



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/6/2024

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 Higginbotham Insurance Agency, Inc. 11700 Katy Freeway, Suite 1100 Houston, TX 77079		PHONE (A/C, No, Ext): 817-349-2240	COMPANY Wesco Insurance Company	
FAX (A/C, No): 817-347-6981		E-MAIL ADDRESS: mlane@higginbotham.net		
AGENCY CUSTOMER ID #:		License#: 2081754		
INSURED Copper Creek Condos HOA, Inc. c/o Beal Properties 3363 University Dr E Ste 215 Bryan TX 77802		LOAN NUMBER	POLICY NUMBER WPP2008742-01	
CODE:		SUB CODE:		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		EFFECTIVE DATE 02/17/2024	EXPIRATION DATE 02/17/2025	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 301 Southwest Pkwy, College Station TX 77840 54 Units

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	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	X	SPECIAL		
Blanket Building Business Personal Property Special (Including Theft) Replacement Cost 100% Coinsurance Wind/Hail deductible 1%					10,934,163 12,300	25,000 25,000

REMARKS (Including Special Conditions)

Equipment Breakdown Included Ordinance or Law B&C Included

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 Information Only Certificate	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			