



**TENNESSEE REAL ESTATE COMMISSION'S (TREC'S)
GROUP ERRORS AND OMISSIONS (E&O) PROGRAM**
Administered by Rice Insurance Services Company (RISC)
Issued by Continental Casualty Company

502-897-1876 / 1-800-637-7319
4211 Norbourne Blvd, Louisville, KY 40207
PO Box 6709, Louisville, KY 40206
www.risceo.com

NOTICE – Tennessee law requires that all active individual real estate licensees carry and maintain uninterrupted E&O insurance to cover all licensed activities. If you were enrolled in TREC's January 1, 2019 – January 1, 2021 group policy, your insurance expired January 1, 2021. Licensees who want to inactivate or retire their licenses in 2021 must have filed a TREC Form 1 to change license status before December 31, 2020 or else obtain insurance for the January 1, 2021 to January 1, 2023 period. Tennessee law requires principal brokers to adequately supervise all their firm's affiliate licensees. Principal brokers who fail to ensure their affiliate brokers maintain E&O insurance will be disciplined with a civil penalty up to \$1,000 per uninsured affiliate broker. Licensees may purchase insurance outside the group program, provided coverage meets state requirements and proof of coverage is provided to TREC as required by state law.

PROTECTION FROM THE MOST EXPERIENCED PROVIDER IN THE BUSINESS – RISC's management team has been involved in state-mandated real estate E&O insurance programs longer than any other group in the business. This program is specially tailored to meet the specific needs of Tennessee licensees. The carrier is Continental Casualty Company, a CNA company (rated "A" by A.M. Best). RISC's experience and excellent claims service, combined with CNA's strong financial performance, ensures a quality program.

OPTION FOR RENEWING E&O COVERAGE FOR MULTIPLE LICENSEES – Companies with 10+ licensees can request a Multiple Licensee Renewal Form to electronically submit enrollment information for all the firm's licensees timely and expediently.

REVIEW THE FOLLOWING IMPORTANT INFORMATION AND SIGN BELOW

What Is and Is Not Covered – We urge all licensees to review a sample policy, including the Exclusions section. A sample policy and additional information are available on our website, www.risceo.com, or by calling us toll-free at 1-800-637-7319, ext. 1.

This is a Claims-Made-and-Reported Policy – There is no coverage for claims first made before the beginning or after the end of your individual policy period. If you have any knowledge of a claim; potential claim; or any act, error, omission, fact, or situation that may give rise to a claim against you or your company, it must be reported in writing immediately to your insurance carrier before your current policy period expires. Failure to do so may jeopardize any coverage that would have otherwise been available. Any claim under the group policy must be reported to us in writing during the individual policy period in which it is first made against the insured. For further instructions and a notice of claim form, visit our website, www.risceo.com, then select the "Resources" tab and click "Forms" or call us toll free at 1-800-637-7319, Option 2.

Prior Acts and Importance of Timely Renewal – Your "retroactive date" determines whether your insurance applies to claims involving services performed before the policy's effective date. The retroactive date is the date from which you have continuously maintained uninterrupted E&O insurance, with no breaks between policy periods. Even a one-day gap will result in loss of coverage for ALL professional services performed before the new policy's effective date, even if you had E&O insurance when the services were provided and again when the claim arises. If you failed to enroll timely, call RISC immediately to see if you qualify to backdate your individual policy period to January 1, 2021 (subject to approval, \$20 cost if requested more than 60 days after group policy inception). This procedure will not remedy noncompliance with mandatory insurance requirements.

If You are Not Renewing – There is no coverage for claims that arise after the end of your individual policy period unless an extending reporting period (ERP) is in place. Claims often arise years after the subject transaction occurred. If you are not renewing coverage for any reason, (e.g. inactivating or retiring your license or switching to a firm policy), you should consider purchasing an ERP endorsement. Licensees insured under the 2019 – 2021 group policy who did not renew for the 2021 – 2023 group policy may purchase a 1, 2, or 3 year ERP endorsement to extend the policy's reporting date to apply to claims that are first made and reported within that period. Licensees insured under the 2021 – 2023 group policy who do not renew for the 2023 – 2025 group policy may purchase a 1, 2, 3, or 5 year ERP endorsement. ERP endorsements may only be purchased during the individual policy period or up to 90 days after the end of the individual policy period.

