



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/28/2021

PRODUCER Phone: 425-455-5640
 The Partners Group Ltd
 11225 SE 6th St., Suite 110
 Bellevue WA 98004

Fax: 425-455-6727

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE**NAIC #**

INSURED
 Brownstone at Issaquah Highlands Condominium As
 c/o Morris Management, Inc.
 325 118th Ave SE, Suite 204
 Bellevue WA 98005

INSURER A: Great American Alliance Insurance Co	26832
INSURER B: Great American Insurance Company	16691
INSURER C: Country Casualty Insurance Company	20982
INSURER D: Hanover Ins. Group	58505
INSURER E:	

COVERAGES

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 ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	WA020022531702	5/1/2021	5/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	WA020022531702	5/1/2021	5/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$
A	EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0	UM30206876	5/1/2021	5/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D B	OTHER Crime (Fidelity) Directors & Officers	BD2H23560301 EPP406468508	5/1/2021 5/1/2021	5/1/2022 5/1/2022	Crime Limit 500,000 Crime Deductible 2,000 D&O Limit 1,000,000 D&O Retention 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate Holder is named as Additional Insured as respects the Named Insured. Severability of Interests / Separation of Insureds applicable. Property Manager is included as an insured on the Fidelity / Crime policy. (176 Condo Units - 33 Buildings)
 Evidence of Insurance

CERTIFICATE HOLDER**CANCELLATION 30 Days**

Morris Management, Inc.
 325 118th Ave SE, Suite 204
 Bellevue WA 98005

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/28/2021

THIS EVIDENCE OF COMMERCIAL 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.

PRODUCER NAME, CONTACT PERSON AND ADDRESS The Partners Group Ltd 11225 SE 6th St., Suite 110 Bellevue, WA 98004		PHONE (A/C, No, Ext): 425-455-5640	COMPANY NAME AND ADDRESS Country Casualty Insurance Company	NAIC NO: 20982
FAX (A/C, No): 425-455-6727	E-MAIL ADDRESS: Condoshelp@tpgrp.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:		POLICY TYPE Property	
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER WA020022531702
NAMED INSURED AND ADDRESS Brownstone at Issaquah Highlands Condominium Assoc c/o Morris Management, Inc. 325 118th Ave SE, Suite 204 Bellevue, WA 98005		EFFECTIVE DATE 05/01/2021	EXPIRATION DATE 05/01/2022	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION
Bldg 1 - 1077 - 1093 10th Avenue NE, Issaquah, WA 98029
See Attached...

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		PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 73,034,237					DED:25,000
<input checked="" type="checkbox"/> BUSINESS INCOME	<input type="checkbox"/> RENTAL VALUE	YES	NO	N/A	
		X			If YES, LIMIT: <input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 18
BLANKET COVERAGE		X			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE		X			Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			X		
IS DOMESTIC TERRORISM EXCLUDED?			X		
LIMITED FUNGUS COVERAGE			X		If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)		X			
REPLACEMENT COST		X			Guaranteed Replacement Cost
AGREED VALUE			X		
COINSURANCE			X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)		X			If YES, LIMIT:73,034,237 DED:25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		X			
- Demolition Costs		X			If YES, LIMIT:10% per bldg DED:25,000
- Incr. Cost of Construction		X			If YES, LIMIT:10% per bldg DED:25,000
EARTH MOVEMENT (If Applicable)			X		If YES, LIMIT: DED:
FLOOD (If Applicable)			X		If YES, LIMIT: DED:
WIND / HAIL (If Subject to Different Provisions)		X			If YES, LIMIT:73,034,237 DED:25,000
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS			X		

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

MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
LENDERS LOSS PAYABLE		
NAME AND ADDRESS Morris Management, Inc. 325 118th Ave SE, Suite 204 Bellevue, WA 98005		AUTHORIZED REPRESENTATIVE <i>Ryan Stewart</i>

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE REMARKS - Including Special Conditions (Use only if more space is required)

Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In" including Tenant Improvement and Betterments (TIB), walls in and interior build out. Wind / Hail coverage is included and is subject to the property deductible. (176 Condo Units – 33 Buildings)
Evidence of Insurance

DESCRIPTIONS Continued.

