

BUSINESSOWNER (BOP) – SCHEDULE OF COVERAGE

Change Effective: 10/21/26

Date Printed: 10/21/26

Franklin Street Apartments

Policy Term: 04/01/26-04/01/27

DESCRIBED PREMISES			
Location Number	Location Name	Location	Primary
1	125 Franklin Ave Apt 302 Unit 302	125 Franklin Ave Apt 302 Unit 302, Grand Junction, CO 81505	X

OFFERINGS

Xpand Apartment

Premium: \$1,487.00

SECTION I – PROPERTY

LOCATIONS – DEDUCTIBLES					
Location Number	Property Deductible	Windstorm or Hail Percentage Deductible	Automatic % Increase	Inside City Limits	Distance To Fire Station
1	\$5,000	Refer To Building	6%	Yes	2

BUILDINGS				
Location: 1	Building Number: 19	Building Description: 125 Franklin Ave Northeast Building		
Building Limit of Insurance: \$3,611,250	Valuation: Replacement Cost	Automatic Increase %: 6%	Damage To Premises Rented To You: \$300,000	

Building Premium: \$6,640.50

Location: 1	Building Number: 20	Building Description: 125 Franklin Ave South		
Building Limit of Insurance: \$1,968,547	Valuation: Replacement Cost	Automatic Increase %: 6%	Damage To Premises Rented To You: \$300,000	

Building Premium: \$3,620.20

Location: 1	Building Number: 16	Building Description: 125 Franklin Ave Northwest Building		
Building Limit of Insurance: \$3,598,890	Valuation: Replacement Cost	Automatic Increase %: 6%	Damage To Premises Rented To You: \$300,000	

Building Premium: \$6,619.60

Location: 1	Building Number: 17	Building Description: 125 Franklin Ave Middle North Building		
Building Limit of Insurance: \$555,058	Valuation: Replacement Cost	Automatic Increase %: 6%	Damage To Premises Rented To You: \$300,000	

Building Premium: \$1,091.10



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Location: 1	Building Number: 18	Building Description: 125 Franklin Ave Middle South Building		
Building Limit of Insurance: \$555,058	Valuation: Replacement Cost		Automatic Increase %: 6%	Damage To Premises Rented To You: \$300,000
Building Premium: \$1,229.10				

CLASSIFICATION				
Location / Building Number: Location 1, Building 19	Class Number: 4	Property Type: Apartment Condominium Association	Classification Description: Condominiums - Residential Condominium (Association risk only)	Class Code: 69145
Business Personal Property Limit of Insurance: \$1,000		Functional Building Personal Property Loss Valuation: No		
Classification Premium: \$2.00				

Location / Building Number: Location 1, Building 20	Class Number: 4	Property Type: Apartment Condominium Association	Classification Description: Condominiums - Residential Condominium (Association risk only)	Class Code: 69145
Business Personal Property Limit of Insurance: \$1,000		Functional Building Personal Property Loss Valuation: No		
Classification Premium: \$2.00				

Location / Building Number: Location 1, Building 16	Class Number: 5	Property Type: Apartment Condominium Association	Classification Description: Dwellings - Three or Four Family (Lessor's Risk Only) - Residential Condominiums	Class Code: 69145
Business Personal Property Limit of Insurance: \$1,000		Functional Building Personal Property Loss Valuation: No		
Classification Premium: \$2.00				

Location / Building Number: Location 1, Building 17	Class Number: 9	Property Type: Office	Classification Description: Not Otherwise Classified - Lessors Risk Only	Class Code: 65171
Business Personal Property Limit of Insurance: \$10,000		Functional Building Personal Property Loss Valuation: No		
Classification Premium: \$21.20				



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Location / Building Number: Location 1, Building 17	Class Number: 10	Property Type: Apartment Condominium Association	Classification Description: Dwellings - Three or Four Family (Lessor's Risk Only) - Residential Condominiums	Class Code: 69145
Business Personal Property Limit of Insurance: \$10,000		Functional Building Personal Property Loss Valuation: No		

Classification Premium: \$15.20

Location / Building Number: Location 1, Building 18	Class Number: 5	Property Type: Apartment Condominium Association	Classification Description: Dwellings - Three or Four Family (Lessor's Risk Only) - Residential Condominiums	Class Code: 69145
Business Personal Property Limit of Insurance: \$1,000		Functional Building Personal Property Loss Valuation: No		