Territory – Licensees domiciled in Tennessee are insured for real estate services performed anywhere they hold an active real estate license, provided the services would require a real estate license if performed in Tennessee. Licensees not domiciled in Tennessee are insured for Tennessee transactions only. Out-of-state licensees may be considered domiciled in Tennessee if their principal real estate license is affiliated with a real estate office in Tennessee and they reside within 50 miles of the Tennessee state line.

Effective Date – Coverage will be effective the day we receive your *completed application* and premium. To request an effective date different than the day we receive your *completed application* and premium, provide the requested effective date (after January 1, 2021) for the carrier's consideration: _____

Premium / Deductible – All premiums are fully earned at policy inception and no refunds are permitted after that date. If your payment is returned for nonsufficient funds, you are responsible for payment of any resulting bank fees or penalties. The deductible will be due in accordance with the policy. Applicant agrees to reimburse the Company for any and all costs and expenses it incurs by employing a collection agency to collect any overdue deductible.

Applicant has reviewed and understands the information contained herein. Applicant declares that the above statements are true and that Applicant has not suppressed or misstated any material facts. Applicant understands that it is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits. Applicant agrees that this application shall be the basis of the contract with the Company and that coverage, if written, will be provided on a claims-made-and-reported basis. Applicant understands and agrees that the completion of this application does not bind the Company to issue a policy.

SIGNATURE: _____

DATE: _____

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. The information included on both pages of this document 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 Tennessee. © 2021



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INDIVIDUAL ENROLLMENT FORM - PRORATED

Tennessee law requires that all active individual real estate licensees carry and maintain uninterrupted E&O insurance. Licensees who fail to enroll or renew timely will be in violation of Tennessee law and risk facing fines, penalties, and loss of prior acts coverage.

ENROLL ONLINE at www.risceo.com and download a certificate of coverage immediately (Visa or MasterCard, \$5 nonrefundable convenience fee applies).

ENROLL BY MAIL – Send completed form (both pages) with a check or money order payable to RISC. Allow 7 – 10 business days for processing.

Mailing Address RISC, PO Box 6709, Louisville, KY 40206-0709

Overnight Delivery RISC, 4211 Norbourne Blvd, Louisville, KY 40207-4048

LICENSEE INFORMATION – Provide correct, complete information (print or type). Failure to do so may delay issuance of your coverage and confirmation to TREC. *This form is for individual licensees only. Real estate firms that wish to purchase optional firm license insurance should use the firm enrollment form.*

Licensee Name		Licensee Type		License No.	
Real Estate Firm		Last 4 Digits of SSN			
Address					
City		State		ZIP	
Work Phone		Home Phone		Fax	
Cell Phone		Email*			
<input type="checkbox"/> Check here if you would like text reminders if/when that option is available					

*We occasionally send important notices by email. To receive these notices, provide your current email address and add our email domain (@risceo.com) to your address book.

BASIC POLICY – All policies expire January 1, 2023						2021	2022	Amount	
Limits of Liability \$100,000 per claim / \$300,000 annual aggregate						Effective Date	Effective Date	Due	
Deductible \$1,000 (damages)						Prorated premiums at left	Prorated premiums at left	\$ _____	
2021 Effective Date		Jan \$230	Feb \$220	Mar \$211	Apr \$201				May \$192
Jun \$182	Jul \$173	Aug \$163	Sept \$153	Oct \$144	Nov \$134				Jun \$182
2022 Effective Date		Jan \$115	Feb \$105	Mar \$96	Apr \$86				May \$77
Jun \$67	Jul \$58	Aug \$48	Sept \$38	Oct \$29	Nov \$19				Jun \$67

OPTIONAL ENDORSEMENTS – This is a claims-made-and-reported policy. An endorsement will only apply to a claim if the endorsement is in effect when the claim is first made, which may be after this policy period expires. You should consider continuing to purchase an endorsement for as long as you would like the coverage to apply (provided you continue to meet any eligibility requirements).

