



CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

7/15/2025

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 8110 E Union Ave., Ste. 100 Denver CO 80237 denver-certs@lockton.com	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL: ADDRESS:
		INSURER(S) AFFORDING COVERAGE INSURER A : James River Insurance Company
INSURED 1394868	Sako and Partners Lower Holdings LLC Asset Plus USA LLC; Asset Campus USA, LLC 945 Bunker Hill Road, Floor 14 Houston, TX 77024	INSURER B : Underwriters at Lloyds of London 10736
		INSURER C : --- SEE ATTACHMENT ---
		INSURER D : Allied World Assurance Company (U.S.) Inc. 19489
		INSURER E :
		INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 22165186 **REVISION NUMBER:** XXXXXXX

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	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$10,000 Deductible <input checked="" type="checkbox"/> \$10M Policy Agg. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:		Y	N	001295793	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY		N	N	001295793	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXX BODILY INJURY (Per accident) \$ XXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXX \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB		X	OCCUR	001236064	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	DED RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A	NOT APPLICABLE			PER STATUTE E.L. EACH ACCIDENT	OTHER \$ XXXXXXX
B C D	Terrorism Liability Excess Liability Pollution	N	N	CMTRB2500496 See Attached 03142397	4/1/2025 4/1/2025 4/1/2024	4/1/2026 4/1/2026 4/1/2027	\$50M per occ./agg. See Attached \$10M/\$20M	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Arch at Abilene - 2702 N Judge Ely Blvd., Abilene, TX 79601. Grand at Abilene Apartments, LLC is Additional Named Insured on General Liability/Umbrella Liability. Certificate Holder is included as Additional Insured on General Liability/Umbrella Liability/Excess Liability if required by written contract. 10 days' notice of cancellation for nonpayment of premium. 30 days' notice of cancellation for reasons other than nonpayment. Coverage shown is pending closing. Noted coverage becomes effective the date this location is added to the master insurance program.

CERTIFICATE HOLDER

22165186

Inland Mortgage Capital LLC, ISAOA ATIMA
2901 Butterfield Road
Oak Brook IL 60523

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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<u>Insurance Company</u>	<u>Policy Number</u>	<u>Policy Term</u>	<u>Limits</u>
Allied World Assurance Company (U.S.) Inc	3133359	4/1/2025 - 4/1/2026	\$5,000,000 xs \$5,000,000
Homesite Insurance Company of Florida	CXS03203901	4/1/2025 - 4/1/2026	\$10,000,000 xs \$10,000,000
Texas Insurance Company	JTI25XANN0322902	4/1/2025 - 4/1/2026	\$10,000,000 xs \$20,000,000
Continental Insurance Company	7036695896	4/1/2025 - 4/1/2026	\$10,000,000 xs \$30,000,000
Federal Insurance Company	93651560	4/1/2025 - 4/1/2026	\$10,000,000 xs \$40,000,000

Named Insured Includes:

Asset Plus USA, LLC
 Asset Campus USA, LLC
 Asset Living Corporation
 Asset Living IP, LLC
 Asset Living, LLC (fka Shelton Residential, LLC)
 Asset Living Southeast, LLC (fka JMG Realty, LLC)
 JMG Realty, Inc.
 Asset Living Risk Management, LLC
 Asset Campus International, LLC
 Asset Receiver USA, LLC
 Alpha Barnes Real Estate Services, LLC
 Alpha Barnes Real Estate Services II, LLC
 Sako and Partners Holdings, LLC
 Sako and Partners Intermediate Holdings LLC
 Alpha Creek Services, LLC
 Asset Living Midwest, LLC
 Poetic Digital, LLC



Inland Mortgage Capital LLC, ISAOA ATIMA
2901 Butterfield Road
Oak Brook IL 60523

To whom it may concern:

In our continuing effort to provide timely certificate delivery, Lockton Companies is transitioning to paperless delivery of Certificates of Insurance, thus this is your final hard-copy delivery.

To ensure electronic delivery for future renewals of this certificate, we need your email address. Please contact us via one of the methods below, referencing Certificate ID **22165186**.

- Email: mountainwestedelivery@lockton.com
- Phone: 303-728-8060

If you received this certificate through an internet link where the current certificate is viewable, we have your email and no further action is needed.

In the event your mailing address has changed, will change in the future, or you no longer require this certificate, please let us know using one of the methods above.

The above inbox and phone number is for automating electronic delivery of certificates only. Please do NOT send future certificate requests to this inbox or contact the phone number below with email updates.

Thank you for your cooperation and willingness in reducing our environmental footprint.

Lockton Companies