



CONTINENTAL CASUALTY COMPANY

(A stock insurance company, hereinafter called the "Company")

Administrative Office:

P.O. Box 6709

Louisville, Kentucky 40206-0709

(502) 897-1876 (800) 637-7319

REAL ESTATE LICENSEES ERRORS AND OMISSIONS

DECLARATIONS

THIS IS A CLAIMS-MADE-AND-REPORTED POLICY. PLEASE READ THIS POLICY CAREFULLY.

THIS INSURANCE IS WRITTEN ON A CLAIMS-MADE-AND-REPORTED BASIS. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, COVERAGE UNDER THIS MASTER POLICY IS LIMITED TO LIABILITY ONLY FOR THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED TO THE COMPANY DURING THE INDIVIDUAL POLICY PERIOD OR ANY APPLICABLE EXTENDED REPORTING PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE INSURED BEFORE THE BEGINNING OR AFTER THE END OF THE INDIVIDUAL POLICY PERIOD. PLEASE REVIEW THIS MASTER POLICY CAREFULLY AND DISCUSS THIS COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

Policy Number: 18 EO 0020MS-

- ITEM 1. POLICYHOLDER:** Mississippi Real Estate Commission on behalf of individuals who hold an active real estate license under Mississippi Code Annotated, Section 73, Chapter 35 and who have paid the required premium.
4780 Interstate 55 North, Lefleur's Bluff Tower, Suite 300, Jackson, Mississippi 39211
- ITEM 2. GROUP POLICY PERIOD:** From July 1, 2018 to July 1, 2019
(12:01 A.M. Standard Time at the Address stated in Item 1)
- ITEM 3. LIMITS OF LIABILITY:** (a) \$100,000 per Licensee per Claim (Damages)
(b) \$500,000 Aggregate per Licensee
- ITEM 4. SUBLIMITS DISCRIMINATION CLAIM:** (a) \$25,000 per Licensee per Claim (Damages & Claim Expenses)
(b) \$25,000 Aggregate per Licensee
- ITEM 5. SUBLIMITS ENVIRONMENTAL CLAIM:** (a) \$10,000 per Licensee per Claim (Damages & Claim Expenses)
(b) \$20,000 Aggregate per Licensee
- ITEM 6. SUBLIMITS ESCROW CLAIM:** (a) \$5,000 per Licensee per Claim (Damages & Claim Expenses)
(b) \$10,000 Aggregate per Licensee
- ITEM 7. SUBLIMITS LOCK BOX CLAIM:** (a) \$5,000 per Licensee per Claim (Damages)
(b) \$10,000 Aggregate per Licensee
- ITEM 8. DEDUCTIBLES**
DAMAGES: \$1,000 per Claim
CLAIM EXPENSES: \$None per Claim
- ITEM 9. PREMIUM:** \$148 per year
- ITEM 10. RETROACTIVE DATE:** As determined for each Insured according to the policy
This insurance does not apply to any Claim arising from or related to any negligent act, error, or omission committed or alleged to have been committed prior to the Retroactive Date listed above.
- ITEM 11. OPTIONAL EXTENDED REPORTING ADDITIONAL PREMIUM:** One Year is 100% expiring premium (\$148, including applicable endorsement premium); Two Years is 150% expiring premium (\$222, including applicable endorsement premium); Three Years is 200% expiring premium (\$296, including applicable endorsement premium).

The Declarations and the forms listed and attached hereto, together with the completed and signed application, shall constitute the contract between the Insured and the Company.

Authorized Representative

7/1/2018

Date

REAL ESTATE LICENSEES ERRORS AND OMISSIONS POLICY

NOTICE

THIS INSURANCE IS WRITTEN ON A CLAIMS-MADE-AND-REPORTED BASIS. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, COVERAGE UNDER THIS POLICY IS LIMITED TO LIABILITY ONLY FOR THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** AND REPORTED TO THE COMPANY DURING THE **INDIVIDUAL POLICY PERIOD** OR ANY APPLICABLE EXTENDED REPORTING PERIOD. NO COVERAGE EXISTS FOR **CLAIMS** FIRST MADE AGAINST THE **INSURED** BEFORE THE BEGINNING OR AFTER THE END OF THE **INDIVIDUAL POLICY PERIOD**. PLEASE REVIEW THIS POLICY CAREFULLY AND DISCUSS THIS COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

INSURING AGREEMENT

I. COVERAGE

Subject to the terms and provisions of this policy, the Company will pay on behalf of the **Insured Damages** in excess of the Deductible which the **Insured** shall become legally obligated to pay by reason of any **Claim** so long as the **Claim** is first made against the **Insured** during the **Individual Policy Period** and reported to the Company in writing during the **Individual Policy Period**, unless an Extended Reporting Period applies, provided that:

- A. such negligent act, error, or omission was committed or alleged to have been committed subsequent to the **Retroactive Date**; and
- B. prior to the inception date of the **Individual Policy Period** no **Insured** had a basis to believe that any such negligent act, error, or omission, or **Related Negligent Act, Error, or Omission** might reasonably be expected to be the basis of a **Claim** against the **Insured**.

