

Date: _____

To Condominium Owners

BROOKS TOWER

Address

Address

**RE: ASSOCIATION'S INSURANCE & CONDOMINIUM OWNER'S INSURANCE PURCHASING
CONSIDERATIONS**

Dear Condominium Unit Owner:

The Association would like to summarize the scope of the Associations' insurance coverages to unit owners and emphasize the importance of each unit owner maintaining an individual insurance policy. Here is general direction on the design of your unit owner's coverage. Our focus, with the help of your insurance agent, is to have your unit owner's coverage track with the coverage secured by the association for the building structure. The following information provides an overview of the Association's coverage limitations and considerations to assist you in the purchase of your own insurance policy. This information applies to both Owner occupied, and Tenant Occupied units.

The Association's property insurance policy is designed to provide coverage in accordance with the Association's current governing documents which read as follows with respect to property insurance (Section 23 a (1):

Property and Fire Insurance with extended coverage and standard all-risk endorsements, including vandalism and malicious mischief. Said insurance shall provide coverage for the Common Elements (including all of the fixtures in the Units which were initially installed or conveyed by the Declarant), together with all service equipment contained therein in an amount equal to the replacement value at the time the insurance is purchased, and at each renewal date, without deduction for depreciation. As used in the immediately preceding sentence, "fixtures in the Units which were initially installed or conveyed by the Declarant" does not include: (i) improvements or fixtures installed by an Owner; or (ii) any furnishings, including carpeting and other floor coverings, wall coverings, draperies, oven, range, refrigerator, disposal or other items of personal property belonging to an Owner. The policy or policies carried by the Association pursuant to this paragraph shall include an agreed amount endorsement, an inflation guard endorsement, special condominium endorsement and building ordinance or law enforcement endorsement to the extent same are available on commercially reasonable terms. All policies shall contain a standard non-contributory mortgage clause in favor of each First Mortgagee, which shall provide that the insurance proceeds shall be payable to the Association for the use and benefit of the Owners, and the First Mortgagees, as their interests may appear. Such policy shall provide for a maximum deductible amount equal to the lesser of \$10,000 or 1% of the policy face amount.

This wording presents a challenge in as much as the terminology "including all of the fixtures in the Units which were initially installed or conveyed by the Declarant" would require a unit owner to keep track of all repairs, changes, re-modeling costs, replacements and upgrades since the original unit sale, whether performed by a current, or previous unit Owner in order to determine what property items to insure. If such information is unclear, or if it is not available to the Unit Owner, insuring from the bare walls in would be the recommended method. In the following table, current square foot replacement costs estimates are provided for "bare walls in" construction costs in the Denver area:

Type of Unit Finish	Estimated Cost per Square Foot
Standard Finish	\$66.00
Above Average Finish	\$75.00
Custom Finish	\$81.00
Luxury Finish	\$120.00

It is important to note that these are only estimates, that the figures are subject to change, and that making a final replacement cost determination is the Unit Owners exclusive responsibility along with professional advice from your insurance representative. Your insurance agent would be the final authority on this matter, and his/her guidance is paramount. When discussing insurance coverages with your insurance professional, it is also important to make them aware that in addition to typical replacement costs, units in Brooks Tower Residences may require special consideration for Asbestos abatement, and increased costs resulting from building ordinance (building code upgrades).

The governing documents further read under section 23 (e) entitled “Owner Policies”:

Insurance policies issued to the Association do not eliminate the need for Unit Owners to obtain insurance for their own benefit. Individual Owners may carry such other insurance for their own benefit and at their own expense as they may deem appropriate provided that the liability of the carriers issuing insurance obtained by the Association shall not be affected or diminished by reason of any such additional insurance carried by any Owner. Insurance coverage on improvements and fixtures installed by an Owner and on furnishings, including carpeting and other floor coverings, draperies, oven, range, refrigerator, wallpaper, disposal and other items of personal property belonging to an Owner, and public liability coverage within each Unit (including Parking Units) shall be the sole and direct responsibility of the Owner thereof, and the Board of Directors, the Association, Declarant, and/or the Managing Agent shall have no responsibility therefore. Similarly, Owners shall be responsible for insuring any automobiles, motorcycles or other vehicles, any bicycles, and any parts and contents of any of the foregoing, which are parked in any Parking Units, and the Board of Directors, the Association, Declarant, and/or the Managing Agent shall have no responsibility therefore.

