



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
04/04/2025

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 Ted W. Allen & Associates, Inc. 17004 Grant Rd Cypress TX 77429-1260	CONTACT NAME: Pamella Lyons PHONE (A/C, No, Ext): (281) 378-7500 E-MAIL ADDRESS: paml@tedwallen.com PRODUCER CUSTOMER ID: 00000047	FAX (A/C, No): (281) 378-7501
INSURED Brentwood Council Of Co-Owners Assoc. Randall Management 6200 Savoy Drive, Suite 420 Houston TX 77036-3324	INSURER(S) AFFORDING COVERAGE INSURER A: Certain Underwriters at Lloyds, etal INSURER B: Continental Casualty Ins. Company INSURER C: Hartford Steam Boiler Inspection and Insurance Co. INSURER D: RSUI Indemnity Insurance/Kinsale Insurance Company INSURER E: INSURER F:	
		NAIC # AA1122000 20443 11452

COVERAGES**CERTIFICATE NUMBER:** CP254409644**REVISION NUMBER:****LOCATION OF PREMISES / DESCRIPTION OF PROPERTY** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

2400 N. Braeswood, 2425 & 2475 Underwood, Houston, TX 77030 (Harris County) 275 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	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A/D	<input checked="" type="checkbox"/> PROPERTY		AQS250701/NHD950419/0100361257	04/01/2025	04/01/2026	<input checked="" type="checkbox"/> BUILDING	\$ 56,613,990
	CAUSES OF LOSS	DEDUCTIBLES				<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input checked="" type="checkbox"/> BASIC	BUILDING \$25,000				<input type="checkbox"/> BUSINESS INCOME	\$
	BROAD	CONTENTS				<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL					<input type="checkbox"/> RENTAL VALUE	\$
	EARTHQUAKE					<input type="checkbox"/> BLANKET BUILDING	\$
	<input checked="" type="checkbox"/> WIND	2% per Bldg**				<input type="checkbox"/> BLANKET PERS PROP	\$
	FLOOD					<input type="checkbox"/> BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> NSWHD Ded	5% per Bldg.*				<input checked="" type="checkbox"/> AOP/Wind/Hail LL	\$ 15,000,000/\$5Mil
	<input checked="" type="checkbox"/> Valuation	Replacement				<input checked="" type="checkbox"/> Law & Ordinance	\$ A, B & C
	<input type="checkbox"/> INLAND MARINE		TYPE OF POLICY				\$
	CAUSES OF LOSS						\$
	<input type="checkbox"/> NAMED PERILS		POLICY NUMBER				\$
B	<input checked="" type="checkbox"/> CRIME		618671656 (Incl. Prop. Mgmt.)	04/01/2025	04/01/2026	<input checked="" type="checkbox"/> Empl.Theft/Comp/	\$ 1,000,000
	TYPE OF POLICY					<input checked="" type="checkbox"/> Forgery/Alteration	\$ 25,000
	Employee Dishonesty					<input checked="" type="checkbox"/> Deductibles	\$ 10,000/\$250-Forg
C	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN		FBP2358529	04/01/2025	04/01/2026	<input checked="" type="checkbox"/> Total Limit	\$ 5,000,000
						<input checked="" type="checkbox"/> Deductible	\$ 1,000
							\$
							\$

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

Certificate holder is listed as mortgage as their interest may appear.

30 day cancellation notice except 10 day cancellation notice for non-payment of premium. Severability of Interests included.

**Named Storm Wind/Hurricane/Hail deductible-5% Per Building, subject to a #100,000 Per Occurrence minimum (\$2,830,700 Max); All Other Wind/Hail 2% Per Building, subject to a \$100,000 Per Occurrence minimum (\$1,132,280 Max)

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

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