RICE INSURANCE SERVICES CENTER
We put the Experience and Options in E&O programs

NEBRASKA REAL ESTATE COMMISSION'S (NREC's)
GROUP ERRORS AND OMISSIONS (E&O) PROGRAM
Administered by Rice Insurance Services Center (RISC)
A Division of Accretive Specialty Insurance Solutions, LLC
Issued by Continental Casualty Company

www.risceo.com
502-897-1876 / 1-800-637-7319
P.O. Box 6709, Louisville, KY 40206
2001 Lake Point Way, Louisville KY 40223

RISC is pleased to continue to provide the NREC's 2027 group real estate E&O insurance program. After 30+ years of service to Nebraska licensees, we strive to continue to exceed our insureds' expectations. The insurance carrier is Continental Casualty Company (Continental), a CNA insurance company rated "A+" Excellent by A.M. Best.

BASIC 2-YEAR POLICY only $268 premium

REMINDER – The NREC's group program is adjusting to align with a the NREC's 2-year real estate license renewal cycle. Licensees with a December 31, 2026 license renewal date may enroll in a 2-year group policy with a January 1, 2027 – January 1, 2029 group policy period. For licensees with a December 31, 2027 license renewal date, a 2-year group policy with a January 1, 2028 – January 1, 2030 group policy period will be available in the future. The new 2-year E&O requirement applies to any active licensee who has E&O insurance with the NREC's group program, an individual plan, or an independent group plan.

Limits of Liability $100,000 per claim / $300,000 aggregate w/ $1,000 deductible for damages and no deductible for defense costs.
Increased Limits Available to Individual Licensees (Not Firms) – $250,000 per claim / $750,000 aggregate ($148 additional premium) or $500,000 per claim / $1,000,000 aggregate ($268 additional premium).

AUTOMATICALLY INCLUDES

First Dollar Defense – Applies WITH NO CONDITIONS to all covered claims.

Defense Outside Limits – There is NO LIMIT on the amount of defense costs the carrier will pay in connection with claims covered under the basic policy limits. (There is limited coverage for regulatory complaints, which were not traditionally covered at all under many E&O policies).

Property Management Coverage – Insures specified leasing and property management services.

Firm / Franchise Coverage – Real estate firm and real estate franchisor included in the definition of insured for vicarious liability for covered claims.

Team Coverage – More and more licensees are choosing to work in teams. RISC's policy insures real estate teams (in addition to real estate firms and franchisors) for vicarious liability for covered claims in the event a claim is made against the team for acts of an insured team member.

Retroactive / Prior Acts Coverage – Insures prior transactions, provided you have maintained continuous real estate E&O insurance from the date of the professional services to the date the claim is first made.

Lock Box Sublimits – $100,000 per lock box claim / $300,000 aggregate (damages) with no limit on defense costs.

Discrimination / Fair Housing Sublimits – $50,000 per discrimination claim / $50,000 aggregate (damages) with no limit on defense costs.

Environmental Sublimits – $10,000 per environmental claim / $20,000 aggregate (damages) with no limit on defense costs.

Escrow / Earnest Money Sublimits – $5,000 per escrow claim / $10,000 aggregate (damages) with no limit on defense costs.

Primary Residence Sublimits – $100,000 per primary residence claim / $300,000 aggregate (damages) with no limit on defense costs for claims involving the sale or listing for sale of your primary residence.

Residential Personal Interest Sublimits – $100,000 per residential personal interest claim / $300,000 aggregate (damages) with no limit on defense costs for claims involving the sale or listing of residential property, as defined in the policy, you own (in addition to the primary residence).

Subpoena Coverage – Payment of unlimited attorneys' fees to represent the insured in connection with a covered subpoena.

Regulatory Complaints Coverage – $5,000 per regulatory complaint / $5,000 aggregate (defense costs).

Security Breach Supplementary Payment Coverage – $5,000 reimbursement to the real estate firm for costs incurred to notify clients of a security breach ($5,000 maximum per real estate firm, regardless of number of insureds or incidents involved).

OPTIONAL ENDORSEMENTS AVAILABLE TO INDIVIDUAL LICENSEES (NOT REAL ESTATE FIRMS)

Appraisal Endorsement ($400) – Active Nebraska real estate licensees who also have an active appraiser license may purchase an appraisal endorsement to add licensed appraisal services to the activity insured by the group policy.

Appraisal Trainee Endorsement ($400 per trainee) – For active real estate licensees who also have an active appraiser license to add specified appraiser trainees as insureds while employed by you, under your supervision and control, and assisting you in the performance of your professional services. Eligibility Requirements: (1) active Nebraska real estate license, (2) active appraiser license, and (3) purchase an appraisal endorsement.

Contingent Bodily Injury / Property Damage Endorsement ($60) – $10,000 per claim & aggregate (damages and defense costs, combined) for bodily injury and property damage claims that arise from professional services (conditions apply).

Developed / Constructed by Spouse Endorsement ($500) – $100,000 per developed / constructed by spouse claim / $300,000 aggregate for claims relating to the sale or listing for sale of residential property developed or constructed by the insured licensee's spouse, domestic partner, or a company owned by the licensee's spouse or domestic partners (conditions apply).

OPTIONAL ENDORSEMENT AVAILABLE TO INDIVIDUAL LICENSEES AND REAL ESTATE FIRMS

Conformity ($40 annual premium) – Conforms your insurance under the Nebraska group policy to comply with another mandated state's E&O requirements. Eligibility Requirement: You must be actually domiciled or treated as domiciled in Nebraska under the policy.

