Nebraska Real Estate Licensees Professional Liability Policy - Declarations

Insurance is provided by the following Underwriter:

Zurich American Insurance Company
1299 Zurich Way
Schaumburg, Illinois 60196
(a stock company)

Policy Number: EOC 9827597 07
Renewal of: EOC 9827597 06

THIS POLICY PROVIDES CLAIMS MADE AND REPORTED COVERAGE. CLAIMS MUST FIRST BE MADE AGAINST THE INSUREDS DURING THE POLICY PERIOD, OR ANY APPLICABLE EXTENDED REPORTING PERIOD, AND REPORTED TO THE UNDERWRITER PURSUANT TO SUBSECTION VII.G. OF THIS POLICY. THE PAYMENT OF DEFENSE COSTS REDUCES OR EXHAUSTS THE LIMITS OF LIABILITY AVAILABLE UNDER CERTAIN INSURING AGREEMENTS. PLEASE READ THE ENTIRE POLICY CAREFULLY.

Item 1. Policyholder: The Nebraska Real Estate Commission, pursuant to the Nebraska Real Estate License Act, Nebraska Revised Statute 81-885, et seq., on behalf of its Licensees that have paid the premium charged for this Policy or any Real Estate Firm that has paid the premium charged for this Policy.

Item 2. Policy Mailing Address: 301 Centennial Mall South, P. O. Box 94667; Lincoln NE 68509-4667

Item 3. Policy Period: From: 12:01 A.M. on January 1, 2019
To: 12:01 A.M. on January 1, 2020
Local time at the address shown in Item 2.

Item 4. Limits of Liability per Insured Person/per Claim: See Coverage Schedule below

Item 5. Coverage Schedule:

<table>
<thead>
<tr>
<th>Limits of Liability</th>
<th>Deductibles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Insuring Agreement A: Real Estate Licensees Professional Liability</strong></td>
<td></td>
</tr>
<tr>
<td>Each per Claim limit: $100,000.</td>
<td>Each Claim deductible: $1,000.</td>
</tr>
<tr>
<td>Aggregate limit: $300,000.</td>
<td></td>
</tr>
<tr>
<td><strong>Insuring Agreement B: Lock Box Property Damage Liability</strong></td>
<td></td>
</tr>
<tr>
<td>Each per Claim limit: $100,000.</td>
<td>Each Claim deductible: $0</td>
</tr>
<tr>
<td>Aggregate limit: $300,000.</td>
<td></td>
</tr>
<tr>
<td><strong>Insuring Agreement C: Fair Housing Discrimination Liability</strong></td>
<td></td>
</tr>
<tr>
<td>Each per Claim limit: $50,000.</td>
<td>Each Claim deductible: $1,000.</td>
</tr>
<tr>
<td>Aggregate limit: $50,000.</td>
<td></td>
</tr>
</tbody>
</table>
**Insuring Agreement D: Subpoena Assistance Costs**

<table>
<thead>
<tr>
<th></th>
<th>Each per subpoena limit:</th>
<th>$2,500.</th>
<th>Each subpoena</th>
<th>$0.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate limit:</td>
<td></td>
<td>$2,500.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Item 6. Retroactive Date: To be determined separately for each licensee as defined in the Policy and as indicated on the Certificate of Insurance.

Item 7. Program Administrator: Williams Underwriting Group a division of AssuredPartners NL, LLC.
2211 River Road
Louisville KY 40206
Toll Free: 800-222-4035
Phone: 502-708-3157
Fax: 502-326-5909

Item 8. Notices to Underwriter

<table>
<thead>
<tr>
<th>A. Address for notice of Claims, or Potential Claims or Subpoena Assistance:</th>
<th>B. Address for all other notices:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zurich North America Attn: Management Solutions Claims P. O. Box 968041 Schaumburg, IL 60196-8041 Facsimile: (866) 255-2962 Email: <a href="mailto:msgclms@Zurichna.com">msgclms@Zurichna.com</a></td>
<td>Zurich North America Attn: Financial Lines 165 Broadway, 33rd Floor New York, NY 10006 Fax: (866) 240-0155 E-mail: <a href="mailto:usz_zip@zurichna.com">usz_zip@zurichna.com</a></td>
</tr>
</tbody>
</table>