The Company has the right and duty to defend the **Insured** against any **Claim** seeking **Damages** covered by this policy. The Company has the right to select counsel, to make investigation of the circumstances of the **Claim**, and to make payments of judgments or settlements and **Claim Expenses** as the Company deems necessary. In the event a **Claim** is subject to arbitration or mediation, the Company is entitled to exercise all of the rights of the **Insured** in the choice of arbitrators or mediators and in the conduct of any arbitration or mediation proceeding. The Company has no duty to defend any **Claim** not covered by this policy.

The Company will not settle any **Claim** without the consent of the **Insured**, which consent shall not be unreasonably withheld. If the Company recommends a settlement to the **Insured** which is agreeable to the claimant and the **Insured** does not agree to settle, the Company's Limits of Liability are reduced to the total amount for which the **Claim** could have been settled. The maximum amount the Company will pay in the event of any later settlement or judgment is the amount for which the **Claim** could have been settled plus the amount of **Claim Expenses** incurred up to the time the Company made the recommendation.

II. LIMITS OF LIABILITY

The Declarations sets forth the Company's Limits of Liability and Sublimits of Liability for the **Licensee**. The Limits of Liability and Sublimits of Liability are in excess of the **Damages** Deductible. All other persons or organizations included under the definition of **Insured** share such Limits of Liability and Sublimits of Liability with the **Licensee**. The Limits of Liability and Sublimits of Liability apply regardless of the number of **Claims** made or the number of persons or organizations making **Claims** against the **Insured**. If **Related Claims** are subsequently made against an **Insured** and reported to the Company during this group policy or any renewal of this group policy, all such **Related Claims**, whenever made, shall be considered a single **Claim** first made and reported to the Company within the **Individual Policy Period** in which the earliest of the **Related Claims** was first made and reported to the Company. The amount paid by the Company on behalf of all **Insureds** under each **Licensee's** coverage shall be prorated in relationship to the amount awarded against each such **Insured**, but in no event shall that amount paid by the Company for all **Insureds** exceed the Limits of Liability or Sublimits of Liability shown on the Declarations.

- A. Subject to the paragraphs below, the Company's Limit of Liability for **Damages** per **Claim** shall not exceed the per **Claim** Limit stated in the Declarations.
- B. The Company's Limit of Liability for **Damages** for all **Claims** shall not exceed the Aggregate Limit stated in the Declarations.

- C. The Company's Limit of Liability for **Damages** and **Claim Expenses** for each **Discrimination Claim** shall not exceed the per **Discrimination Claim** Sublimit stated in the Declarations. The Company's Limits of Liability for **Damages** and **Claim Expenses** for all **Discrimination Claims** shall not exceed the Aggregate **Discrimination Claim** Sublimit set forth on the Declarations. **Damages** paid within the **Discrimination Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** and Aggregate Limits of Liability under Item 3 of the Declarations.
- D. The Company's Limit of Liability for **Damages** and **Claim Expenses** for each **Environmental Claim** shall not exceed the per **Environmental Claim** Sublimit stated in the Declarations. The Company's Limits of Liability for **Damages** and **Claim Expenses** for all **Environmental Claims** shall not exceed the Aggregate **Environmental Claim** Sublimit set forth on the Declarations. **Damages** paid within the **Environmental Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** and Aggregate Limits of Liability under Item 3 of the Declarations.
- E. The Company's Limit of Liability for **Damages** and **Claim Expenses** for each **Escrow Claim** shall not exceed the per **Escrow Claim** Sublimit stated in the Declarations. The Company's Limits of Liability for **Damages** and **Claim Expenses** for all **Escrow Claims** shall not exceed the Aggregate **Escrow Claim** Sublimit set forth on the Declarations. **Damages** paid within the **Escrow Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** and Aggregate Limits of Liability under Item 3 of the Declarations.
- F. The Company's Limit of Liability for **Damages** for each **Lock Box Claim** shall not exceed the per **Lock Box Claim** Sublimit stated in the Declarations. The Company's Limits of Liability for **Damages** for all **Lock Box Claims** shall not exceed the Aggregate **Lock Box Claim** Sublimit set forth on the Declarations. **Damages** paid within the **Lock Box Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** and Aggregate Limits of Liability under Item 3 of the Declarations.
- G. Except with respect to a **Discrimination Claim, Environmental Claim, and Escrow Claim, Claim Expenses** are in addition to the Limits of Liability. The Company will not pay **Claim Expenses** in connection with covered **Discrimination Claims, Environmental Claims, or Escrow Claims** after the applicable Sublimits of Liability have been exhausted.
- H. The Company's payment of the applicable Limits of Liability or Sublimits of Liability ends the Company's duties to defend, pay **Damages**, and pay **Claim Expenses**.
- I. Limits of Liability and Sublimits of Liability are not renewed or increased by virtue of the operation of the Automatic or Optional Extended Reporting Period.