WHERE COVERAGE APPLIES

For licensees domiciled in Nebraska, the group policy applies to professional services provided anywhere the licensee is duly licensed, so long as the services would require a real estate license had they been performed in Nebraska. Licensees not actually domiciled in Nebraska or not considered to be domiciled in Nebraska under the policy terms are insured only for professional services rendered in Nebraska.

FIRM EXCESS COVERAGE, Subject to Underwriting Approval

Firm excess policies (written by Continental Casualty Company) with $3,000,000 limits. To qualify, all of the firm's licensees must participate in the group program. The firm's broker or officer must complete an application to obtain a quote for a firm excess policy.

RISK REDUCTION MATERIAL AVAILABLE ON OUR WEBSITE, WWW.RISCEO.COM

We incorporate our knowledge of the policy and extensive claims handling experience into educational articles and videos.

Online enrollment, sample policy forms, risk reduction information, and more available at www.risceo.com.
Questions or Concerns? Contact us: 1-800-637-7319 Policy Dept, Ext. 1 / Claims Dept, Ext. 2 / Excess Dept, Ext. 3

CNA is a service mark and trade name registered with the US Patent and Trademark Office. The program referenced herein is underwritten by Continental Casualty Company, a CNA insurance company. This information is for illustrative purposes only and is not a contract. It is intended to provide a general overview of the products and services offered. Only the policy can provide the actual terms, coverages, amounts, conditions, and exclusions. This program is only available in Nebraska. ©2026

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Nebraska Real Estate Commission's Group Policy

Real Estate E&O Insurance Designed for Nebraska Licensees

Continued Commitment to Nebraska Licensees

Over **$4.9 Million** in defense costs and damages have been incurred by Continental Casualty Company (a CNA insurance company, rated "A+ Superior" by A.M. Best) on behalf of Nebraska licensees as of August 31, 2026. RISC and CNA share a commitment to their insureds to provide valuable coverage to Nebraska licensees. When shopping for insurance coverage, it's important to ask about the company's experience and paid claims in Nebraska. Payments on behalf of Nebraska licensees demonstrate a carrier's commitment to its insureds.

Rely on the Most Experienced Provider in the Business

The Rice family and their colleagues have specialized in mandated real estate E&O programs since 1989. CNA has 50+ years of experience in E&O programs, including 30+ years in real estate E&O. CNA is the top provider of real estate liability insurance, delivering 100+ years of experience, industry knowledge, and financial strength to manage even the most complex risks. You can be confident we will be here for you even after you purchase coverage.

When a Claim is Made, Our In-House Adjusters Focus on You

Some people assume insurance companies look for reasons to deny coverage. Our duty to find coverage where the policy supports it is our utmost concern. Most insurance providers use one entity to sell the policy and another to handle claims. Because we do both, the information we provide about the policy reflects how it will actually apply in the event of a claim. Providers who don't administer claims may not know how the carrier actually applies the policy when a claim is made.

We Stand by You Even if There Is a Claim

You may be involved in a claim even if you did everything by the book. Some providers won't write your coverage if you have had a claim. Or if you have a claim, they may not renew your policy! There is no need to fear reporting a claim under our program. We understand having a claim does not mean you did anything wrong. Anyone can be involved in a transaction that goes sour. Never think it can't happen to you. And we are here to help you if it does.

Call us at 1-800-637-7319 or
visit our website at www.risceo.com.
We look forward to hearing from you.

All E&O Providers Are Not the Same . . . Neither Are All E&O Policies

Always Review the Actual Policy Provisions! The most accurate representation of what a policy covers is the policy itself. We urge you to review any policy you are considering and ask these questions:

Does the policy provide first dollar defense? **Yes.** There is no deductible for defense costs, so there is no cost to you unless there is a damage award or settlement. Other policies may have stringent requirements that must be followed to qualify for first dollar defense.

Does the policy offer unlimited defense costs? **Yes.** There is no limit on the amount of defense costs available to pay covered claims. (There is a limit on regulatory complaints coverage, which was traditionally not covered at all under many E&O policies).

Does the policy insure transactions you do for relatives? **Yes.** The RISC policy applies to claims involving services performed for your relatives and in-laws. This is important, since buyers and sellers often turn to a trusted relative who is a real estate licensee to represent them in a transaction.

Does the policy apply to claims relating to all types of real property? **Yes.** The RISC policy applies to any claim relating to professional services, regardless of the type of property involved. Other policies may limit coverage to a specific type of property, such as residential, or require additional premium for coverage for other kinds of property. Even if you currently handle only residential transactions, consider whether you are willing to forgo an opportunity to work with commercial property or farmland or to risk not having coverage for a claim resulting from the transaction.

Does the policy insure your firm for its vicarious liability for your professional services? **Yes.** Claims are often made against real estate firms as a result of their licensees' negligence. Under the RISC program, the insured licensee's policy applies to covered claims alleging the firm's vicarious liability for negligent acts, errors, and omissions in the licensee's professional services. Some policies issued to individual licensees may not provide coverage for the firm's vicarious liability for their actions, which may leave the firm uncovered in the event of a claim against it.

Are insureds happy with the provider? **Yes.** Below are excerpts from actual emails we have received from insureds:

Rest assured, my E&O business will always be with Rice and I will continue to recommend you to anyone willing to listen. Most important, how lucky you are to have staff members…who are willing to go the "extra mile" to ensure your customers stay your customers. J.Z. (NE, IA, WY, and CO)

Thank you so very much! So very thankful for your help and kindness. You helped me out tremendously. D.S. (NE)

A lot of agents are [enrolling] online and it's wonderful! A.M. (Contact for large firm with ND, SD, and NE insureds)

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