

CERTIFICATE OF INSURANCE					ISSUE DATE		9/11/2025
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 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 Syrcl Insurance Agency LLC 1955 Jadwin Ave Ste 380 Richland, WA 99354				INSURER(S) AFFORDING COVERAGE			
				INSURER	A:	Nautilus Insurance Company	
INSURED Urban Improvements, Inc 13555 SE 36th St #100 Bellevue, WA 98006				INSURER	B:	N/A	
				INSURER	C:	Nautilus Insurance Company	
				INSURER	D:	N/A	
				INSURER	E:	N/A	
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 LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS		
A	GENERAL LIABILITY	NN1896863	9/4/2025	9/4/2026	GENERAL AGGREGATE	2,000,000	
					PRODUCTS-COM/OP AGG.	1,000,000	
					PERSONAL & ADV. INJURY	1,000,000	
					EACH OCCURRENCE	1,000,000	
					DAMAGE PREM RENTED TO YOU	100,000	
					MED EXPENSE (Any one person)	5,000	
B	PERSONAL LIABILITY				COMBINED SINGLE LIMIT		
					MEDICAL PAYMENTS TO OTHERS		
C	EXCESS LIABILITY	AN1360483	9/4/2025	9/4/2026	EACH OCCURRENCE	5,000,000	
					AGGREGATE	5,000,000	
D							
E	PROPERTY				BUILDING		
					CONTENTS		
					BUSINESS INCOME		
This contract is registered and delivered as a surplus line coverage under the insurance code of the state of Washington, Title 48 RCW. It is not protected by any Washington state guaranty association law.							
DESCRIPTION OF OPERATIONS / SPECIALTY ITEMS Remodelers (Excluding Roofing), Contractors subcontracted work - building construction, repair of one or two family dwellings, Contractors subcontracted work - construction, repair of buildings - Greystar Management Services are named as additional insureds with respects to general liability. Coverage Continued. . .Lost Key Coverage – Each Occurrence \$10,000 / Aggregate \$25,000.							
CERTIFICATE HOLDER Greystar Management Services c/o NetVendor 19802 SW 72nd Ave, Suite 300 Tualatin, OR 97062				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 SIGNATURE 			