III. DEDUCTIBLES

The **Insured** shall pay the **Damages** Deductible and the **Claim Expenses** Deductible, as stated in the Declarations for each **Claim**. However, the combined Deductible for a **Lock Box Claim** shall be \$250 for **Damages** and **Claim Expenses**. The **Damages** Deductible shall apply to the payment of **Damages**. The Company's obligation to pay **Damages** begins only after the **Insured** has paid the **Damages** Deductible. The **Claim Expenses** Deductible shall apply to the payment of **Claim Expenses**. The Company is obligated for **Claim Expenses** in excess of the **Claim Expenses** Deductible. The Company may pay any part or all of the **Damages** Deductible or **Claim Expenses** Deductible to settle, defend, or investigate a **Claim**. The **Insured** must promptly reimburse the Company any amount of the **Damages** Deductible or **Claim Expenses** Deductible paid by the Company. In the event the **Insured** does not reimburse the Company within sixty (60) days, the Company will be entitled to recover reasonable costs and attorney fees incurred in collecting such reimbursement.

If a **Claim** involves two or more **Insureds** who are affiliated with the same **Real Estate Firm**, only one **Damages** Deductible and one **Claim Expenses** Deductible will apply. The **Damages** Deductible and the **Claim Expenses** Deductible are the joint and several liability of all **Insureds** who are affiliated with the same **Real Estate Firm** involved in such **Claim**, but collection of the **Damages** Deductible and the **Claim Expenses** Deductible will be the responsibility of the responsible broker of the **Real Estate Firm**.

IV. SUPPLEMENTARY PAYMENTS

Payments made under this section are not subject to the Deductibles. In addition to the Limits of Liability and Sublimits of Liability stated in the Declarations, the Company will pay the following:

- A. Premiums on appeal bonds and bonds to release attachments. Premiums are limited to bonds no larger than the Company's remaining per **Claim** Limit of Liability. Obtaining the bond is not the Company's obligation.

- B. \$250 for each day the **Insured** attends a trial or hearing in a civil lawsuit involving a covered **Claim** against such **Insured**; however, attendance must be at the Company's request. In no event shall the amount payable under this provision exceed \$5,000 in the aggregate. The \$5,000 aggregate Limit is the maximum the Company will pay even if such trial or hearing spans more than one **Individual Policy Period**.
- C. Postjudgment interest on that portion of any judgment to which this insurance applies and which accrues after entry of the judgment and before the Company has paid, offered to pay, or deposited, whether in court or otherwise, that part of the judgment for which the Company is responsible.
- D. If the **Insured** receives a subpoena for documents or testimony arising out of **Professional Services** and would like the Company's assistance in responding to the subpoena, the Company will retain an attorney to provide advice regarding the production of documents, to prepare the **Insured** for sworn testimony, and to represent the **Insured** at the **Insured's** deposition and while providing trial testimony pursuant to the subpoena, provided that:
 - 1. the **Insured** first receives the subpoena during the **Individual Policy Period** or any applicable Extended Reporting Period;
 - 2. the **Professional Services** occurred after the **Licensee's Retroactive Date** and before the effective date of cancellation or nonrenewal of the **Individual Policy Period**;
 - 3. the **Professional Services** are not the subject of a **Claim** that is not covered under this policy;
 - 4. the subpoena does not arise from **Professional Services** to which Exclusion J or Exclusion K would apply;
 - 5. the subpoena arises out of a lawsuit to which the **Insured** is not a party; and
 - 6. the **Insured** has not been engaged to provide advice or testimony in connection with the lawsuit, nor has the **Insured** provided such advice or testimony in the past.

It is further provided that the **Insured** shall have the following duties under this Supplemental Payment:

- 1. The **Insured** shall give the Company written notice of the subpoena by any of the methods listed in Section XI. THE INSURED'S DUTIES IF THERE IS A CLAIM within the **Individual Policy Period** or any applicable Extended Reporting Period, but no more than twenty (20) days after the **Insured** first becomes aware of such subpoena.
- 2. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the subpoena. The **Insured** shall attend depositions and help in securing and giving evidence at the Company's request.

Any written notice to the Company of a subpoena shall be deemed notification of a circumstance under Section XII. CIRCUMSTANCE REPORTING.

The amount payable under this provision shall be subject to a \$2,500 Aggregate Limit, regardless of the number of subpoenas. All subpoenas involving the same **Professional Services**; the same negligent act, error or omission; or **Related Negligent Acts, Errors, or Omissions**, whenever made, shall be considered a single subpoena first made and reported within the **Individual Policy Period** in which the earliest of the subpoenas was first made and reported. The Company shall not pay any **Damages** in connection with a subpoena.