Item 9. Forms and Endorsements Effective At Inception: SEE FORMS AND ENDORSEMENT SCHEDULE

Item 10. Premium: $123.00 Per Insured Person
### Form and Endorsement Schedule

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>01/01/2019</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Policyholder:** SEE DECLARATIONS

<table>
<thead>
<tr>
<th>Form Name</th>
<th>Form Number</th>
<th>Edition Date</th>
<th>Endorsement No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nebraska Real Estate Licensees Professional Liability Policy</td>
<td>U-REL-925-C NE</td>
<td>01/17</td>
<td>NA</td>
</tr>
<tr>
<td>Important Notice - In Witness Clause</td>
<td>U-GU-319-F</td>
<td>01/09</td>
<td>NA</td>
</tr>
<tr>
<td>Sanctions Exclusion Endorsement</td>
<td>U-GU-1191-A CW</td>
<td>03/15</td>
<td>NA</td>
</tr>
<tr>
<td>Increased Limits of Liability Endorsement - Specified Insureds Only</td>
<td>U-REL-927-B NE</td>
<td>01/17</td>
<td>1</td>
</tr>
<tr>
<td>Conformity Endorsement</td>
<td>U-REL-932-B NE</td>
<td>01/17</td>
<td>3</td>
</tr>
<tr>
<td>Contingent Bodily Injury and Property Damage Exclusion Endorsement</td>
<td>U-REL-922-B NE</td>
<td>01/17</td>
<td>4</td>
</tr>
<tr>
<td>(APPLIES ONLY IF SHOWN ON THE CERTIFICATE OF INSURANCE) **For Property Management Services Only</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingent Bodily Injury and Property Damage Exclusion Endorsement</td>
<td>U-REL-937-A MU</td>
<td>01/15</td>
<td>5</td>
</tr>
<tr>
<td>(Sublimit and Deductible) (APPLIES ONLY IF SHOWN ON THE CERTIFICATE OF INSURANCE) **For all Real Estate including Property Management Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal Identity Coverage Endorsement</td>
<td>U-REL-926-C NE</td>
<td>01/17</td>
<td>6</td>
</tr>
<tr>
<td>(APPLIES ONLY IF SHOWN ON THE CERTIFICATE OF INSURANCE)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exclusion Amended Endorsement (Ownership Carveback)</td>
<td>U-REL-936-A NE</td>
<td>01/17</td>
<td>7</td>
</tr>
</tbody>
</table>
Nebraska Real Estate Licensees Professional Liability Policy

THIS POLICY PROVIDES CLAIMS MADE AND REPORTED COVERAGE. CLAIMS MUST FIRST BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD, OR ANY APPLICABLE EXTENDED REPORTING PERIOD, AND REPORTED TO THE UNDERWRITER PURSUANT TO SUBSECTION VII.G. OF THIS POLICY. THE PAYMENT OF DEFENSE COSTS REDUCES OR EXHAUSTS THE LIMITS OF LIABILITY AVAILABLE UNDER CERTAIN INSURING AGREEMENTS.

PLEASE READ THE ENTIRE POLICY CAREFULLY.

Various provisions in this Policy restrict coverage. Read the entire Policy carefully to determine an Insured's rights, duties and what is and is not covered.

The word Underwriter refers to the insurer designated in the Declarations providing this insurance. The word Insureds means any person or organization qualifying as such pursuant to Section IV. DEFINITIONS of this Policy. Refer to Section IV. DEFINITIONS, of this Policy for the special meaning of words and phrases that appear in bold.

In consideration of payment of the premium and subject to the Declarations and the limitations, conditions, provisions, and other terms of this Policy, including any endorsements hereto, the Underwriter and the Insureds agree as follows:

I. INSURING AGREEMENTS

A. REAL ESTATE LICENSEES PROFESSIONAL LIABILITY

The Underwriter shall pay on behalf of the Insureds all Loss and Defense Costs for which the Insureds become legally obligated to pay on account of any Claim for a Wrongful Act taking place on or after the Retroactive Date for this Insuring Agreement, as stated in Item 6 of the Declarations, and prior to the end of the Policy Period, if such Claim is first made against the Insureds during the Policy Period or any applicable Extended Reporting Period, if exercised, and reported to the Underwriter pursuant to Subsection VII.G. of this Policy.

