



DATE
9/20/2022

INSURANCE BINDER

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY HIGGINBOTHAM & ASSOCIATES, INC. 500 W 13th Street Fort Worth TX 76102	COMPANY Wesco Insurance Company	BINDER # WPP1987088 00
PHONE (A/C, No, Ext): (800) 728-2374		FAX (A/C, No): (512) 472-8888
CODE: 20677		SUBCODE:
AGENCY CUSTOMER ID:		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #
INSURED Villas at Westwood Owners Association c/o Beal Properties 3363 University Dr E Suite 215 Bryan TX 77802		DESCRIPTION OF OPERATIONS / VEHICLES / PROPERTY (Including Location) Loc 1 / Bldg 1: 1800 W Villa Maria Rd Bryan TX 77807 / Condo Association Loc 1 / Bldg 2: 1800 W Villa Maria Rd Bryan TX 77807 / Condo Association Loc 1 / Bldg 3: 1800 W Villa Maria Rd Bryan TX 77807 / Condo Association Loc 1 / Bldg 4: 1800 W Villa Maria Rd Bryan TX 77807 / Condo Association Loc 1 / Bldg 5: 1800 W Villa Maria Rd Bryan TX 77807 / Building "E" Loc 1 / Bldg 6: 1800 W Villa Maria Rd Bryan TX 77807 / Building "F"

TYPE OF INSURANCE	COVERAGE / FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC <input type="checkbox"/> Including Theft	Loc 1 / Bldg 1: Building: \$691,135, CoIns 90%, Replacement Cost; Loc 1 / Bldg 2: Building: \$691,135, CoIns 90%, Replacement Cost; Loc 1 / Bldg 3: Building: \$691,135, CoIns 90%, Replacement Cost; Loc 1 / Bldg 4: Building: \$609,493, CoIns 90%, Replacement Cost; Loc 1 / Bldg 5: Building: \$609,493, CoIns 90%, Replacement Cost; Loc 1 / Bldg 6: Building: \$609,493, CoIns 90%, Replacement Cost;	Loc 1: \$5,000		
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	Identity Recovery Limits Of Liability GL Expansion Endorsement RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG		\$1,000,000 \$100,000 \$5,000 \$1,000,000 \$2,000,000 \$2,000,000
VEHICLE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE MEDICAL PAYMENTS PERSONAL INJURY PROT UNINSURED MOTORIST		\$ \$ \$ \$ \$ \$
VEHICLE PHYSICAL DAMAGE DED <input type="checkbox"/> COLLISION: <input type="checkbox"/> OTHER THAN COL:	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT		\$ \$
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE		\$ \$ \$
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE AGGREGATE SELF-INSURED RETENTION PER STATUTE		\$ \$ \$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT		\$ \$ \$
SPECIAL CONDITIONS / OTHER COVERAGES		FEES TAXES ESTIMATED TOTAL PREMIUM		\$0.00 \$0.00 \$14,446.00

NAME & ADDRESS		<input type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
		<input type="checkbox"/> LOSS PAYEE	
		LOAN #:	
		AUTHORIZED REPRESENTATIVE	

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CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company. This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in Arizona

Binders are effective for no more than ninety (90) days.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective Date Of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer Or its agent if the binder includes Or Is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Maryland

The insurer has 45 business days, commencing from the effective date of coverage to confirm eligibility for coverage under the insurance policy.

Applicable In Michigan

The policy may be cancelled at any time at the request Of the insured.

Applicable In Nevada

Any person who refuses To accept a binder which provides coverage Of less than \$1, 000, 000.00 when proof Is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in Oklahoma

All policies shall expire at 12:01 a.m. standard time on the expiration date stated in the policy.

Applicable in Oregon

Binders are effective for no more than ninety (90) days. A binder extension or renewal beyond such 90 days would require the written approval by the Director Of the Department Of Consumer And Business Services.

Applicable In the Virgin Islands

This binder Is effective For only ninety (90) days. Within thirty (30) days Of receipt Of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.

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