



Williams Underwriting Group

KENTUCKY - NOT ALL REAL ESTATE ERRORS AND OMISSIONS POLICIES ARE CREATED EQUAL

Williams Underwriting Group (WUG) a Division of AssuredPartners NL 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 or coverage [may only be available for an additional premium charge](#). Please compare our coverages with our competitors and see the benefits you receive under the **WUG Independent Carrier Real Estate Program**.

	<u>WUG</u>	<u>State Program</u>
<u>Higher Limits of Liability Available to Licensees and Firms</u>		
Can individual licensees and firms purchase higher limits on a guaranteed- issue basis for liability limits of \$250,000/\$1,000,000 and \$500,000/\$1,000,000	YES	Yes or No
Are you being charged a higher additional premium based on any claims history or type of real estate services performed (ie commercial sales, residential sales or property management) to increase your limits?	NO	Yes or No
<u>Coverage For Firms</u>		
Can Firms also purchase coverage coverage on a guaranteed- issue basis and for the same cost as an individual licensee? This is important so the firm does not have to rely on the vicarious liability of a licensee's coverage and share one set of limits.	YES	Yes or No
<u>Property Management Services</u>		
Coverage for property management activities including services that may not require a real estate license ie; overseeing the physical maintenance of property, record keeping, developing management plans and budgets etc.? Are Property Management Services defined in the policy?	YES	Yes or No
If coverage is purchased on a firm is their coverage for property management activities including services that may not require a real estate license?	YES	Yes or No
<u>Conformity to other mandated states</u>		
Coverage that conforms to other mandated states with the exception of the state of Tennessee?	YES	Yes or No
Any Additional Premium Charge?	Included	\$
<u>Sale of Residential & Residential Investment Property</u>		
Does the policy automatically provide coverage for the sale or listing of a primary or principal residence by the owner of such property, provided the sale is performed under the real estate license laws of Kentucky and run through the licensee's brokerage?	Included	Yes or No
Does the policy automatically cover the Sale of Other Owned Residential Investment Property in which you have more then a 25% financial interest Subject to Certain Conditions?	Included	Yes or No
<u>Coverages also automatically included in your policy</u>		
<u>Fair Housing Discrimination Coverage</u>		
Does the policy automatically include a limit of \$25,000 maximum (not a sub-limit) for all fair housing discrimination claims?	YES	Yes or No
Does the limit apply to damages and claim expenses?	YES	Yes or No
Does the coverage apply separately under the Firm's coverage if purchased?	YES	Yes or No
<u>Environmental Coverage</u>		
Does the policy automatically include a sub limit of \$10,000/Claim and \$20,000/aggregate for the failure to detect, advise, disclose, report or assess of the existence of pollutants?	YES	Yes or No
Does the limit apply to damages and claim expenses?	YES	Yes or No
<u>Lock Box Property Damage</u>		
Does the policy have limits of \$25,000 per claim with a \$25,000 aggregate limit (not a sublimit) and does it apply to a keyless entry system?	YES	Yes or No
<u>Earnest Money Disputes and Escrow Agent Services</u>		
Does the policy automatically provide a sub-limit of \$5,000 per claim with a \$10,000 total limit for Earnest Money Disputes and Escrow Agent Services (as defined in the policy) when performed in your capacity as a broker or licensed agent including damages and defense expenses?	YES	Yes or No
<u>Fraud and Unfair Competition Allegations</u>		
Does the policy provide a duty to defend claims based on dishonest, fraudulent, unfair competition, or any theft or wrongful taking of other intellectual property?	YES	Yes or No

Optional Coverage Endorsements available for an additional premium please refer to our Brochure and Enrollment form for details:

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).