LOCATION/DESCRIPTION:

- Bldg 2 - 1053 - 1071 10th Avenue NE, Issaquah, WA 98029
- Bldg 3 - 1029 - 1045 10th Avenue NE, Issaquah, WA 98029
- Bldg 4 - 1005 - 1021 10th Avenue NE, Issaquah, WA 98029
- Bldg 5 - 969 - 981 NE Ellis Drive, Issaquah, WA 98029
- Bldg 6 - 1374 - 1382 Chelsea Walk NE, Issaquah, WA 98029
- Bldg 7 - 1355 - 1375 Chelsea Walk NE, Issaquah, WA 98029
- Bldg 8 - 1321 - 1345 Chelsea Walk NE, Issaquah, WA 98029
- Bldg 9 - 1316 - 1326 Chelsea Walk NE, Issaquah, WA 98029
- Bldg 10 - 970 - 378 Discovery Drive, Issaquah, WA 98029
- Bldg 11 - 1384 - 1396 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 12 - 1354 - 1374 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 13 - 1324 - 1344 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 14 - 1304 - 1314 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 15 - 1383 - 1395 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 16 - 1355 - 1375 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 17 - 1325 - 1345 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 18 - 1303 - 1317 Brooklyn Walk NE, Issaquah, WA 98029
- Bldg 19 - 935 - 943 NE Ellis Drive, Issaquah, WA 98029
- Bldg 20 - 923 - 933 NE Ellis Drive, Issaquah, WA 98029
- Bldg 21 - 1378 - 1388 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 22 - 1362 - 1372 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 23 - 1348 - 1356 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 24 - 1326 - 1332 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 25 - 1316 - 1320 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 26 - 1302 - 1312 Williamsburg Walk NE, Issaquah, WA 98029
- Bldg 27 - 1353 - 1379 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 28 - 1325 - 1341 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 29 - 1311 - 1321 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 30 - 1312 - 1322 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 31 - 1326 - 1334 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 32 - 1346 - 1356 Greenwich Walk NE, Issaquah, WA 98029
- Bldg 33 - 1366 - 1384 Greenwich Walk NE, Issaquah, WA 98029

OBTAINING A CERTIFICATE OF INSURANCE

Lender Instructions



1. **CLICK HERE** or go to <https://portal.csr24.com/mvc/4555640>:

- a. Enter the following Username and Password:



Username: **brownstone**
Password: **certs**

- b. Select the “Issue a Certificate” icon



2. Issue the Property Certificate:

- a. Select the Property Certificate Link

Friday, October 25, 2019

Certificate Selection List Previously Issued

Certificate Date Find

Preview	Certificate	Descriptions of Ops	Expiration Date
	19-20 Liability Certificate	Certificate Holder is named as Additional Insured as respe... named l...	10/1/2020
	19-20 Property Certificate	Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In...	10/1/2020

2 Result(s)

- b. Click “Add Holder” at the top, or select an existing entry

Certificate Selection List Friday, October 11, 2019

Select Holder Add Holder

Name Address Description of Ops Find

▼ Advanced Options

Name	Address	Named Insured	Description of Ops
AmeriSave Mortgage Corp...	3525 Piedmont Road NE 8... Atlanta, GA		Unit Owner Name: SpongeBob Squarepant...
Caliber Home Loans, INC	ISAOA/ATIMA Springfield, OH 45501-7731		Unit Owner Name: Chuck Norris Address: 1...
Cornerstone Home Lending...	1177 West Loop South, Suit... Houston, TX 77027		Unit Owner Name: Jane R. Doe Address: 11...
Evidence of Insurance			Evidence of Insurance only.
Guild Mortgage Company	ISAOA San Diego, CA 92186-5304		Unit Owner Name: Bill S. Nye Address: 832...
USAA Federal Savings Bank...	P.O. Box 7729 Springfield, OH 45501-7729		Unit Owner Name: Betty White Address: 34...

