



P.O. Box 430
Buffalo, NY, 14240
(302) 287-7014

MUELLER MASTER COMMUNITY INC.
4009 BANISTER LANE #300
AUSTIN, TX, 78704

08/07/2025

Insured: MUELLER MASTER COMMUNITY INC.
Policy #: KTQCMB 9S735479
Claim/File#: FXV1775001H
Date of Loss: 5/28/2025
Underwriting Company: TRAVELERS EXCESS AND SURPLUS LINES COMPANY

Dear Mr. Cisneros,

Below is a summary of the coverages attached to your policy.

Travelers Excess and Surplus Lines Company "Travelers" provides an insurance policy to Mueller Master Community with policy number KTQCMB 9S735479, effective January 1st, 2025, through January 1st, 2026.

The loss location encompasses approximately 264 row home buildings and parks in Austin, TX, which are covered location per the policy.

Travelers provides the policy, including the coverage forms listed below.

| | |
|----------------|-----------------------------|
| MS C1 00 10 18 | Property Coverage Form |
| MS C2 06 10 18 | Flood Coverage Form |
| MS C1 03 10 18 | Extra Expense Coverage Form |

The following policy limits, among others, are applicable:

\$100,000,000 Building & Business Personal Property Blanket Limit
\$ 10,000,000 Flood coverage

The property damage caused by wind and/or hail carries a 5% deductible of the value of each building with a \$250,000 minimum deductible. Property damages caused by Flood carries a separate individual deductible for these damages of \$100,000.

As we progress through the adjustment of the loss, we can discuss some of these coverages in detail. I will now address the claim by the separate coverage lines.

Building:

Following our initial inspection of the loss, we began assessing the damages sustained by the buildings. To assist in this process, we engaged MKA International as our construction consultants. Their role includes preparing a comprehensive repair estimate and reviewing/validating vendor estimates related to hail and wind damage.

These estimates will be used to determine the Actual Cash Value (ACV) and Replacement Cost Value (RCV) of the building damages. Payments will be issued in accordance with the terms of the insurance policy and the Mueller Omnibus Amendment Supplemental Covenants – 11/28/2018, page 13, under “Insurance,” which states:

“The master policy will provide coverage for original construction as-built condition/materials. There is no coverage for I&B installed by the Unit Owner or personal property.”

As detailed above, there is no coverage for any I&B (Improvements and Betterments) or personal property. These items would be the responsibility of the individual unit owners and if applicable their individual insurance carriers. Travelers settlement will not include any payments for I&B or personal property of unit owners.

Flood:

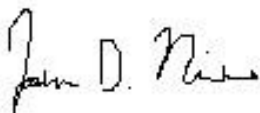
We have been notified that damages to at least one individual unit were caused by water that meets the policy’s definition of a flood. We are currently evaluating and estimating those damages separately from the wind and hail-related damages.

Please note that flood-related damages are subject to a separate Flood deductible of \$100,000 per occurrence, which applies in addition to the wind and hail deductible.

Please be advised that this is not meant to be an all-inclusive discussion of your policy. Conceivably, other coverages, conditions, provisions, exclusions, limits and sub-limits could apply. Please take the time to read your policy and contact the undersigned with any questions.

If you have any questions, please contact me at (302) 287-7014 or jnichola@travelers.com.

Sincerely,



Josh Nicholas
General Adjuster
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Email: jnichola@travelers.com