- E. The Company will pay a maximum of \$2,500 with respect to fees, costs, and expenses resulting from the investigation, adjustment, defense, and appeal for each complaint to a real estate regulatory board or commission, provided that:
 - 1. a **Claim** covered by this policy has been made involving the same negligent act, error or omission or a **Related Negligent Act, Error, or Omission** or, alternatively, if no **Claim** has been made, the **Insured** first receives such complaint during the **Individual Policy Period** or any applicable Extended Reporting Period;
 - 2. the complaint involves **Professional Services** that occurred after the **Licensee's Retroactive Date** and before the effective date of cancellation or nonrenewal of the **Individual Policy Period**;
 - 3. the complaint would otherwise be covered under this policy if the matter arose to a **Claim**; and
 - 4. the complaint does not allege, arise from, or relate to a negligent act, error, or omission or **Related Negligent Act, Error, or Omission** which is the subject of a **Claim** that is not covered by this policy.

It is further provided that the **Insured** shall have the following duties under this Supplemental Payment:

- 1. The **Insured** shall give the Company written notice of the complaint by any of the methods listed in Section XI. THE INSURED'S DUTIES IF THERE IS A CLAIM within the **Individual Policy Period** or any applicable Extended Reporting Period, but no more than twenty (20) days after the **Insured** first becomes aware of such complaint to a real estate regulatory board or commission.

2. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the complaint. The **Insured** shall attend hearings and help in securing and giving evidence at the Company's request.

Any written notice to the Company of a complaint to a real estate regulatory board or commission shall be deemed notification of a circumstance under Section XII. CIRCUMSTANCE REPORTING.

The amount payable under this provision shall be subject to a \$5,000 Aggregate Limit, regardless of the number of complaints. All complaints arising out of the same negligent act, error or omission or **Related Negligent Acts, Errors, or Omissions**, whenever made, shall be considered a single complaint first made within the **Individual Policy Period** in which the earliest of the complaints was first made. The Company shall not pay any **Damages** awarded by a regulatory board or commission.

V. TERRITORY

- A. Coverage applies to a **Licensee** domiciled in Mississippi performing **Professional Services** in Mississippi.
- B. If the **Licensee** is domiciled in the State of Mississippi, then this policy applies to **Professional Services** performed anywhere in the world, provided that:
 1. the **Licensee** will be covered for **Professional Services** performed outside the State of Mississippi only if the **Licensee** is duly licensed in such state and the services performed would require a license pursuant to the laws of Mississippi had the acts been performed in Mississippi; and
 2. the **Claim** arising out of the rendering of such **Professional Services** is brought within the United States of America, its territories or possessions.
- C. If the **Licensee** is not domiciled in the State of Mississippi, then this policy applies only to **Professional Services** performed in Mississippi. The **Claim** arising out of the rendering of such **Professional Services** must be brought within the United States of America, its territories or possessions.
- D. For purposes of this section, a **Licensee** who is not domiciled in the State of Mississippi shall be treated as domiciled in the State of Mississippi if the **Licensee's Principal Real Estate License** is affiliated with a real estate office located in Mississippi and the **Licensee** resides within fifty (50) miles of the Mississippi State line.

VI. EXCLUSIONS

This insurance does not apply to any **Claim** alleging, arising from, or related to:

A. Fraudulent or Dishonest Acts

any fraudulent, dishonest, criminal, malicious, or willful act, as well as other acts of intentional tortious conduct, including gross negligence which evidences a willful, wanton, or reckless disregard for the rights and safety of others committed by the **Insured**, at the **Insured's** direction, or with the **Insured's** knowledge, or by anyone for whose acts the **Insured** is legally responsible;

B. Insolvency

any insolvency of the **Insured**;

C. Failure to Pay or Collect

any failure to pay, collect, or return insurance premiums, escrow monies, earnest money deposits, security deposits, tax money, or commissions, except that this exclusion shall not apply to an **Escrow Claim** until the **Escrow Claim** Sublimit of Liability has been exhausted;

D. Wrongful Termination

any wrongful termination of employment, breach of an employment contract, or other employment dispute;

E. Bodily Injury

any bodily injury, sickness, disease, mental anguish, pain or suffering, emotional distress, or death of any person;

F. Property Damage

any physical injury to, destruction of, or loss of use of tangible property, except that this exclusion shall not apply to a **Lock Box Claim** until the **Lock Box Claim** Sublimit of Liability has been exhausted;

G. Unfair Competition

any unfair competition, piracy, advertising injury, or theft or wrongful taking of concepts or other intellectual property;

H. Libel or Slander

any libel, slander, defamation of character, disparagement, detention, humiliation, sexual harassment, false arrest or imprisonment, wrongful entry or eviction, violation of the right to privacy or malicious prosecution, personal injury, or other invasion of rights to private occupancy;

I. Discrimination

any discrimination on the basis of race, color, creed, national origin, sex, religion, age, sexual preference, marital status, any mental or physical handicap or disease, or any other unlawful discrimination category, except that this exclusion shall not apply to a **Discrimination Claim** until the **Discrimination Claim** Sublimit of Liability has been exhausted;