Conformity Endorsement – Conforms your TN policy to comply with E&O requirements other states where you have an active real estate license. To be eligible for this endorsement, you must be actually domiciled in TN or treated as domiciled in TN by the policy terms. Circle applicable state(s): AK CO ID IA KY LA MS* MT NE NM ND RI SD WY Other State License Type: _____ / #: _____ (identify conformity state if more than one) <small>*To be eligible for a MS conformity endorsement, your MS license must have been issued on or before July 1, 2007. If your MS license was issued after that date, contact RISC to obtain coverage for your MS license.</small>	\$30 regardless of number of states at issuance	\$15 regardless of number of states at issuance	
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Appraisal Endorsement – Adds insurance for licensed real estate appraiser services. Eligibility Requirements: (1) an active Tennessee real estate licensee and (2) an active Tennessee appraisal license. Appraisal License Number: _____	\$50	\$25	
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Appraiser Trainee Endorsement – If you are a supervising appraiser and would like to add insurance for associate appraisers acting under your supervision and control while they are assisting you in your performance of professional services as a Tennessee licensed or certified real estate appraiser, you may purchase this endorsement to change the definition of insured to include specific associate appraisers listed in the endorsement. Eligibility requirements: the supervising appraiser must have (1) an active real estate license, (2) an active appraisal license, and (3) purchase an appraisal endorsement (above). You <u>must</u> attach a list of appraiser trainees you would like listed in the endorsement. A separate premium applies to each appraisal trainee listed.	\$50 per trainee	\$25 per trainee	
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Contingent Bodily Injury / Property Damage Endorsement – \$10,000 per claim / \$10,000 aggregate for damages and defense costs, combined, combined, for bodily injury and property damage claims that arise from your professional services (conditions apply).	\$50	\$25	
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Property Management Endorsement – Adds insurance for specific property management services.	\$126	\$63	
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Residential Personal Interest Coverage Endorsement – Sublimits of \$100,000 per claim / \$300,000 annual aggregate for claims related to the sale or listing for sale of residential property in which you or your spouse has an ownership interest (conditions apply).	\$60	\$30	
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Developed / Constructed by Spouse Endorsement – Sublimits of \$100,000 per claim / \$300,000 aggregate for claims involving the sale or listing for sale of residential property constructed or developed by your spouse (conditions apply).	\$300	\$150	
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Increased Limits Endorsements – You may purchase ONLY ONE of the following:			
Increased Limits of \$250,000 per claim / \$750,000 aggregate	\$150	\$75	
Increased Limits of \$500,000 per claim / \$1,000,000 aggregate	\$260	\$130	

Endorsement Bundle – Includes the Following 4 Endorsements <input type="checkbox"/> Increased Fair Housing / Discrimination Claim Sublimits – \$50,000 per claim / \$50,000 aggregate (basic policy automatically includes fair housing / discrimination claim sublimits of \$5,000 per claim / \$10,000 aggregate). <input type="checkbox"/> Increased Regulatory Complaint Coverage – Increases defense cost coverage to \$5,000 per regulatory complaint / \$5,000 aggregate (basic policy automatically includes \$2,500 defense costs per regulatory complaint / \$5,000 aggregate). <input type="checkbox"/> Increased Lock Box Claim Sublimits – \$50,000 per lock box claim / \$50,000 aggregate for damages (basic policy automatically includes lock box claim sublimits of liability of \$5,000 per lock box claim, up to a \$10,000 aggregate). <input type="checkbox"/> Increased Subpoena Assistance Coverage – \$5,000 per subpoena / \$5,000 aggregate legal assistance in responding to a covered subpoena (basic policy automatically includes sublimits of \$2,500 per subpoena / \$2,500 aggregate).	\$40	\$20	
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	BASIC PREMIUM	\$ _____	
	+ OPTIONAL ENDORSEMENT PREMIUM (IF ANY)	\$ _____	
	TOTAL DUE	\$ _____	