



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/27/2025

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: Pamela Lyons PHONE (A/C, No, Ext): (281) 378-7500 E-MAIL ADDRESS: paml@tedwallen.com PRODUCER CUSTOMER ID: 00003713		FAX (A/C, No): (281) 378-7501	
INSURED University Green Townhome Owners Association, Inc. PO Box 580521 Houston TX 77258-0521		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A: Certain Underwriters at Lloyds, etal		AA1122000	
		INSURER B: Philadelphia Indemnity Ins.Co		23580	
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** CP2522709564 **REVISION NUMBER:****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	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/>	PROPERTY	AQS250381	03/01/2025	03/01/2026	<input checked="" type="checkbox"/> BUILDING	\$ 44,566,195 TIRV	
		CAUSES OF LOSS				DEDUCTIBLES	<input type="checkbox"/> PERSONAL PROPERTY	\$
		BASIC				BUILDING \$10,000	<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				1% Per Bldg**	<input type="checkbox"/> BLANKET PERS PROP	\$
		FLOOD					<input type="checkbox"/> BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> NSWHL Ded	5% Per Bldg**	<input checked="" type="checkbox"/> Loss Limit	\$ 5,000,000				
	<input checked="" type="checkbox"/> Valuation	Replacement	<input checked="" type="checkbox"/> Ordinance or Law	\$ A, B, & C				
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS	POLICY NUMBER				\$		
	<input type="checkbox"/> NAMED PERILS					\$		
	<input type="checkbox"/>					\$		
B	<input checked="" type="checkbox"/>	CRIME	PCAC0009290-0620	03/01/2025	03/01/2026	<input checked="" type="checkbox"/> Empl.Theft/Deduct.	\$ 150,000/\$250	
		TYPE OF POLICY				<input checked="" type="checkbox"/> Forgery/Alteration	\$ 25,000/\$250	
	Employee Dishonesty (Fidelity)	<input checked="" type="checkbox"/> Comp/Wire Fraud				\$ 150,000/\$250		
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		
						\$		
						\$		
						\$		

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.

**5% Per Building (\$2,228,310 MAX) Named Storm Wind Hail, subject to a \$100,000 Per Occurrence minimum; 1% Per Buildings (\$445,662 MAX) All Other Wind/Hail, subject to a \$100,000 Per Occurrence minimum

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 <i>Ted W. Allen</i>

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