

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 03/01/2024

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

REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
PRODUCER			CONTACT Pamella Lyons				
Ted W. Allen & Associates, Inc.			PHONE (A/C, No, Ext): (281) 378-7500	FAX (A/C, No): (28	1) 378-7501		
17004 Grant Rd			E-MAIL ADDRESS: paml@tedwallen.com				
			PRODUCER 00003713 CUSTOMER ID:				
Cypress	TX	77429-1260	INSURER(S) AFFORDING COVERAGE		NAIC#		
INSURED			INSURER A: Certain Underwriters at Lloyds, etal		AA1122000		
University Green Townhome Owners Ass	sociation, Inc.		INSURER B: Philadelphia Indemnity Ins.Co		23580		
PO Box 580521			INSURER C:				
			INSURER D:				
Houston	TX	77258-0521	INSURER E :				
			INSURER F:				
COVERAGES	CERTIFICATE NUMBER:	CP243109026	REVISION NUM	IRFR.			

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

2101-2349 Broadlawn Dr., 2002-2386 Gemini St.,16502-16584 Space Center Blvd, Houston, TX 77058-2240 (Harris County) 245 Total Units

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYF	PE OF IN	SURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)			LIMITS
	PROPER	RTY					×	BUILDING	\$ 42,474,620
	CAUSES OF L	LOSS	DEDUCTIBLES	-	03/01/2024	03/01/2025		PERSONAL PROPERTY	\$
	BASIC		BUILDING \$10,000					BUSINESS INCOME	\$
	BROAD		CONTENTS					EXTRA EXPENSE	\$
	➤ SPECIAL	L	00.11.2.11.0					RENTAL VALUE	\$
١, ١	EARTHO	QUAKE		- AQS240352				BLANKET BUILDING	\$
A	X WIND		1% Per Bldg.	- AQ5240352				BLANKET PERS PROP	\$
	FLOOD			1				BLANKET BLDG & PP	\$
	X NSWH	Ded	5% Per Bldg.	1			×	Loss Limit	\$ 5,000,000
	➤ Valuati	ion	Replacement				×	Ordinance or Law	\$ A, B, & C
	INLAND	MARINE		TYPE OF POLICY					\$
	CAUSES OF L	LOSS							\$
	NAMED	PERILS		POLICY NUMBER					\$
									\$
	CRIME						×	Empl.Theft/Deduct.	\$ 150,000/\$250
В	TYPE OF POL	LICY		PCAC0009290-0520	03/01/2024	03/01/2025	×	Forgery/Alteration	\$ 25,000/\$250
	Employee Dishonesty (Fidelity)		esty (Fidelity)				×	Comp/Wire Fraud	\$ 150,000/\$250
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN								\$
	EQUIPM	IENI BRE	EARDOWN						\$
									\$
									\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 Day Notice of Cancellation except 10 Day Notice of Cancellation for Non-Payment of Premium. Severability of Interests included.

CERTIFICATE HOLDER	CANCELLATION
Insured Copy	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
	Lenie J. aller