J. Owned Property

any **Professional Services** relating to property:

1. more than 10% owned by, or
2. purchased or attempted to be purchased by an **Insured**; **Insured's** spouse; or any entity, corporation, partnership, or trust in which an **Insured** or **Insured's** spouse owned or controlled more than 10% financial interest;

however, this exclusion does not apply to:

- a. any **Claim** arising from the sale of property acquired by the **Insured** pursuant to a guaranteed sale listing contract. The guaranteed sale listing contract must be a written agreement between the **Insured** and the seller of a property in which the **Insured** agrees to purchase the property if it is not sold under the listing agreement in a specified time. For coverage to apply, the **Insured** must hold title to the property for less than one (1) year and must continually offer it for sale; or
- b. the sale or listing for sale of residential property which is the **Licensee's Primary Residence**, so long as the sale or listing is performed under the **Licensee's** real estate license and supervised by the **Licensee's** responsible broker or firm;

K. Developed/Constructed Property

Professional Services relating to property developed or constructed by any of the following: an **Insured**; **Insured's** spouse; or any entity, partnership, or trust in which the **Insured** or **Insured's** spouse owned or controlled more than 10% financial interest;

L. Statutory Violations

any violation of the Employee Retirement Income Security Act of 1974, the Securities Act of 1933, the Securities Exchange Act of 1934, or any state Blue Sky or securities laws, or amendments thereto;

M. Maintenance of Insurance

any failure by an **Insured** to provide or maintain insurance;

N. Specified Activities

any activities as:

1. a lawyer, title agent, mortgage banker, mortgage broker or correspondent, escrow agent, construction manager, property developer or insurance agent; except that this exclusion shall not apply to an **Escrow Claim** until the **Escrow Claim** Sublimit of Liability has been exhausted; or
2. an appraiser if the appraisal activity performed requires licensing or certification other than a real estate license;

O. Real Estate Investment Trusts

any activities involving property syndication, limited partnership, or real estate investment trusts in which any **Insured** has, or had, a direct or indirect interest in the profits or losses;

P. Contractual Liability

any liability assumed by any **Insured** under any contract, indemnity agreement, purchase agreement, hold harmless clause, or other similar agreement, unless such liability would have attached to the **Insured** in the absence of such contract;

Q. Pollution/Mold/Fungi

whether suddenly or over a long period of time:

1. the actual, alleged, or threatened emission, discharge, dispersal, seepage, release, or escape of **Pollutants**, asbestos, radon, or lead;
2. the actual or alleged failure to detect, disclose, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, or neutralize, or in any way respond to, assess the effects of, or advise of the existence of **Pollutants**; or
3. any nuclear reaction, nuclear radiation, or radioactive contamination or any act, condition, or pollution incidental to the foregoing;
4. the actual or alleged:
 - a. or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth, or presence of or
 - b. failure to detect, disclose, report, test for, monitor, clean, remove, contain, dispose of, treat, detoxify or neutralize, or in any way respond to, assess the effects of, or advise of the existence of any **Fungi** or **Microbes**, or of any spores, mycotoxins, odors, or any other substances, products, or byproducts produced by, released by, or arising out of the current or past presence of **Fungi** or **Microbes**.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

R. Expected or Intended

any injury or damage expected or intended by the **Insured**;

S. Commission Disputes

any disputes over commissions between real estate brokers and/or salespersons or disputes over commissions involving lawsuits initiated by the **Insured**. This exclusion does not apply to disputes over commissions involving counterclaims filed with the approval of the Company;

T. Prior Acts

any negligent acts, errors, or omissions committed or alleged to have been committed either (1) prior to the date the **Licensee** received an active real estate license or (2) subsequent to the effective date of suspension, revocation, or inactive status of the **Licensee's** real estate license;

U. Fines or Penalties

any fines, penalties, assessments, or matters deemed uninsurable under applicable law; or

V. Conversion

any conversion, misappropriation, or commingling of funds or other property.

VII. EXTENDED REPORTING PERIODS

In case of cancellation or nonrenewal, a **Licensee** may be eligible for the following Extended Reporting Periods to apply, both subject to Paragraph C. below:

- A. Automatic Extended Reporting Period: In case of cancellation or nonrenewal because a **Licensee** retires, places license on inactive status, or allows license to expire, the policy will apply to **Claims** first made against the **Insured** and reported to the Company up to ninety (90) days after the effective date of cancellation or nonrenewal. Said ninety (90) day period will be hereinafter referred to as the Automatic Extended Reporting Period.
- B. Optional Extended Reporting Period: In case of cancellation or nonrenewal for any reason, the **Licensee** shall have the option, upon payment of an additional premium within ninety (90) days after the effective date of the cancellation or nonrenewal, to cause the policy to apply to **Claims** first made against the **Insured** and reported to the Company during the Optional Extended Reporting Period. The Optional Extended Reporting Period will replace the Automatic Extended Reporting Period. The premium for the Optional Extended Reporting Period will be fully earned upon payment and is determined as shown below:

<u>Optional Extended Reporting Periods</u>	<u>Premium</u>
One Year	100%
Two Years	150%
Three Years	200%

The Optional Extended Reporting Period cannot be canceled by the Company or the **Licensee**.

