



Williams Underwriting Group

GREAT NEWS

Williams Underwriting Group (WUG), a Division of Neace Lukens Insurance Agency, Inc. is pleased to announce that we will be the contracted provider for the Nebraska Real Estate Commission's (NREC) 2017 Real Estate Errors and Omissions Group Insurance Program. Nebraska Licensees will benefit from WUG's broad coverages at a lower premium.

The group policy provides protection for covered loss that result from the conduct of your duties as a real estate licensee including, appraisal services when performed by an active real estate licensee. Coverage also includes property management services performed by licensees. The policy also provides protection for certain prior acts, provided that you have maintained continuous real estate E&O insurance with no gaps, from us or any other real estate E&O provider, from the date of the real estate service to the date the claim is first made against you.

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 enhance our Nebraska Real Estate Errors and Omissions Group Policy. Below is a listing of the primary enhancements that are included in the policy for **no additional premium**. For a more complete list of policy highlights please visit our web site www.wugioe.com and review the coverage overview.

- **Environmental Hazard** sublimit of \$20,000/\$40,000 for damages and expenses
- **Regulatory Complaint** sublimit of \$5,000/\$5,000 for defense expenses
- **Earnest Money** sublimit of \$5,000/\$10,000 for damages and defense expenses
- **Lock Box** Limits of \$100,000/\$300,000 for damages
- **Fair Housing** limits of \$50,000/\$50,000 for damages and expenses
- **Sale of Primary or Principal Residence**
- **Sale of Other Residential Investment Property** (subject to certain conditions being met)
- **Subpoena Assistance Costs** of \$2,500 for all subpoena's
- **Defense Cost for fraud allegations**
- **Spouse or Domestic Partner Liability**
- **Modified Defense and Settlement Provision**
- **Real Estate Appraisal Activities**, as defined in the policy, are automatically included.

OPTIONAL ENDORSEMENTS AVAILABLE:

- **Higher Limits of \$250,000/\$750,000 or \$500,000/\$1,000,000** are available to all licensees AND firms at the same premium. The additional premium is **not** surcharged for type of Real Estate Activities performed, ie; Residential Sales or Commercial Sales/Leasing or for any prior claims.
- **Contingent Bodily Injury & Property Damage Endorsement** provides a \$10,000 sub-limit for Bodily Injury & Property Damage coverage resulting from **a.)** Property Management Services Only or **b.)** All

Real Estate Services including Property Management Services as defined in the policy. Licensees have a choice as to which option they desire.

- **Personal Identity Coverage Endorsement** provides expert assistance and financial relief of up to \$25,000 should a real estate agent and/or their spouse become a victim of identity theft.
- **Conformity Endorsement** provides coverage for licensees that are licensed in other states that require licensees or firms to maintain real estate E&O insurance as a condition of licensure.

We will continue to certify your coverage directly to the NREC. Our policy continues to exceed the minimum standards as set forth by the state.

In order to notify the NREC of your compliance with the Statute for 2017, we must receive your payment and the attached renewal invoice by **November 23, 2016**. Licensee submitting forms and payments to our office after November 23, 2016, will continue to be certified to the NREC. However, the NREC may impose a late license renewal fee and/or place your license on an inactive status if they do not receive E & O coverage certification before December 1, 2016.

Your expiring policy is written as a **CLAIMS-MADE POLICY**. Generally, the policy only applies to otherwise covered claims made against you on or after your inception date and before January 1, 2017 arising out of wrongful acts involving your real estate services, as defined in the policy, that occurred after your retroactive date.

If you do not renew your policy by January 31, 2017 and have not purchased replacement coverage, you may not have coverage for claims reported in the future (i.e., after January 1, 2017) for your past real estate services. If your expiring policy is with WUG and you would like to purchase an extended reporting endorsement (the "ERP Endorsement"), please contact WUG at 1-800-222-4035 **within 90 days** of your policy expiration date of January 1, 2017. 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 January 1, 2017. This endorsement does not extend the policy period or change the scope of coverage. If your expiring policy is with another carrier you will need to contact them regarding their extended reporting endorsement provisions.

Licensees who do not obtain E&O coverage by January 31, 2017 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 WUG.

If you have a written demand for damages or services, it must be reported to your current insurance company before your current policy expires. Zurich will be not obligated to defend or pay for any claims of which you had knowledge before your new policy period begins.

We look forward to continuing our relationship with you and we want to assure you that our commitment to you and all Nebraska licensees remains unchanged.

Sincerely,

Williams Underwriting Group

* Rating as of (September 2016). 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).