In addition to maintaining property insurance, this section of the governing documents points out the need for unit owners to maintain liability insurance to protect them from 3rd party claims for bodily injury, property damage, and personal injury losses.

Condominium Owners Insurance policies (Form HO-6) are available through many reputable insurance companies in Colorado. These policies are relatively inexpensive and are designed to meet the insurance needs of both Owner Occupied, and Tenant Occupied condominium units. In addition to maintaining Condominium Owners Insurance policy, Owners that lease / rent their units should also require Tenants to maintain a renter’s policy (Form HO-4) that includes property and liability coverage for the Tenant’s exposures as a renter.

Basic coverage provided under the Condominium Owners Insurance Policy include:

- Coverage A – Dwelling (Permanently installed property not covered by the association policy)
- Coverage C – Personal Property (personal items and household goods)
- Coverage D – Loss of Use (covers increased living expenses during restoration after a loss)
- Coverage E – Personal Liability (3rd party coverage for liability claims)
- Coverage F – Medical Payments (Medical expenses for others if injured on the premises)

Additional/ Optional Coverages may include:

Debris Removal
Loss Assessment Coverage
Ordinance or Law
Personal Injury Liability
Identity Fraud Expense
Refrigerated Property Coverage
Lock Replacement Coverage
Reward Coverage
Business Records and Data
Water Back Up and Sump Discharge or Overflow
Equipment Breakdown Coverage
Scheduled Property Floater (jewelry, silver, furs, fine arts and other scheduled property)
Business Property
Credit Card, Funds Transfer, Forgery and Counterfeit money
Limited Liability for Business Operations

The Condominium Owners policy form, like all insurance contracts, contains limitations and exclusions that reduce or eliminate coverage for certain types of claims. Becoming familiar with these is an important step in structuring a policy that will provide appropriate protection and adequate coverage levels. We recommend that you discuss your program thoroughly with a professional and review your insurance on a regular basis to make certain that it is up to date and meeting your needs.



CARVER AND ASSOCIATES
PO BOX 567
ARVADA, CO 80001
Phone: 1.303.420.1637 | Fax: (303) 431-9237

Name and Mailing Address
DONALD CARVER
1020 15TH ST # 40A
DENVER, CO 80202-2300

The quote below is based on information you provided to us for a **12-month policy**, effective 06/15/20 to 06/15/21.

YOUR CONDOMINIUM QUOTE



\$681.00

estimated for
12 months

with an estimated down payment amount of \$56.73

Residence Premises

1020 15th St 40a
Denver, CO 80202-2300

Coverages

Coverage	Limit
Coverage A – Dwelling	\$77,000
Coverage C – Personal Property	\$85,000
Coverage D – Loss of Use	\$15,400
Coverage E – Personal Liability - Bodily Injury and Property Damage (each occurrence)	\$500,000
Coverage F – Medical Payments to Others (each person)	\$5,000

Deductibles

Peril Deductible	Deductible
Property Coverage Deductible (All Perils)	\$1,000

Coverage Level

Your coverage level is Travelers Protect Premier[®]. If you have any questions, please contact your agent at 1.303.420.1637.

