



Williams Underwriting Group

**REAL ESTATE ERROR & OMISSIONS
PROUD TO BE YOUR PROVIDER**

Williams Underwriting Group (WUG) is pleased to announce that we will continue to offer Kentucky Licensees and Firms E&O coverage for the 2017 term. Discover the value of Superior Program Management and Quality E&O Coverage. Choose WUG the Experienced Professionals since 1988.

(WUG has long understood that Real Estate Brokers require broad errors and omissions coverage to protect against professional liability claims. To meet these needs we offer a competitively priced policy that automatically includes coverages that individual licensees and Firms have requested. Other policies may not include these coverages, provide reduced coverage limits or coverage may only be available for an additional premium charge. Please compare coverages and see the benefits you receive under the **WUG Independent Carrier Real Estate Program**.

	WUG	State Program*
Limits of Liability \$100,000 each claim/\$1,000,000 annual aggregate with NO deductible. First Dollar Defense applies.	\$179 (plus taxes and KY surcharge)	\$126 (plus taxes and KY surcharge)
Increased Limits of Liability (additional premiums apply) \$250,000 each claim/\$750,000 annual aggregate \$500,000 each claim/\$1,000,000 annual aggregate	Available to Firms Available to Firms	<u>Not</u> Available to Firms <u>Not</u> Available to Firms
Lock Box Property Damage (each claim/annual aggregate)	\$25,000/\$25,000	\$5,000/\$10,000
Fair Housing Discrimination Liability (each claim/annual aggregate)	\$25,000/\$25,000	\$10,000/\$10,000
Escrow / Earnest Money Coverage (each claim/annual aggregate)	\$5,000/\$10,000 (damages and defense costs)	\$2,500/\$5,000 (defense cost only)
Environmental Hazards Coverage (each claim/annual aggregate)	\$10,000/\$20,000	\$5,000/\$10,000
Regulatory Complaints Coverage (per complaint/annual maximum)	\$2,500/\$5,000	\$2,500/\$5,000
Subpoena Assistance Coverage (per subpoena/annual maximum)	\$2,500/\$2,500	\$6 available by endorsement \$5,000/\$5,000
Primary Residence Coverage	Included	Included
Residential Investment Property Coverage (conditions apply)	Included	\$6 available by endorsement
Conformity Coverage	Included	\$15 available by endorsement
Contingent Bodily Injury and Property Damage Coverage for Property management activities (\$10,000 each claim/\$10,000 annual aggregate)	\$25 available by endorsement for individual AND firm licensees	N/A
Personal Identity Theft Coverage \$25,000 expense reimbursement	\$15 available by endorsement	N/A
Licensed Appraisal Endorsement	\$200	\$200
Prior Acts Coverage	Included	Included
Franchise Grantor	Included	Included

We will provide you with the KY Private Carrier Certification of Coverage form for the KY Real Estate Commission. **We have included all your KY enrollment material.**

We look forward to continuing our relationship and we want to assure you that our commitment to you and all Kentucky licensees and firms remains unchanged. Please contact WUG at **800-222-4035** with any questions.

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DISCLAIMER: Insurance underwritten and coverage(s) provided by Zurich American Insurance Company. (“Zurich”), an individual member company of Zurich in North America. The descriptions herein are summaries only. They do not in any way amend any coverage(s) you may have purchased from Zurich or any other member companies of Zurich in North America, and do not include all terms, conditions and/or exclusions of the policy(ies) described herein. Please refer to the actual policy(ies) for full terms, conditions, and exclusions and complete details of coverage(s).

*The statements made in this comparison are based on our interpretation of the state group program’s current policy and additional information shown on their program administrator’s web site as of February 6, 2017. This is not meant to replace any coverage interpretation you may undertake in your review of coverage nor does it replace the advice of any legal counsel.