B. LOCK BOX PROPERTY DAMAGE LIABILITY

The Underwriter shall pay on behalf of the Insureds all Loss and Defense Costs for which the Insureds become legally obligated to pay on account of any Claim for Lock Box Property Damage taking place on or after the Retroactive Date for this Insuring Agreement, as stated in Item 6 of the Declarations, and prior to the end of the Policy Period, if such Claim is first made against the Insureds during the Policy Period or any applicable Extended Reporting Period, if exercised, and reported to the Underwriter pursuant to Subsection VII.G. of this Policy.

C. FAIR HOUSING DISCRIMINATION LIABILITY

With respect to any Claim otherwise covered under this Policy, the Underwriter shall pay on behalf of the Insureds all Loss, which Loss shall include Defense Costs, for which the Insureds become legally obligated to pay on account of any Claim for Fair Housing Discrimination taking place on or after the Retroactive Date for this Insuring Agreement, as stated in Item 6 of the Declarations, and prior to the end of the Policy Period, if such Claim is first made against the Insureds during the Policy Period or any applicable Extended Reporting Period, if exercised, and reported to the Underwriter pursuant to Subsection VII.G. of this Policy.

D. SUBPOENA ASSISTANCE COST COVERAGE

With respect to a request for Subpoena Assistance, the Underwriter shall pay on behalf of an Insured the Subpoena Costs incurred during the Policy Period, and reported to the Underwriter pursuant to Subsection VII.G. of this Policy. All Subpoena Costs shall be subject to the per Subpoena Limit and the aggregate Subpoena Assistance Limit of Liability set forth in Item 5 of the Declarations.
II. DEFENSE AND SETTLEMENT

A. The Underwriter shall have the right and duty to defend Claims against the Insured to which Insuring Agreements A, B or C of this Policy applies, even if the allegations in the Claim are groundless, false, or fraudulent. The Underwriter's right and duty to defend includes the right and duty to select defense counsel. The Underwriter's duty to defend any such Claim, including incurring Defense Costs, and to pay Loss for such Claim ends when any Limit of Liability applicable to such Claim has been exhausted by payment of Loss under Insuring Agreements A and B. With respect to Insuring Agreement C the Underwriter's duty to defend any such Claim ends when the applicable Limit of Liability has been exhausted by payment of Loss and/or Defense Costs under Insuring Agreement C.

The Underwriter may investigate any such Claim as it deems necessary and make any settlement or compromise of such Claim as it deems expedient with the Insured's consent, but the Underwriter's right and duty to defend ends when the applicable Limit of Liability is exhausted by payment of Loss and/or Defense Costs as described in this Section II. If the Underwriter recommends a settlement of any such Claim acceptable to the claimant and the Insured refuses to consent to such settlement then, subject to the applicable Limit of Liability, the Underwriter's liability for such Claim will not exceed:

1. the amount for which such Claim could have been settled by the Underwriter plus Defense Costs up to the date the Insured refused to settle such Claim; plus
2. fifty percent (50%) of any Loss in excess of A.1. above incurred in such Claim. The remaining Loss will be uninsured and borne by the Insured at its own risk.

The Insureds agree not to settle any Claim, incur any Defense Costs, otherwise assume any contractual obligation, or admit any liability with respect to any Claim without the Underwriter's prior written consent. The Underwriter shall not be liable for any settlement, Defense Costs, assumed obligation, or admission to which it has not consented.

As a condition precedent to their rights under this Policy, the Insureds shall provide the Underwriter with all information, assistance and cooperation which the Underwriter reasonably requests and, in the event of a Claim, the Insureds will do nothing that shall prejudice the Underwriter's position or its potential or actual rights of recovery.