Classification Premium: \$2.00

BUILDING – OPTIONAL COVERAGES

Coverage Name	Coverage Information	Applicable Building	Premium
Accounts Receivables	Limit of Insurance: \$50,000	Location: 1 Building: 19	
Accounts Receivables	Limit of Insurance: \$50,000	Location: 1 Building: 20	
Accounts Receivables	Limit of Insurance: \$50,000	Location: 1 Building: 16	
Accounts Receivables	Limit of Insurance: \$50,000	Location: 1 Building: 17	
Accounts Receivables	Limit of Insurance: \$50,000	Location: 1 Building: 18	
Debris Removal Additional Insurance	Limit of Insurance: \$25,000	Location: 1 Building: 19 Building: 20 Building: 16 Building: 17 Building: 18	
Detached Building		Location: 1 Building: 19 Building: 20 Building: 16 Building: 17 Building: 18	

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Coverage Name	Coverage Information	Applicable Building	Premium
Earthquake	Building Class: Other Wood Frame and Frame Stucco Buildings Masonry Veneer %: 0 Deductible: 5%	Location: 1	
		Building: 19	\$581.00
		Building: 20	\$317.00
		Building: 16	\$579.00
		Building: 17	\$38.00
		Building: 18	\$89.00
Ordinance or Law	Coverage: Coverage 1 with Coverages 2 and 3 Combined Combined Coverage 2 and 3 Limit of Insurance: \$10,000	Location: 1	
		Building: 19	\$1,333.00
		Building: 20	\$728.00
		Building: 16	\$1,329.00
		Building: 17	\$171.00
		Building: 18	\$238.00
Ordinance or Law Increased Period of Restoration	Business Income and Extra Expense Optional Coverage: No Number of Hours Waiting Period: Not Applicable	Location: 1	
		Building: 19	
		Building: 20	
		Building: 16	
		Building: 17	
		Building: 18	
Outdoor Property	Limit of Insurance: \$10,000 Per Item Limit: \$5,000	Location: 1 Building: 19	
Outdoor Property	Limit of Insurance: \$10,000 Per Item Limit: \$5,000	Location: 1 Building: 20	
Outdoor Property	Limit of Insurance: \$10,000 Per Item Limit: \$5,000	Location: 1 Building: 16	
Outdoor Property	Limit of Insurance: \$10,000 Per Item Limit: \$5,000	Location: 1 Building: 17	
Outdoor Property	Limit of Insurance: \$10,000 Per Item Limit: \$5,000	Location: 1 Building: 18	
Personal Effects	Limit of Insurance: \$10,000	Location: 1 Building: 19	
Personal Effects	Limit of Insurance: \$10,000	Location: 1 Building: 20	
Personal Effects	Limit of Insurance: \$10,000	Location: 1 Building: 16	
Personal Effects	Limit of Insurance: \$10,000	Location: 1 Building: 17	
Personal Effects	Limit of Insurance: \$10,000	Location: 1 Building: 18	
Personal Property – Off Premises	Limit of Insurance: \$25,000	Location: 1 Building: 19	
Personal Property – Off Premises	Limit of Insurance: \$25,000	Location: 1 Building: 20	

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Coverage Name	Coverage Information	Applicable Building	Premium
Personal Property – Off Premises	Limit of Insurance: \$25,000	Location: 1 Building: 16	
Personal Property – Off Premises	Limit of Insurance: \$25,000	Location: 1 Building: 17	
Personal Property – Off Premises	Limit of Insurance: \$25,000	Location: 1 Building: 18	
Spoilage	Limit Of Insurance: \$10,000	Location: 1 Building: 19	
Spoilage	Limit Of Insurance: \$10,000	Location: 1 Building: 20	
Spoilage	Limit Of Insurance: \$10,000	Location: 1 Building: 16	
Spoilage	Limit Of Insurance: \$10,000	Location: 1 Building: 17	
Spoilage	Limit Of Insurance: \$10,000	Location: 1 Building: 18	
Tenant Move-Back Expense	Limit of Insurance: \$15,000	Location: 1 Building: 19 Building: 20 Building: 16 Building: 17 Building: 18	
Utility Services – Direct Damage	Limit Of Insurance: \$25,000	Location: 1 Building: 19	
Utility Services – Direct Damage	Limit Of Insurance: \$25,000	Location: 1 Building: 20	
Utility Services – Direct Damage	Limit Of Insurance: \$25,000	Location: 1 Building: 16	
Utility Services – Direct Damage	Limit Of Insurance: \$25,000	Location: 1 Building: 17	
Utility Services – Direct Damage	Limit Of Insurance: \$25,000	Location: 1 Building: 18	
Utility Services – Time Element	Limit Of Insurance: \$25,000	Location: 1 Building: 19	
Utility Services – Time Element	Limit Of Insurance: \$25,000	Location: 1 Building: 20	
Utility Services – Time Element	Limit Of Insurance: \$25,000	Location: 1 Building: 16	
Utility Services – Time Element	Limit Of Insurance: \$25,000	Location: 1 Building: 17	