Optional Packages

	Endorsement	Limit	Premium
Enhanced Water Package			Included*
Water Back Up and Sump Discharge or Overflow Coverage	HQ-208 CW (08-18)	\$25,000	
Limited Hidden Water or Steam Seepage or Leakage Coverage	HQ-209 CW (08-18)	\$10,000	
Premier Additional Coverage Package			Included*
Debris Removal Additional % of damaged covered property limit	Increased Limit	100%	
Tree Removal	Increased Limit	\$1,500	
Trees, Shrubs and Other Plants 10% of Coverage C - Personal Property Limit and \$1,000 Per Tree	Increased Limit	\$8,500	
Loss Assessment	Increased Limit	\$50,000	
Ordinance or Law 50% of Coverage A - Dwelling Limit	Increased Limit	\$38,500	
Special Personal Property Coverage	HQ-015 CW (05-17)		
Personal Injury Coverage	HQ-082 CW (02-19)		
Personal Property Replacement Cost Loss Settlement	HQ-290 CW (05-17)		
Identity Fraud Expense Reimbursement Coverage	HQ-455 CW (05-18)	\$25,000	
Refrigerated Property Coverage	HQ-498 CW (05-17)	\$5,000	
Lock Replacement Coverage	HQ-851 CW (05-17)	\$1,000	
Reward Coverage	HQ-852 CW (05-17)	\$2,500	
Business Records and Data Replacement Coverage	HQ-853 CW (05-17)		
On the Residence Premises		\$15,000	
Off the Residence Premises		\$5,000	

Optional Coverages

	Endorsement	Limit	Premium
Equipment Breakdown Coverage	HQ-855 CW (05-17)	\$50,000	\$24.00

*Note: The additional cost for any optional coverage or endorsement shown as "Included" is contained in the Estimated Condominium Premium.

Estimated Condominium Premium	\$681.00
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Discounts

The following discounts reduced your premium:

Multi-Policy	Early Quote	Loss Free
Good Payer	Fire Protective Device	

Savings Reflected in Your Total Premium: \$228.00

Estimated Monthly Billing Options

The following installment options are available for your Travelers policy. The actual monthly installment amount will be reflected on your first billing statement. Electronic Funds Transfer (EFT) and Recurring Credit Card (RCC) require enrollment in our automatic payment plans. Pay in Full billing options are also available.

	EFT	RCC	Bill by Mail/Email
Monthly Installment Premium	\$56.75	\$56.75	\$56.75
Monthly Service Charge	\$2.00	\$2.00	\$3.00
Total Monthly Amount	\$58.75	\$58.75	\$59.75

Insurance is underwritten by TRAVELERS PERSONAL INSURANCE COMPANY, a subsidiary or affiliate of The Travelers Indemnity Company, One Tower Square, Hartford, CT 06183.

This document should only be used for discussion purposes with your Travelers agent or representative. The premium shown is a preliminary estimate only inclusive of state/municipal taxes and fees if applicable, as of 06/02/2020 using rates and rules in effect at that time. It is subject to change based on additional information we may receive later in the quoting process. Coverage, discounts and other features are subject to state availability and individual eligibility.

Quantum Home 2.0®: Flexible coverage. Competitive pricing.

TRAVELERS CONDOMINIUM COVERAGE COMPARISON CHART

Work with your agent or Travelers representative to understand your home insurance needs and customize a policy that meets your coverage and budget needs.

Step 1: SCALE up or down the base policy coverage.

Step 1a: Choose your base policy coverage limits.

Coverage A: Dwelling	Coverage C: Personal Property	Coverage D: Loss of Use	Coverage E: Personal Liability	Coverage F: Medical Payments to Others
Minimum: \$5,000	Minimum: \$1,000	Minimum: 0% of Coverage C Maximum: 100% of Coverage C Common Limit: 50% of Coverage C	Limits: \$100,000 \$300,000 \$500,000	Limits: \$1,000 \$2,000 \$5,000 \$10,000

Step 1b: Choose your base policy coverage level.