B. With respect to Subpoena Assistance under Insuring Agreement D, the Underwriter shall have the right to select counsel to provide Subpoena Assistance to the Insured. The Underwriter's duty to pay Subpoena Costs shall end when the Subpoena Assistance Limit of Liability has been exhausted by payment of Subpoena Costs.

III. EXTENSIONS

A. Spouse or Domestic Partner Liability

If a Claim against an Insured Person includes a claim against the Insured Person's lawful spouse solely because of:

1. such spouse's status as spouse of the Insured Person; or
2. such spouse's ownership interest in property that the claimant seeks as recovery for alleged Wrongful Acts of the Insured Person,

then all Loss which such spouse becomes legally obligated to pay by reason of such Claim shall be treated for purposes of this Policy as Loss which the Insured Person becomes legally obligated to pay on account of the Claim made against the Insured Person. Such spousal loss shall be covered under this Policy only if and to the extent such loss would be covered if incurred by the Insured Person.

The coverage extension afforded by this Subsection III.A. does not apply to any Claim alleging any wrongful act or omission by the Insured Person's spouse.

For purposes of this Subsection III.A., the term spouse shall include any natural person qualifying as a domestic partner under any applicable federal, state, local or foreign law or under the provisions of any formal program established by an Insured.

B. Extended Reporting Periods

1. Automatic Extended Reporting Period
If this Policy is cancelled or non-renewed for any reason other than for nonpayment of premium, coverage granted by this Policy shall be automatically extended for a period of ninety (90) days after such nonrenewal or cancellation, but only with respect to any Wrongful Act taking place prior to the effective date of such nonrenewal or cancellation. No additional premium shall be payable for such Automatic Extended Reporting Period. The Automatic Extended Reporting Period shall not apply where an optional Extended Reporting Period has been purchased, or to Claims that are covered under any subsequent insurance purchased by or for the benefit of the Insured.

2. Optional Extended Reporting Period

If this Policy is cancelled or non-renewed for any reason other than for nonpayment of premium, then the Insured shall have the right, upon payment of an additional premium as follows:

a. 200% of the full expiring annual premium for a three (3) year period; or

b. 300% of the full expiring annual premium for a five (5) year period;

following the effective date of such nonrenewal or cancellation, but only with respect to any Wrongful Act taking place prior to the effective date of such nonrenewal or cancellation. This right of extension shall lapse unless written notice of such election, together with payment of the additional premium due, is given by the Insured to the Underwriter within ninety (90) days following the effective date of nonrenewal or cancellation.

3. The Automatic Extended Reporting Period pursuant to Subsection III.B.1. and the Optional Extended Reporting Period, if purchased, pursuant to Subsection III.B.2. shall be collectively referred to in this Policy as the Extended Reporting Period. Any Claim first made and reported during the applicable Extended Reporting Period, if applicable, shall be considered made during the Policy Period. The Extended Reporting Period does not reinstate or increase the Limits of Liability beyond the Limits of Liability available under this Policy nor extend the Policy Period. If the Optional Extended Reporting Period is purchased, the Automatic Extended Reporting Period shall be included within and not in addition to the Optional Extended Reporting Period.

Any Optional Extended Reporting Period if purchased shall be non-cancellable and the entire premium shall be deemed earned at its commencement.

4. If this Policy is cancelled or non-renewed for any reason other than for nonpayment of premium, an Insured shall have a period of time equal to an Automatic or Optional Extended Reporting Period elected by the Insured under Subsections III.B.1 or 2 above within which to report to the Underwriter a request for Subpoena Assistance, but only for a subpoena served upon an Insured prior to the effective date of such cancellation or non-renewal.

C. Estates and Legal Representatives

This Policy shall afford coverage for Claims for the Wrongful Acts of Insured Persons made against the estates, heirs, legal representatives, or assigns of any such Insured Persons who are deceased or against the legal representatives or assigns of any such Insured Persons who are incompetent, insolvent, or bankrupt to the extent that in the absence of such death, incompetence, insolvency, or bankruptcy, such Claims would have been covered by this Policy.

