantly underinsured and do not have the limit necessary to maintain the necessary cash flow to meet ongoing expenses while repairs are being completed. If you do not insure to a limit equal to or greater than \$17.00 per square foot, Agreed Amount coverage will apply. Should you wish to change your insurance protection as outlined above, please contact your Client Service Consultant.

*****IMPORTANT ISSUES AFFECTING INSURANCE COVERAGE AND PREMIUM COST*****

- 1. Building:** To participate in the program, your building must be insured to a minimum of the most current Core Logic Building Valuation System (BVS) replacement cost value on file with Holmes Murphy at renewal. The minimum valuation requirement of RSUI eliminates the usual and customary coinsurance clause/penalty clause and provides Guaranteed Replacement Cost (GRC). With GRC, the carrier agrees to pay the actual cost of like, kind and quality repairs regardless of the stated building limit. If your building was previously valued below 100% of the most current Core Logic Building Valuation System (BVS) replacement cost value on file, we have adjusted your building value accordingly.

Please review your enclosed Evidence of Property Insurance (EPI). Confirm all buildings you own and wish to insure are declared and have a value shown. Only buildings listed are currently insured. If you have any additional buildings/structures on your property that are not listed and you wish for them to be insured, please contact your Client Service Consultant to make the needed changes to your policy.

- 2. Is your facility vacant?** If your facility is vacant or becomes vacant during the policy year, and you have not previously notified our office, please contact your Clients Service Consultant. Please note a facility that is only idle over the summer or holiday breaks WILL NOT be considered vacant. **You only have 60 days to report a vacancy. Do not jeopardize your coverage by failing to report the vacancy.**
- 3. The inspection program continues:** Each participating location with an insured physical building is required to be inspected once every two years. The cost will remain constant from last year's renewal.



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The cost is \$530. To assist budgeting for this expense, we charge one-half (\$265) of the inspection fee at each renewal. The fee is non-refundable.

4. **Discounts Available.** In an effort to reward House Corporations that differentiate themselves from their peers by taking additional steps to reduce their exposure to risk, RSUI offers a number of premium discount opportunities including a number of new discounts. Included with our memorandum is a flyer outlining the discounts available and how to qualify.
5. **Premium surcharges may apply.**
 - **Claim Surcharge:** To hold premiums to a minimum for locations with no claims, a surcharge has been included for those locations with a claim, or multiple claims, with total payments in excess of \$100,000. The surcharge will only apply for one policy term.
 - **Named Storm Deductible Buy Down:** Tier one wind counties, defined as counties bordering the coast from the states of Virginia to Texas and the entire state of Florida are subject to a Named Storm deductible equal to 2% of the declared value for each line of coverage a claim is filed against. If you wish, you may buy down the Named Storm deductible to \$10,000 by paying the Named Storm premium surcharge.
 - **California Earthquake:** All California locations are subject to a surcharge for Earthquake coverage. **If the surcharge is not paid, there is no coverage for the peril of earth movement. If you have declined in the past, there is no surcharge and you do not have coverage. Please review your invoice as the surcharge is clearly noted as a separate line item if currently purchased. If your facility is located in California and you do not currently purchase earthquake coverage, please contact your Client Service Consultant for a quote.**

If you have any questions regarding the surcharges addressed above, please contact your Client Service Consultant.

6. **Review your stated limits by line of coverage!** Please review all limits of insurance shown on your enclosed evidence of property insurance for accuracy. It is important to review all limits of coverage.

*******OTHER THINGS YOU NEED TO KNOW*******

1. **PREMIUM FINANCING AVAILABLE.** We have a premium financing option available. We can provide the opportunity for you to pay 60% down now with the remainder to be paid in one installment due September 1, 2017. Finance costs will vary from \$150 to \$500 depending on the amount of premium. If you wish to finance your property premium, you must remit 60% of your invoice amount prior to April 1, 2017. A finance agreement will be forwarded for your execution upon receipt of your down payment. At that time you can either execute the agreement or pay the remaining balance. For additional information regarding premium financing, contact Gail Wolf, gwolf@holmesmurphy.com, 1-800-736-4327 ext. 4192.
2. **PREMIUM PAYMENTS REQUIRED FOR RENEWAL OF COVERAGE. Coverage will not be renewed until payment is received.** If you have any difficulty in making your premium payment, contact your Client Service Consultant. We will do our best to help you keep your coverage in force.