	Travelers Protect®	Travelers Protect Plus®	Travelers Protect Premier®
Special Limits of Liability			
Money, bank notes, coins, stored value cards	\$250	\$1,000	\$2,000
Securities, accounts, passports, tickets, stamps	\$1,500	\$3,500	\$5,000
Comic books and trading cards	\$1,000	\$2,500	\$5,000
Collectibles, figurines, glassware, marble, porcelains, statuary	\$1,000	\$2,500	\$5,000
Theft of jewelry, watches, precious stones	\$1,500	\$3,000	\$5,000
Theft of furs	\$1,500	\$3,000	\$5,000
Theft of silverware, goldware, pewterware	\$1,500	\$5,000	\$10,000
Theft of firearms and related equipment	\$1,500	\$5,000	\$10,000
Theft of tools and their accessories	\$1,500	\$2,500	\$5,000
Theft of rugs, tapestries and wall hangings	\$1,500	\$2,500	\$5,000
Business property on/away from the residence premises	\$3,000 On Premises / \$1,500 Away from Premises	\$10,000 On Premises / \$5,000 Away from Premises	\$15,000 On Premises / \$5,000 Away from Premises
Trailers or semitrailers not used for watercraft	\$1,500	\$3,500	\$5,000
Motor vehicle parts or equipment not attached to motor vehicle	\$500	\$1,000	\$2,500
Electronic apparatus while upon a motor vehicle or watercraft	\$1,500	\$3,500	\$5,000
Property Additional Coverages			
Fire Department Service Charge	\$500	\$1,000	\$2,500
Credit Card, Fund Transfer, Forgery and Counterfeit Money	\$1,000	\$10,000	\$10,000
Personal Records and Data Replacement	\$1,500	\$3,500	\$5,000
Liability Additional Coverages			
Damage To Property of Others	\$1,000	\$5,000	\$10,000

Step 2: STRENGTHEN with an optional coverage bundle.

Coverage available individually unless otherwise indicated.

	Additional Coverage Package	Premier Additional Coverage Package
Special Personal Property Coverage (All Risk)	Included	Included
Personal Property Replacement Cost Loss Settlement	Included	Included
Loss Assessment Coverage	\$5,000 - \$50,000	\$50,000
Refrigerated Property Coverage	\$500	\$5,000
Personal Injury Coverage	Included	Included
Identity Fraud Expense Reimbursement Coverage	Not Included	\$25,000
Lock Replacement Coverage*	Not Included	\$1,000
Reward Coverage*	Not Included	\$2,500
Business Records and Data Replacement Coverage*	Not Included	\$15,000 On Premises / \$5,000 Away from Premises
Ordinance or Law (10% of Coverage A included in base policy)	No increase	50% of Coverage A (Option to increase to 100% of Coverage A)
Debris Removal (5% of covered damaged property limit included in base policy)	No increase	100% of covered damaged property limit
Tree Removal (\$1,000 maximum / \$500 per tree included in base policy)	No increase	\$1,500 maximum / \$1,500 per tree
Trees, Shrubs and Other Plants (5% of Coverage C maximum / \$500 per item included in base policy)	No increase	10% of Coverage C maximum / \$1,000 per item

*Coverage only available as part of a package.

Step 3: SUPPLEMENT with specialty options.

Decreasing Deductible and Loss Forgiveness Package	
Decreasing Deductible	Included
Loss Forgiveness Coverage	Included

Enhanced Water Package	
Water Back Up and Sump Pump Discharge or Overflow Coverage	\$5,000 - \$50,000
Limited Hidden Water or Steam Seepage or Leakage Coverage	\$5,000 - \$20,000

Enhanced Security Package	
Identity Fraud Expense Reimbursement Coverage	\$25,000
Lock Replacement Coverage*	\$500
Reward Coverage*	\$1,000
Personal Records and Data Replacement Coverage	\$5,000

Additional Endorsements (Available individually)	
Equipment Breakdown Coverage	
Home-Sharing Coverage	
Refrigerated Property Coverage	

*Coverage only available as part of a package.

If you have specific needs not listed here, speak to your agent or Travelers representative about additional optional coverages that may be available.



This material is for informational purposes only. All statements herein are subject to the provisions, exclusions and conditions of the applicable policy. For an actual description of all coverages, terms and conditions, refer to the insurance policy. Coverages, limits, packages, discounts and other features are subject to individual insureds meeting our underwriting qualifications and to state availability. Not all features available in all areas. Not all available features are listed.

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