- C. Coverage afforded by the Automatic and Optional Extended Reporting Periods:
 - 1. Shall apply solely to **Claims** arising from a negligent act, error, or omission:
 - a. committed or alleged to have been committed subsequent to the **Retroactive Date**, and
 - b. committed or alleged to have been committed prior to the effective date of cancellation or nonrenewal, and
 - c. which are otherwise insured under all the other terms, conditions, and exclusions of this policy.
 - 2. Shall not apply to any **Claim**, which is insured by any other policy of insurance, nor as excess above such other policy of insurance.
 - 3. Nothing in Paragraphs A or B shall serve to increase the Limits of Liability or Sublimits of Liability as provided in Section II or the Supplementary Payments as provided in Section IV. The Limits of Liability and Sublimits of Liability for any Extended Reporting Period shall be a part of, and not in addition to, the Limits of Liability and Sublimits of Liability listed on the Declarations.

VIII. DEFINITIONS

Claim means:

- 1. a written demand for money or services received by the **Insured**, or
- 2. service of a lawsuit or institution of arbitration or mediation proceedings against the **Insured**; seeking **Damages** and alleging a negligent act, error, or omission in the performance or failure to perform **Professional Services**. Complaints or disputes brought before a real estate regulatory board or commission are not **Claims**.

Claim Expenses means:

- 1. fees, costs, and expenses resulting from the investigation, adjustment, defense, and appeal of a **Claim** if incurred by the Company or by the **Insured** with the Company's written consent,
 - 2. fees charged by attorneys designated by the Company,
- Costs, fees, or expenses of employees or officials of the Company are not **Claim Expenses**. Nor shall **Claim Expenses** include salaries, loss of earnings, or other remuneration by or to any **Insured**.

Damages means compensatory damages. **Damages** do not include fines, penalties, or matters deemed uninsurable under applicable law.

Discrimination Claim means a **Claim** alleging violations of Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendment Act of 1988, or any similar state or local law or ordinance in the performance or failure to perform the **Licensee's Professional Services**.

Environmental Claim means a **Claim** alleging the failure to detect, report, assess the effects of, or advise of the existence of **Pollutants, Fungi, or Microbes** in the performance or failure to perform the **Licensee's Professional Services**.

Escrow Claim means a **Claim** alleging the failure to pay, collect, or return escrow monies or earnest money deposits in connection with the **Licensee's Professional Services**, provided that (i) the **Insured** has met the requirements of the Mississippi Real Estate Brokers License Law governing client funds and (ii) such funds are held separate from the **Insured's** funds.

Fungi means any form of fungus including but not limited to yeast, mold, mildew, rust, smut, or mushroom.

Group Policy Period means the period set forth in Item 2 of the Declarations. The **Group Policy Period** may be shortened by cancellation.

Individual Policy Period means the period set forth in the Certificate of Coverage commencing with the date the **Licensee** obtained coverage under the current group policy by paying the appropriate premium and ending with the cancellation or expiration of the **Licensee's** coverage under the current group policy. The **Individual Policy Period** must be within the dates of the **Group Policy Period** shown on the Declarations.

Insured means the following:

1. the **Licensee**;
2. the **Unlicensed Employee**;
3. the heirs, executors, administrators, or assigns of the **Licensee** in the event of the **Licensee's** death, incapacity, or bankruptcy but only to the extent that such **Licensee** would have been provided coverage under this policy;

When this policy provides coverage for a **Claim** made against any of its **Insureds** listed in 1, 2, or 3 above, **Insured** will also mean:

4. any **Real Estate Firm**, real estate franchisor, or **Real Estate Team** that the **Licensee** represents but only for its vicarious liability for the negligent acts, errors, or omissions arising out of **Professional Services** by the **Licensee**.

Licensee means the person who holds an active real estate license issued by the **Policyholder** under Mississippi Real Estate License Law and who has paid the required premium.

Lock Box Claim means a **Claim** alleging property damage or loss of use of property resulting from such property damage in the distribution, operation, or use of a **Lock Box** on property not owned, occupied by, or leased to the **Insured** or the **Insured's** spouse.

Lock Box means a device to allow authorized persons without a key to enter a locked door.

Microbes mean any non-fungal microorganism or non-fungal colony-form organism that causes infection or disease.

Policyholder means the Mississippi Real Estate Commission.

Pollutants means any solid, liquid, gaseous, thermal, biological, or radioactive substance, material, matter, toxin, irritant, or contaminant, including but not limited to radon, asbestos, smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned, or reclaimed.