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Coverage Name	Coverage Information	Applicable Building	Premium
Utility Services – Time Element	Limit Of Insurance: \$25,000	Location: 1 Building: 18	
Valuable Papers	On-Premises Limit of Insurance: \$50,000 Off-Premises Limit of Insurance: \$25,000	Location: 1 Building: 19	
Valuable Papers	On-Premises Limit of Insurance: \$50,000 Off-Premises Limit of Insurance: \$25,000	Location: 1 Building: 20	
Valuable Papers	On-Premises Limit of Insurance: \$50,000 Off-Premises Limit of Insurance: \$25,000	Location: 1 Building: 16	
Valuable Papers	On-Premises Limit of Insurance: \$50,000 Off-Premises Limit of Insurance: \$25,000	Location: 1 Building: 17	
Valuable Papers	On-Premises Limit of Insurance: \$50,000 Off-Premises Limit of Insurance: \$25,000	Location: 1 Building: 18	
Water Backup and Sump Overflow	Limit of Insurance: \$10,000	Location: 1 Building: 19 Building: 20 Building: 16 Building: 17 Building: 18	\$170.50 \$170.50 \$170.50 \$67.40 \$163.40
Windstorm or Hail Percentage Deductible	Deductible: 1%	Location: 1 Building: 19 Building: 20 Building: 16 Building: 17 Building: 18	

BUILDING – EXCLUSIONS AND CONDITIONS

Exclusion / Condition	Exclusion / Condition Information	Applicable Building
Exclusion of Loss Due to By-Products of Production or Processing Operations (Rental Properties)	Description of Rental Unit: 125 Franklin Ave	Location: 1 Building: 19 Building: 20
Exclusion of Loss Due to By-Products of Production or Processing Operations (Rental Properties)	Description of Rental Unit: 125 Franklin Ave, Grand Junction CO 81505	Location: 1 Building: 16 Building: 17 Building: 18
Property Coverage Restriction	1 Description of Property Restricted: Roof	Location: 1 Building: 19

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CLASSIFICATION – OPTIONAL COVERAGES			
Coverage Name	Coverage Information	Applicable Classification	Premium
Brands and Labels		Loc, Bldg: 1, 19 Class: 4	
Brands and Labels		Loc, Bldg: 1, 20 Class: 4	
Brands and Labels		Loc, Bldg: 1, 16 Class: 5	
Brands and Labels		Loc, Bldg: 1, 17 Class: 9 Class: 10	
Brands and Labels		Loc, Bldg: 1, 18 Class: 5	
Business Income – Dependant Properties	Limit of Insurance: \$25,000 Business Income From Secondary Dependant Properties: No	Loc, Bldg: 1, 19 Class: 4	
Business Income – Dependant Properties	Limit of Insurance: \$25,000 Business Income From Secondary Dependant Properties: No	Loc, Bldg: 1, 20 Class: 4	
Business Income – Dependant Properties	Limit of Insurance: \$25,000 Business Income From Secondary Dependant Properties: No	Loc, Bldg: 1, 16 Class: 5	
Business Income – Dependant Properties	Limit of Insurance: \$25,000 Business Income From Secondary Dependant Properties: No	Loc, Bldg: 1, 17 Class: 9 Class: 10	
Business Income – Dependant Properties	Limit of Insurance: \$25,000 Business Income From Secondary Dependant Properties: No	Loc, Bldg: 1, 18 Class: 5	
Swimming Pool	Number of Swimming Pools: 1	Loc, Bldg: 1, 16 Class: 5	\$250.00
Swimming Pool	Number of Swimming Pools: 1	Loc, Bldg: 1, 17 Class: 9 Class: 10	\$250.00 \$250.00

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Coverage Name	Coverage Information	Applicable Classification	Premium
Swimming Pool	Number of Swimming Pools: 1	Loc, Bldg: 1, 18 Class: 5	\$250.00

LOCATION – OPTIONAL COVERAGES

Coverage Name	Coverage Information	Applicable Locations	Premium
Computer Fraud and Funds Transfer	Included: Yes Number of Employees: 0	1	
Employee Dishonesty	Included: Yes Number of Employees: 0	1	
Equipment Breakdown Protection		1	Included
Fine Arts	Limit of Insurance: \$10,000	1	
Fire Department Services	Limit of Insurance: \$15,000	1	
Fire Extinguisher Systems Recharge Expense	Limit of Insurance: \$10,000	1	
Franchise Agreement – Increased Cost of Construction	Limit of Insurance: \$25,000	1	
Free Standing Fences or Walls	Limit of Insurance: \$5,000	1	
Increased Cost of Construction	Limit of Insurance: \$25,000	1	
Ingress / Egress – Business Income / Extra Expense – Loss At Other Location	Limit of Insurance: \$25,000	1	
Location – Outdoor Signs	Limit of Insurance: \$5,000	1	
Lock Replacement	Limit of Insurance: \$5,000	1	
Lost Key – Consequential Loss	Limit of Insurance: \$5,000	1	
Money and Securities	Off Premises: \$5,000 On Premises: \$10,000	1	
Money Orders and “Counterfeit Money”	Limit of Insurance: \$5,000	1	
Ordinance or Law – Equipment		1	
Pollutant Clean-Up and Removal	Limit of Insurance: \$25,000	1	
Salesperson Samples	Limit of Insurance: \$10,000	1	
Tenant Building Coverage – Required By Lease	Limit of Insurance: \$10,000	1	

