



• We put the *Experience and Options* in E&O programs •
 502-897-1876 / 1-800-637-7319
 4211 Norbourne Blvd., Louisville, KY 40207-4048
 P.O. Box 6709, Louisville, KY 40206-0709
 www.risceo.com

NEBRASKA REAL ESTATE LICENSEE INDEPENDENT GROUP ERRORS AND OMISSIONS (E&O) PROGRAM

Administered by Rice Insurance Services Company, LLC (RISC) and Issued by Continental Casualty Company

After more than 25 years of service to real estate licensees, we hope that we have exceeded our insureds' expectations and continue to strive to do so with our independent group real estate E&O insurance program for Nebraska licensees. The insurance carrier, Continental Casualty Company (Continental), a CNA insurance company, is rated "A" Excellent by A.M. Best. For more information, to enroll online, or to download a sample copy of the policy, visit our website, www.risceo.com. Contact us with any questions or concerns; we are always happy to hear from you.

| \$120 BASIC POLICY PREMIUM AUTOMATICALLY INCLUDES | |
|---|---|
| Limits of Liability | \$100,000 per claim / \$300,000 aggregate w/ \$1,000 deductible for damages and no deductible for defense costs |
| 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 (note, there are limits on defense costs under the fair housing/discrimination, environmental, escrow/earnest money, and regulatory complaints coverages, 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 a negligent act, error, or omission in your professional services. |
| Retroactive / Prior Acts Coverage | Insures prior transactions, provided you have maintained continuous real estate E&O insurance (from any provider) from the date of the professional services to the date the claim is first made. Some policies do not apply to professional services performed while you were with a different carrier or associated with a different real estate firm. |
| Lock Box Coverage | \$100,000 per claim / \$300,000 aggregate (damages) with no limit on defense costs |
| Discrimination / Fair Housing Coverage | \$50,000 per claim / \$50,000 aggregate (damages & defense costs, combined) |
| Environmental Coverage | \$10,000 per claim / \$20,000 aggregate (damages & defense costs, combined) |
| Escrow / Earnest Money Coverage | \$5,000 per claim / \$10,000 aggregate (damages & defense costs, combined) *Please note that a typographical error on the 2017 declaration page reflected the aggregate amount as \$100,000, which was honored for the 2017 policy. However, the typographical error has been corrected and the \$100,000 aggregate amount will not be available for 2018. |
| Subpoena Coverage | Payment of unlimited attorneys' fees to represent the insured in connection with a covered subpoena. |
| Primary Residence Coverage | Insures the sale or listing for sale of your primary residence, under certain conditions |
| Residential Personal Interest Coverage | Insures the sale or listing of residential properties you own (in addition to the primary residence), under certain conditions. |
| Regulatory Complaints Coverage | \$5,000 per regulatory complaint / \$5,000 aggregate (defense costs) |
| Security Breach Supplementary Payment Coverage | Reimbursement up to \$5,000 for costs incurred by your real estate firm to provide required notification to clients of a security breach when confidential commercial information or nonpublic personal information may have been disclosed or used in an unauthorized manner (up to a maximum of \$5,000 per real estate firm, regardless of the number of licensees or incidents involved). This is not coverage for you or your family's personal identity theft risk, which is not a professional liability risk and is usually offered to individuals by personal insurance policy providers and credit card companies. |
| OPTIONAL ENDORSEMENTS FOR INDIVIDUAL LICENSEES (NOT REAL ESTATE FIRMS) – AVAILABLE FOR ADDITIONAL PREMIUM | |
| Increased Limits of Liability | Increases limits of liability to \$250,000 per claim / \$750,000 aggregate or \$500,000 per claim / \$1,000,000 aggregate |
| Appraisal & Appraisal Trainee | Appraisal coverage has not been included in the basic policy since 2016 but may be added for an additional charge for real estate licensees who are also licensed/credentialed real estate appraisers. We also offer an appraisal trainee endorsement to add specified appraiser trainees as insureds in certain situations. |
| Contingent Bodily Injury/Property Damage | \$10,000 per claim / \$10,000 aggregate for damages and defense costs, combined, for bodily injury and property damage claims that arise from your professional services under certain conditions. |
| OPTIONAL ENDORSEMENTS FOR INDIVIDUAL LICENSEES AND REAL ESTATE FIRMS – AVAILABLE FOR ADDITIONAL PREMIUM | |
| Conformity | Conforms coverage under the Nebraska group policy to comply with E&O requirements in other states that require E&O insurance where you have an active real estate license. Also available to Nebraska real estate firms to comply with E&O requirements in other states that require firm E&O insurance where the firm has an active real estate license. |
| WHERE INSURANCE APPLIES | |
| Territory | If you are domiciled in Nebraska, the policy applies to professional services provided anywhere in the world, provided you are duly licensed in the state where services were provided, and the services would require a real estate license had they been performed in Nebraska. If you are not actually domiciled in Nebraska or not considered to be domiciled in Nebraska under the policy terms, you are insured only for professional services rendered in Nebraska. |
| FIRM EXCESS POLICIES | |
| Subject to Underwriting Approval | Firm excess policies (written by Continental) with \$1,000,000 limits available to firms whose licensees are all insured through the group program. In addition to traditional excess coverage, our excess program automatically includes these key features at no additional cost: (1) Environmental Hazards Claims Coverage sublimits of \$100,000 per claim and in the aggregate for covered claims alleging failure to advise of the existence of pollutants, asbestos, radon, or lead and (2) Discrimination Claims Coverage sublimits of \$100,000 per claim and in the aggregate for covered claims alleging discrimination in the performance or failure to perform professional services (this is in addition to the underlying group program's environmental and discrimination sublimits). Contact us for more information or to request an application. |
| RISK REDUCTION MATERIAL AVAILABLE AT WWW.RISCEO.COM | |
| We incorporate our knowledge of the policy and extensive claims handling experience into educational articles and videos. | |



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Nebraska Real Estate Licensee Independent Group Policy

Real Estate E&O Insurance Designed for Nebraska Licensees

Continued Commitment to Nebraska Licensees

Nearly **\$2.5 Million** in defense costs and damages have been incurred by Continental Casualty Company (a CNA insurance company) on behalf of Nebraska licensees as of August 31, 2017. 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 more than 50 years of experience in E&O programs, including over 30 years in real estate E&O. CNA is the top provider of real estate liability insurance, delivering more than 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 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 that having a claim does not mean you did anything wrong. Anyone can be involved in a transaction that goes sour. Never think that it can't happen to you. And we are here to help you if it does.

Have Questions?

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

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. ©2017

Not All E&O Providers Are 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 (except under the fair housing/discrimination, environmental, escrow/earnest money, and regulatory complaints coverages, which were 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 parents; grandparents; siblings; aunts; uncles; cousins; children; and your spouse's parents, grandparents, siblings, and children. 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 farm land 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:

I want to express my thanks to you. . . . While I know we didn't do anything wrong, I cannot tell you how appreciative I am of the service that you and RISC offer. Not only have you saved us but you have been so kind in your communications. I want you to know it is very much appreciated! S.A. (ID insured)

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 insure your customers stay your customers. J.Z. (NE, IA, WY, and CO insured)