Primary Residence means a residential property of two or fewer units which serves as the principal residence of the **Licensee**.

Principal Real Estate License means the state license under which the majority of the **Licensee's** real estate transactions are conducted.

Professional Services means

1. services performed by the **Licensee** as a real estate broker or salesperson as defined in the Mississippi Real Estate Brokers License Law of 1954 and for which the **Licensee** is required to have a real estate license, provided all necessary licenses are held by the **Licensee** at the time of the act, error, or omission giving rise to the **Claim**, including auctioning real property and **Property Management Services** performed by the **Licensee**;

2. Issuance of a broker price opinion by the **Licensee**, provided all necessary licenses are held by the **Licensee** when the broker price opinion is issued; and
3. services performed or advice given by the **Licensee**, including as a notary public and as a real estate consultant or counselor, in connection with the services as a **Licensee** in 1., above.

Property Management Services means the following services provided in connection with the management of commercial or residential property:

1. development and implementation of management plans and budget;
2. oversight of physical maintenance of property;
3. solicitation, evaluation, and securing of tenants and management of tenant relations, collection of rent, and processing evictions;
4. development, implementation, and management of loss control and risk management plans for real property;
5. solicitation and negotiation of contracts for sale and leasing of real property;
6. development, implementation, and management of contracts and subcontracts, excluding property and liability insurance contracts, necessary to the daily functioning of the property;
7. personnel administration; and
8. record keeping.

Property Management Services do not include **Renovation Services** or analysis of, evaluations of, or recommendations concerning environmental hazards or exposures.

Real Estate Firm means a legal entity with which real estate brokers and salespersons as defined in the Mississippi Real Estate Brokers License Law of 1954 are affiliated and which employs the **Licensee**.

Real Estate Team means the entity under which the **Licensee** and at least one other active Mississippi real estate licensee advertise and conduct **Professional Services** as a group. **Real Estate Team** does not include any entity which conducts other services in addition to **Professional Services**. Nor does **Real Estate Team** include licensees associated with or employees of the entity.

Related Claims means all **Claims** arising out of a single negligent act, error, or omission or arising out of **Related Negligent Acts, Errors, or Omissions** in the rendering of **Professional Services**.

Related Negligent Acts, Errors, or Omissions mean all negligent acts, errors, or omissions in the rendering of **Professional Services** that are temporally, logically, or causally connected by any common fact, circumstance, situation, transaction, event, advice, or decision.

Renovation Services means the following services provided in connection with the renovation and reconstruction of any type of property:

1. management of facility renovation and reconstruction plans,
2. development and management of renovation and reconstruction contracts and subcontracts, or
3. development of loss control and risk management plans in connection with the reconstruction or renovation.

Retroactive Date is the date when the first real estate errors and omissions coverage was effective insuring the **Licensee** on a claims-made basis and since which time the **Licensee** has been continuously insured by coverage similar to that provided by this agreement. The **Retroactive Date** is verified for the **Licensee** at the time the **Claim** is reported to the **Company**.

Unlicensed Employee means the support staff under the **Licensee's** supervision and control but only while acting in the course and scope of their employment and assisting the **Licensee** in the performance of the **Licensee's Professional Services**, including the personal assistant, clerk, secretary, messenger, and intern, but **Unlicensed Employee** shall not include:

1. an owner, officer, director;
2. an independent contractor;
3. any other staff member who is not under the direct supervision of the **Licensee** or assisting the **Licensee** in the performance of the **Licensee's Professional Services**;
4. appraisal trainees; or
5. anyone who manages property who does not have a real estate license.

IX. PREMIUM

This coverage shall not be effective until and unless the application for coverage has been approved by the Company and the premium has been paid. Each **Licensee's** premium shall be fully earned at the inception date of the policy unless the Company cancels the entire policy.

X. AUDIT

The Company may audit the **Insured's** records to determine the accuracy of pertinent information provided by the **Insured**. The Company will give reasonable notice to the **Insured** of such an audit. The audit will take place during the **Insured's** regular business hours.

XI. THE INSURED'S DUTIES IF THERE IS A CLAIM

A. The **Insured** shall give written notice by submitting a completed Notice of **Claim** Form to the Company as soon as possible after the **Claim** is first made but in no event more than ninety (90) days after the **Insured** becomes aware of such **Claim**. Such written notice shall include the name of the **Licensee** and shall include the time, place, and details of the **Claim**. Notice shall be delivered to:

U.S. Mail Delivery:

Claims Department
P.O. Box 6709
Louisville KY 40206-0709

Overnight Delivery:

Claims Department
4211 Norbourne Boulevard
Louisville KY 40207-4048

Electronic Delivery:

Facsimile: (502) 896-6343
Email: claims@risceo.com

B. The **Insured** shall not admit any liability, make any settlement, pay any **Damages**, or assume any duty or obligation for any **Claim** without the prior written consent of the Company. The **Insured** shall not incur any **Claim Expenses** for any **Claim** without the prior written consent of the Company.