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PROPERTY – BUSINESSOWNER LEVEL COVERAGE		
Coverage	Limit of Liability	Premium
Business Income – Extended Period of Indemnity Number of Days	90	
Business Income – Exempt Employees / Jobs	No	
Business Income – Ordinary Payroll	Number of Days: 120	
Business Income / Extra Expense – 18 Month Period of Indemnity	Number of Months: 18	
Business Income / Extra Expense – Newly Acquired Properties	Limit of Insurance: \$25,000	
Business Income / Extra Expense – No Time Deductible		
Business Income From Dependent Properties	Limit of Insurance: \$25,000	
Computer Fraud and Funds Transfer Fraud	Limit of Insurance: \$25,000	
Newly Acquired Business Personal Property	Limit of Insurance: \$250,000	
Newly Acquired or Constructed Buildings	Limit of Insurance: \$500,000	

Section II – Liability Insurance

LIABILITY AND MEDICAL EXPENSES	
Coverage	Limit of Liability
Liability and Medical Expenses	\$1,000,000
Medical Expenses – Per Person	\$5,000
Liability and Medical Expenses General Aggregate	\$2,000,000
Products / Completed Operations Aggregate	\$2,000,000

Liability Premium: \$916.00

LIABILITY – OPTIONAL COVERAGES		
Coverage	Coverage Information	Premium
Claim Data Expense	Limit of Insurance: \$10,000	
Computer / Electronic Data Processing Coverage – Off Premises	Limit of Insurance: \$5,000	

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Coverage	Coverage Information	Premium
Condominiums, Co-ops, Associations - Directors And Officers Liability Endorsement	Name of Association: Franklin Park West Condominiums Limit of Insurance: \$1,000,000 Deductible: \$1,000 Pending or Prior Litigation Date: 02/14/24 Retroactive Date: 02/14/24 Extended Reporting Period: No	\$300.00
Electronic Commerce (E-Commerce)	Annual Aggregate Limit of Insurance: \$25,000 Section I – Deductible: \$5,000	
Electronic Data	Limit of Insurance: \$15,000	
Employee Dishonesty	Limit of Insurance: \$100,000	\$51.00
Forgery Alteration	Limit of Insurance: \$100,000	\$13.00
Heating or Air Conditioning Loss Reimbursement	Limit of Insurance: 10,000	
Hired Auto and Non-Owned Auto Liability	Hired Auto Liability Coverage: Yes Non-Owned Auto Liability Coverage (With Delivery Service): No Non-Owned Auto Liability Coverage (Without Delivery Service): Yes	\$40.00
Interruption of Computer Operations	Limit of Insurance: \$15,000	
Lockout or Sale, Removal and Disposal of Liability	Limit of Insurance: \$5,000	
Reward Payment	Limit of Insurance: \$5,000	
Tenants' Property Legal Liability	Limit of Insurance: 10,000	
Unauthorized Business Card Use	Limit of Insurance: \$5,000	

LIABILITY – EXCLUSIONS AND CONDITIONS

Exclusion / Condition	Exclusion / Condition Information
Abuse or Molestation Exclusion	
Amendment to Exclusion – Expected or Intended Injury	
Asbestos Exclusion	
Businessowner Maximum Aggregate Limits	
Cannabis Liability Exclusion	
Cannabis Property Exclusion	
Communicable Disease Exclusion	
Cyber Incident Exclusion	
Employment-Related Practices Exclusion	
Exclusion – Access or Disclosure of Confidential or Personal Information and Data-Related Liability – Limited Bodily Injury Exception Not Included	
Exclusion – Silica or Silica-Related Dust	

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Exclusion / Condition	Exclusion / Condition Information
Exclusion – Unmanned Aircraft	Bodily Injury and Property Damage: No Personal and Advertising Injury: No
Exclusion – Violation of Trade or Consumer Protection Laws	
Exclusion – Year 2000 Computer-Related and Other Electronic Problems	
Exclusion of Certified Acts of Terrorism	
Fungi or Bacteria Exclusion (Liability)	
Lead Exclusion	
Punitive Damages Exclusion	
Total Pollution Exclusion	

TOTAL PREMIUM – (THIS IS NOT A BILL)\$28,834.20*

***The premium shown above does not reflect the premium owed for modified / removed coverage(s).**