6 Result(s)

c. Holder Information

This is where you enter the Lender/Mortgagee information, following the guide below:

*Note: Do **NOT** enter your client's loan # in the 'Loan Number' box – you will do this later.*

 Add Holder

▼ Holder Information

Name	Lender / Company Name
Address	
Line 1	Address 1
Line 2	Address 2
Line 3	
Line 4	
City	City
State/Province	WA
Zip/Postal Code	99999
Country	

This certificate supersedes previously issued certificate Yes

Do They Receive Renewals Yes One Time Only Interest Ends

Loan Number *DO NOT ADD LOAN # HERE*

Summary

Group Code

d. Property / Nature of Interest

- i. Additional Named Insured – Leave this blank
- ii. Property Information – Leave this blank
- iii. Check appropriate boxes for 'Mortgagee' and 'Loss Payee'
- iv. Other Interest – Leave both fields blank

▼ Property/Nature of Interest

Additional Named Insured	LEAVE BLANK
Property Information (Location/Description)	LEAVE BLANK
	<input type="button" value="Lookup"/>
Mortgagee	<input checked="" type="checkbox"/>
Loss Payee	<input checked="" type="checkbox"/>
Other Interest	<input type="text"/> Please Select ▼
Other Interest	<input type="text"/> Please Select ▼

e. Description of Operations

This is where you enter your borrower's information, following the guide below:

- i. Click the "Lookup" button within the 'Holder Specific Portion' – a popup window will appear.



- ii. Select the 'Owner Information' template, which will populate the appropriate lines in the 'Description' box as follows:

Owner Information	Unit Owner Name: Address: Unit #
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- iii. Enter the unit owner's **Name(s), Property Address, Unit #, and Loan #**

▼ Description of Operations

Certificate Portion

Holder Specific Portion

Unit Owner Name: CHUCK NORRIS Address: 17119 ROUNDHOUSE RD, SEATTLE, WA 98119 Unit #201 Loan #321352856
--

Lookup Spell Check

f. Delivery Information – Recipient #1

You will send the certificate to your email address

- i. Enter Your Name (or the intended recipient's name) in the 'Attention' box
- ii. Check the 'Email the Form' box and enter your email address in the 'Email' field

▼ Recipient 1

Attention: Your Name

Subject: Proof of Insurance for Sample Homeowners Association

Message:

Email the Form:

Email: youremail@mortgagecompany.com

- iii. If everything looks correct, click "Submit" to send the Property Certificate to yourself.

Submit

- g. If you also need a Certificate of Liability Insurance for your client, click "Issue Another Certificate" and proceed to Step 3 of the instructions. If not, you're now finished and can close the window.

 Confirmation Open Certificate Issue Another Certificate

Thank you John Smith!

The form has been delivered to the following recipients.

Emailed to Your Name - youremail@mortgagecompany.com

3. Issue the Liability Certificate

a. Select the Liability Certificate Link

Friday, October 25, 2019

Certificate Selection List Previously Issued

Certificate Date Find

Preview	Certificate	Descriptions of Ops	Expiration Date
	19-20 Liability Certificate	Certificate Holder is named as Additional Insured as respects the Named I...	10/1/2020
	19-20 Property Certificate	Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In...	10/1/2020

2 Result(s)

b. If you've already completed a Property Certificate, your lender and client information should be available on the list. You can also search for the entry using the search bar.

Address Find

Advanced Options

c. Once you select the holder, info from the previously issued certificate should copy over.

Leave everything as is.

d. Click "Submit" to send the Liability Certificate to yourself.

Submit

Certificate Issuance is now complete.

After you hit submit, the next screen will confirm that the information has been submitted. The generated certificate will be instantly sent to your email address provided.

If you do not receive the certificate in your email within a couple minutes, please check your junk mail folder. If it still has not arrived, feel free to call our office at (425) 455-5640 or email at condos@tpgrp.com.

