



Williams Underwriting Group

GREAT NEWS!

Williams Underwriting Group (WUG), a Division of Assured Partners NL, LLC, is pleased to announce that we will be providing an Independent Errors & Omissions Program to Mississippi Licensees. Our coverage exceeds the requirements of the MREC and we will continue to certify your coverage directly to the MREC.

Our policy is underwritten by Zurich American Insurance Company (Zurich) which is currently rated A+ XV (Superior) by A.M. Best*. We have worked on your behalf to provide broad coverage. Below is a partial list of coverage highlights and enhancements. For a more complete list please visit our web site www.wugioe.com and review the coverage overview.

Enhancements to Current Coverages:

- Increased Fair Housing Coverage to \$50,000 for damages and expenses.
- Increased Lock Box Coverage to \$50,000 and there is no deductible.
- Added coverage for the sale of residential investment property subject to certain conditions. This is in addition to coverage for the sale of your primary/principal residence with no conditions.

Basic Policy Coverages:

- Limits of Liability are: \$100,000 per wrongful act / \$500,000 aggregate limit.
- A \$1,000 deductible only applies to paid damages. There is no deductible for claims expense.
- Both individual licensees and real estate firms may purchase limits of \$250,000 per wrongful act / \$750,000 aggregate or \$500,000 per wrongful act / \$1,000,000 aggregate on a guaranteed issue basis. A separate Excess policy is also available with limits up to \$2,000,000/\$2,000,000.
- Earnest Money sublimit of \$5,000/\$10,000 for damages and expenses.
- Environment Hazard sublimit of \$10,000/\$20,000 including mold/fungi.
- Regulatory Compliant sublimit of \$2,500/\$5,000 for defense expenses.
- Property Management Services are included as a covered real estate activity.
- Subpoena assistance coverage of \$2,500 for each claim and \$2,500 for all claims.
- We allow for the reporting of potential claims
- For an additional premium you may purchase endorsements for:
 - Appraisal Coverage – Policy limits apply
 - Personal Identity Coverage – Subject to a \$25,000 sublimit
 - Contingent Bodily Injury and Property Damage coverage for Property Management activities as defined in the policy. – Subject a \$10,000 sublimit

We must be in receipt of your payment on or before June 23, 2016 to assure we can meet the Real Estate Commissions deadline for your certification of coverage. Neither Williams Underwriting Group (WUG) nor the Insurance Company providing coverage will be responsible for any late renewal penalty fees imposed by MREC or delays in the issuance of a license if your payment is received after June 23, 2016.

Please make any necessary address changes to the invoice included with this mailing and return it with your check for the applicable premium based off the Limits of Liability you desire. You may also renew or purchase coverage online at www.wugioe.com. There will be a \$5.00 convenience fee if you elect to enroll online and pay by Visa, MasterCard or Discover. Please note that all premiums become fully earned (NO REFUNDS) once coverage goes into effect on 07-01-2016.

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If your expiring coverage is with Williams Underwriting Group then your policy is written on a **CLAIMS MADE** basis as are most real estate errors and omissions policies. Generally under a Claims Made basis, the policy only applies to otherwise covered claims made against you on or after your inception date and before coverage end date arising out of wrongful acts involving your real estate services, as defined in the policy, which occurred after your retroactive date.

All claims must be reported timely in accordance with the policy's requirements. Failure to timely report a claim may jeopardize coverage under the policy. **If you are in receipt of a written demand for damages, to cease or desist, a civil proceeding or arbitration/other alternative dispute resolution such claim must be reported to the Insurance Company before your current policy expires. The Insurance Company will not be obligated to defend or pay for any claims of which you had knowledge before your policy period begins. If you have notice of claim or potential claim, report immediately to your current carrier or risk not having coverage for the claim. If your expiring coverage is with us, you may call us for procedures on reporting a claim or for Notice of Claim form. The Claims Procedures and Notice of Claim form are also available online at www.wugioe.com.**

If you do not renew your policy by July 31, 2016 and have not purchased replacement coverage, the MREC may inactivate your license and assess fines and you will lose your retroactive date (**prior acts coverage**). Your "retroactive date" is the date you first obtained and have continuously maintained E&O insurance, with no gaps. If you elect to place your coverage on inactive status or fail to purchase coverage timely and your expiring coverage is with WUG you have the option to purchase up to a three-year Extended Reporting Endorsement (the "ERP Endorsement" or "tail" coverage). Please contact Williams Underwriting Group at 1-800-222-4035 **within** 90 days of your policy expiration date of July 1 2016. The extended reporting endorsement would allow you to report otherwise covered claims for wrongful acts arising out of your real estate services, as defined in the policy, that occurred after your retroactive date of coverage (listed on your Certificate of Insurance) and prior to the policy expiration date of July 1, 2016. This endorsement does not extend the policy period or change the scope of coverage.

If your expiring policy is not insured with Williams Underwriting Group you will need to contact your current insurance company to discuss with them the terms and conditions for purchasing an extended reporting period endorsement.

Licensees who do not obtain E&O coverage by July 31, 2016 will lose any previously established retroactive date (Prior Acts Coverage). Your new effective date and retroactive date will be established as the 1st of the month in which your payment is received by us. This only applies to licensees who elect to purchase coverage through our program. Other providers will have their own deadline provisions

We look forward to working with you and please do not hesitate to contact us if we can be of any assistance.

Sincerely,

Williams Underwriting Group

* Rating as of date letter mailed. For more information, please access www.ambest.com.

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).*