

**Brentwood Estates Townhome Association  
c/o Realty One, Inc.  
1630 Carr Street, Suite D  
Lakewood CO 80214  
303.237.8000**

**Master Insurance Policy**

Mortgage Certificate of Insurance or a Master Insurance Policy

Policy Period: 2/9/25 - 2/9/26

Broker Information:

JJ Insurance Corporation  
Tracy Warren

303.552.3758





# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
2/17/2025

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 JJ Insurance 880 Buchtel Blvd Denver, CO 80210	PHONE (A/C, No., Ext): (303) 552-3758	COMPANY Lexington Insurance Company
FAX (A/C, No.): (303) 733-5091	E-MAIL ADDRESS: tracy@jj-insurance.com	
CODE: AGENCY CUSTOMER ID #: BRENEST-01	SUB CODE:	
INSURED Brentwood Estates Townhomes Association Inc c/o Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	LOAN NUMBER	POLICY NUMBER WKFCC-05281-02
	EFFECTIVE DATE 2/9/2025	EXPIRATION DATE 2/9/2026
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

### PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, Bldg # 1, 605 - 677 Brentwood Street, Lakewood, CO 80214
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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		
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
	AMOUNT OF INSURANCE	DEDUCTIBLE	
Loc # 1, Bldg # 1			
Building RC Co-Ins Waived, Special Incl Theft 28 Units	\$12,093,386		100,000
Building, Windstorm - 5% Per Building	\$12,093,386		5.0000%
Business Income with Extra Expense and Rental Value	\$70,000		
Business Personal Property	\$60,500		100,000
Back up of Water and Sewer	\$100,000		25,000
Building Ordinance or Law - Coverage A Included			
Building Ordinance or Law Coverage B & C Combined	\$100,000		
Crime - Property Manager Included as an Additional Insured	\$75,000		750

### REMARKS (Including Special Conditions)

Special Conditions:  
Coverage applies per the associations governing documents:

"The Association's insurance policy shall be a "walls out" policy that will rebuild the building structures, including all portions of the Common Elements. The Association's insurance policy shall exclude the finished surfaces of perimeter and partition walls, floors, and ceilings within the Unit (including, but not limited to paint, wallpaper, panelling, other wall coverings and window coverings, tile, carpet and any floor covering). The Association's policy shall also exclude all cabinetry, fixtures, interior appliances and improvements and betterments to Units made by Owners.  
Waiver of Subrogation applies.  
SEE ATTACHED ACORD 101

### 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  Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE <i>Tracy Warren</i>		

**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>JJ Insurance</b>		NAMED INSURED Brentwood Estates Townhomes Association Inc c/o Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	
POLICY NUMBER <b>WK FCC-05281-02</b>		EFFECTIVE DATE: <b>02/09/2025</b>	
CARRIER Lexington Insurance Company	NAIC CODE		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 27 FORM TITLE: EVIDENCE OF PROPERTY INSURANCE

**Special Conditions:**

Lexington Ins Company is on the \$5,000,000 primary Layer, Policy #WK FCC-05281-01  
Underwriters at Lloyds is on the \$7,223,936 Excess Layer - Policy #WK FCXS-01484-00  
2/9/2025 to 2/9/2026.

Proof of Insurance.