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3. **MORTGAGE HOLDER OR LOSS PAYEE EVIDENCE OF PROPERTY INSURANCE CERTIFICATES.** An Evidence of Property Insurance Certificate for any mortgage holder and loss payees will be mailed to the appropriate party **after premium payment is received**. If there have been any changes in your mortgage holder or loss payee, please advise your Client Service Consultant.
4. **HOW TO REPORT A CLAIM.** Any incident which may damage your property should be reported immediately by telephone to Mary Mashek, Senior Claims Account Manager, 1-800-736-4327, Ext. 5500. Claim personnel will give you instructions as to how to proceed. ***If you are reporting a claim after hours, please call 402-898-4189.*** A possible claim can also be reported on line at www.HolmesMurphyFraternal.com; however, if your claim is of an urgent nature, we recommend you call us. The policy requires reasonable efforts be made by an Insured to protect the property from further damage and mitigate the extent of the damage. Please take immediate appropriate action to fulfill this obligation under the policy. One company which provides emergency mitigation services is Service Master 1-888-927-4877.
5. **RISK AND PROPERTY MANAGEMENT RESOURCES.** Holmes Murphy strives to provide risk management resources to complement the loss prevention and control efforts of our clients. We have an Education Consultant on staff to assist you in this area. Please visit our website at www.HolmesMurphyFraternal.com to review our downloadable risk prevention resources. Should you like assistance with your educational efforts in loss prevention and control, please contact Bobbi Larsen at 800-736-4327, Ext. 4178 or by email at blarsen@holmesmurphy.com.
6. The FPMA property program is a master policy that utilizes the combination of 6 or more insurance policies to provide the participating members with the needed limits and breadth of coverage. To complete the allocation of program costs and invoicing, blended rates are developed to pay the premium obligation of all FPMA property program insurance companies and billed as a property premium line item with the exception of any premium surcharges or credits outlined on the invoice. This procedure results in differences between monies collected in the aggregate across all program participants and owed to the insurance carriers to pay the different policy premium obligations. Any difference is treated as revenue to Holmes Murphy and accounted for under generally accepted accounting practices.
7. Neither your property insurance nor your liability insurance provides Workers' Compensation Coverage for chapter or house corporation employees. It is the duty of each house corporation to make certain they are familiar with their State laws and requirements to carry Workers' Compensation Coverage for employees of the Chapter.

It is important to note that in addition to payrolls paid to a chapter cook and housemother, subsidized housing or meals provided to chapter members in exchange for service in a position (i.e. house manager, kitchen steward, chapter officer) is also considered payroll and if injured, the individual likely has the right to recover damages under the Workers' Compensation laws of your State. If you would like more information concerning your State's Workers Compensation requirements or a quote, please contact your Client Service Consultant.



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*******AGENCY DISCLOSURE STATEMENT*******

As a Holmes Murphy agency Customer, you have the right to know:

- That Holmes Murphy, like other insurance agents, represents insurance companies and is paid by insurance companies for selling insurance to clients like you.
- That Holmes Murphy earns a commission based on a percentage of the premium you pay to the insurance company. Like other insurance agents, may also be paid additional amounts by insurance companies based on other factors, such as the number of policies placed or renewed with an insurer, the amount of premiums paid, or the loss histories of clients placed or renewed with an insurer.
- Holmes Murphy commissions are built into the cost of your insurance.
- Swett/CRC is utilized by Holmes Murphy in the obtaining the necessary breadth of coverage and limit required to facilitate the FPMA property insurance program. Holmes Murphy does not have an ownership interest in Swett/CRC. Swett/CRC does earn compensation for the placement of the necessary insurance coverage. This compensation is paid by the insurance carriers utilized and is included in your premium.
- That Holmes Murphy, like other insurance agents, may receive compensation for placing your insurance from other intermediaries, such as wholesalers and premium finance companies, which may or may not be affiliated with Holmes Murphy. That compensation may be in the form of commissions, administrative fees, placement fees, interest, or other compensation.
- Holmes Murphy Associates are prohibited from accepting any gifts, entertainment or trips from insurers that could create the appearance of a conflict of interest.
- That Holmes Murphy may earn interest on your premiums before paying your premium to the applicable insurance companies.
- Holmes Murphy will disclose all quotes and indications sought and all quotes and indications received, including declinations of each insurer competing for your business. For the 2017 renewal, Holmes Murphy did not seek alternative quotes and elected to remain with the incumbent carrier RSUI.
- Holmes Murphy will disclose all compensation to be received for each quote in dollars or as a percentage of premium if requested by you.
- That Holmes Murphy may receive additional compensation from the underwriter of the Fraternal Property Management Association based on the overall profitability of that business to the underwriter.

For billing inquiries, please contact Gail Wolf, at 402-898-4192, gwolf@HolmesMurphy.com. For other questions please speak with your Client Service Consultant. We appreciate your continued business and look forward to helping you this next policy term. Thank you.