C. The **Insured** shall immediately forward to the Company every demand, notice, summons, or other process received by the **Insured** or the **Insured's** representatives about any **Claim**.

D. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the **Claim** and making settlements. The **Insured** shall attend hearings and trials and help in securing and giving evidence at the Company's request.

XII. CIRCUMSTANCE REPORTING

If during the **Individual Policy Period**, the **Insured** becomes aware of any negligent act, error, or omission that may reasonably be expected to be the basis of a **Claim** against the **Insured** and gives written notice to the Company of such negligent act, error, omission and the reason for anticipating a **Claim** with full particulars, including but not limited to:

- A. the specific act, error, or omission;
- B. the dates and persons involved;
- C. the identity of the anticipated or possible claimants; and
- D. the circumstances by which the **Insured** first became aware of the potential **Claim**;

then any **Claim** arising out of such reported act, error, or omission that is subsequently made against the **Insured** and timely reported to the Company shall be deemed to have been made at the time written notice was given to the Company.

XIII. SUBROGATION

If the Company makes any payment under this policy, the Company shall receive all of the **Insured's** rights of recovery against any persons or organizations. The **Insured** shall assist the Company in whatever way is necessary to secure such rights. When a **Claim** is made, the **Insured** shall do nothing to thwart the Company's recovery of amounts paid to other parties who might be responsible for the **Claims**.

XIV. CHANGES

The terms of this policy may not be waived or changed unless the Company issues an endorsement. All endorsements become a part of this policy. The **Policyholder** or the **Licensee** and the Company may make changes in the terms of the policy upon mutual consent.

XV. ACTION AGAINST THE COMPANY

The **Insured** may not bring a lawsuit against the Company unless the **Insured** has complied with all the terms and conditions of this policy. Nor shall an action lie against the Company until judgment or trial determines the **Insured's** responsibility to pay.

XVI. BANKRUPTCY

Bankruptcy or insolvency of the **Insured** or the **Insured's** estate will not relieve the Company of its obligations under this policy.

XVII. CANCELLATION

- A. The **Policyholder** may cancel this policy by giving, mailing, or delivering the Company advance written notice of cancellation or surrendering the policy to the Company at least ninety (90) days before the effective date of cancellation. If the **Policyholder** cancels the policy, it is responsible for notifying each **Licensee** of the effective date of cancellation.
- B. The Company may cancel this policy in accordance with the provisions of the laws of Mississippi. Notice of cancellation will state the effective date of cancellation. If notice is mailed, proof of mailing will be sufficient proof of notice. If the policy is canceled, the effective date of cancellation will become the end of the **Group Policy Period** and **Individual Policy Period**.

XVIII. NONRENEWAL

If the Company elects not to renew this policy, it will give, mail, or deliver to the **Policyholder** written notice of nonrenewal at least thirty (30) days before the expiration date of the policy.

XIX. CONFORMITY TO STATUTES

If applicable law is in conflict with this policy, the policy is amended to conform to that law.

XX. OTHER INSURANCE

This insurance is excess over any other insurance, whether primary, excess, contingent, or on any other basis, except when purchased specifically to apply in excess of this insurance. When both this insurance and other insurance apply to any **Claim**, whether primary, excess, or contingent, the Company shall not be liable under this policy for a greater proportion of the **Damages** or **Claim Expenses** than the applicable Limits of Liability or Sublimits of Liability under this policy for such **Damages** bears to the total applicable Limits of Liability of all valid and collectible insurance against such **Claims**.

XXI. LICENSE INACTIVE

In the event a **Licensee's** license is placed on inactive status during a period in which the **Licensee** has paid the applicable premium, the policy will remain in effect for the remainder of the **Individual Policy Period** as if the license had not been placed in inactive status, regardless of whether the license is re-activated, except that coverage will not be provided for acts, errors, or omissions of the **Licensee** which occur during the period when the license was in an inactive status.

XXII. AUTHORIZATION CLAUSE

By accepting this policy, the **Insured** agrees that the statements in the application are the **Insured's** agreements and representations. The **Insured** agrees that these statements are true and correct as of the inception of this policy. This policy has been issued relying upon those statements and representations. The **Insured** agrees that the policy and application are the total agreement between the **Insured** and the Company or its agents.

XXIII. TRANSFER

This policy is not transferable.

XXIV. TRADE AND ECONOMIC SANCTIONS

This policy does not provide coverage for **Insureds**, transactions, or that part of **Damages** or **Claim Expenses** that are uninsurable under the laws or regulations of the United States concerning trade or economic sanctions.

IN WITNESS WHEREOF, we have caused this Policy to be executed by our Chairperson and Secretary, but this policy shall not be binding upon us unless completed by the attachment of the Certificate of Coverage and executed by our duly authorized representative.

Chairperson Thomas F. Motamed

Secretary John M. White

SAMPLE