

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 01/05/2024

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.			
PRODUCER	CONTACT NAME:	•	
ABI Insurance an ISU Network Agency	PHONE (A/C, No, Ext): (503)292-1580 FAX (A/C, No): (503)4	167-4600	
4800 SW Griffith Dr. Suite 300	E-MAIL ADDRESS: certificates@abipdx.com		
Beaverton, OR 97005	PRODUCER CUSTOMER ID 00016721		
	INSURER(S) AFFORDING COVERAGE	NAIC #	
INSURED	INSURER A: Accelerant National Insurance Company		
AUO of Sunshine Creek Condominiums	INSURER B: Continental Casualty Company		
	INSURER C: Federal Insurance Company		
c/o FRESH START Real Estate, Inc.	INSURER D :		
6107 SW Murray Blvd. Suite 313	INSURER E :		
Beaverton, OR 97008	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

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			SURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)		COVERED PROPERTY	LIMITS
Α	Х	PROPERTY		N030PK0163-02	01/10/2024	01/10/2025		BUILDING	\$
	CAL	JSES OF LOSS	DEDUCTIBLES					PERSONAL PROPERTY	\$
		BASIC	BUILDING 25,000					BUSINESS INCOME	\$
		BROAD	CONTENTS					EXTRA EXPENSE	\$
	Χ	SPECIAL						RENTAL VALUE	\$
	Χ	EARTHQUAKE	5%				Χ	BLANKET BUILDING	\$14,214,000
	Χ	WIND	25,000					BLANKET PERS PROP	\$
		FLOOD						BLANKET BLDG & PP	\$
	Χ	Water Damage	\$25,000/Unit						\$
Α				N030PK0163-02	01/10/2024	01/10/2025	Χ	Earthquake Limit	\$10,000,000
	INLAND MARINE			TYPE OF POLICY					\$
	CAUSES OF LOSS								\$
		NAMED PERILS		POLICY NUMBER					\$
									\$
В	Χ	CRIME					Х	Employee Dishonesty	\$300,000
	TYP	PE OF POLICY		618767822	01/10/2024	01/10/2025	Χ	Computer Fraud	\$300,000
							Χ	Forgery/Alteration	\$50,000
Α	X	BOILER & MACH		N030PK0163-02	01/10/2024	01/10/2025	X	Equipment Breakdown	\$14,435,113
	EQUIPMENT BREAKDOWN			11030F KU 103-02	01/10/2024	01/10/2023			\$
Α	Coi	mmercial Ge	neral Liability	N030PK0163-02	01/10/2024	01/10/2025	Χ	Per Occurrence Limit	\$1,000,000
	Dir	rectors & O	fficers	618767822	01/10/2024	01/10/2025	Χ	Directors & Officers	\$1,000,000

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

CERTIFICATE HOLDER	CANCELLATION		
EVIDENCE OF INSURANCE Need a certificate for an owner or Lender Request Certificate from:	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
www.abipdx.com	AUTHORIZED REPRESENTATIVE		
	Sara Sam CMD		

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AGENCY CUSTOMER ID:	00016721

LOC #:



ADDITIONAL REMARKS SCHEDULE

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AGENCY	NAMED INSURED	
ABI Insurance an ISU Network Agency	AUO of Sunshine Creek Condominiums c/o FRESH START Real Estate, Inc.	
POLICY NUMBER		
	6107 SW Murray Blvd. Suite 313	
CARRIER NAIC CO	DE Beaverton, OR 97008	
	EFFECTIVE DATE: 01/10/2024	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,		
FORM NUMBER:	FORM TITLE:	
MALLE IN COVERAGE INCLUDED		

WALLS IN COVERAGE INCLUDED

BETTERMENTS AND IMPROVEMENTS INCLUDED

GUARANTEED REPLACEMENT COST

54 RESIDENTIAL UNITS

THE PROPERTY MANAGEMENT COMPANY IS LISTED AS AN ADDITIONAL INSURED CANCELLATION NOTICES ARE SENT DIRECTLY TO THE NAMED INSURED WITH A 10 DAY NOTICE FOR NON-PAY AND 30 DAY NOTICE FOR ALL OTHER REASONS

A \$25,000 PER UNIT WATER DAMAGE DEDUCTIBLE APPLIES

Building Ordinance:

Coverage A (Undamaged Portion of Building) - \$14,214,000 Limit / \$25,000 Ded.

Coverage B (Demolition) - \$500,000 Limit / \$25,000 Ded.

Coverage C (Increased Cost of Construction) - \$500,000 Limit / \$25,000 Ded.

The Umbrella Policy is written through the following carrier:

*Federal Insurance Company - Policy #: G74675517 - 01/10/2024-01/10/2025 - \$5,000,000

The Directors & Officers Policy is written through Continental Casualty Company