IV. DEFINITIONS

Either in the singular or plural when used in this Policy:

A. Advertising Injury means any act, error, omission, misstatement, misleading statement, neglect, or breach of duty actually or allegedly committed or attempted by an Insured, or by someone for whom the Insured is legally responsible, in connection with the Insureds’ advertising of goods, products or services including without limitation any such actual or alleged conduct which constitutes:

1. libel, slander, defamation or other tort related to the disparagement or harm to the reputation or character of any person or organization;

2. invasion, infringement, or interference with the right to privacy;

3. misappropriation of advertising ideas or style of doing business; or

4. the infringement of any copyright, title, trade dress, trade name, trade mark, service mark, patent or slogan or any other intellectual property rights
Advertising Injury shall not include Bodily Injury or Personal Injury.

B. Bodily Injury means physical injury to the body, sickness, disease sustained by any person, including death resulting therefrom. Bodily Injury also means mental injury, mental anguish, mental tension, emotional distress, pain and suffering, or shock, if such mental injury, mental anguish, mental tension or emotional distress, or pain and suffering which directly results from physical injury to the body, sickness, disease, or death of any person.

C. Broker means any person defined as such under Nebraska Real Estate License Act, Nebraska Revised Statute 81-885, et seq. (hereinafter referred to as "Nebraska Real Estate License Act").

D. Certificate of Insurance means the certificate issued in accordance with the Policy to the Insured.

E. Claim means:
   1. a written demand against any Insured for monetary damages or a written demand to cease and desist commenced by the Insured's receipt of such demand;
   2. a civil proceeding against any Insured for damages commenced by the service upon the Insured of a complaint, or similar pleading, including any appeal thereof;
   3. an arbitration or other alternative dispute resolution proceeding against any Insured commenced by the Insured's receipt of a request or demand for such proceeding, including any appeal thereof; or
   4. a Regulatory Complaint seeking injunctive relief, other non-monetary relief, or rescission as outlined in Subsection VII.G.3.

A Claim shall not include a request for Subpoena Assistance.

F. Commission means the Nebraska Real Estate Commission.

G. Coverage Territory means the following:
   1. With respect to a resident licensee and a non-resident licensee as described in Subsection IV. L.1. and L.2. means Real Estate Services performed in all parts of the world with the exception of any country or jurisdiction which is subject to trade or other economic sanction or embargo by the United States of America if the Insured's responsibility to pay is determined in a Claim on the merits in the United States of America (including its territories and possessions).

   The Underwriter may, however, elect, where permitted by law, at any time to investigate, settle, or defend Claims arising out of Wrongful Acts made anywhere other than the United States of America, its territories, or possessions; provided that the Claim is brought within the United States, its territories or possessions. If the Underwriter does not make such election, then the Insured agrees to make, or cause to be made, under the Underwriter's supervision, such investigation and defense as is reasonably necessary.

   2. With respect to a non-resident licensee as described in Subsection IV.L.3., Real Estate Services performed in Nebraska if the Insured's responsibility to pay Loss on a Claim is determined in a civil proceeding on the merits in the United States of America (including its territories and possessions).

H. Defense Costs means reasonable costs, charges, fees (including but not limited to attorneys' fees and experts' fees) and expenses (other than regular or overtime wages unless described below, or salaries or wages of the employees of the Insured) incurred in defending or investigating Claims against an Insured, including the premium for appeal, attachment or similar bonds. Defense Costs shall also include:
   1. the cost of bonds to release attachments; provided, however, that we shall have no obligation to furnish such bonds;
   2. an Insured's actual loss of earnings, up to $250 per day, up to a maximum of $5,000, resulting from time off from work because of the Underwriter's request for assistance in the investigation or defense of a Claim;
   3. judicially assessed costs taxed against the Insured in the Claim;
   4. all prejudgment interest awarded against an Insured on that part of the judgment paid by the Underwriter; provided, however, that if the Underwriter makes a settlement offer to pay the available Limit of Liability, there shall be no obligation to pay any pre-judgment interest that accrues after the date of such offer; or
5. all interest on the full amount of any judgment that accrues after entry of the judgment and before the Underwriter has paid, offered to pay, or deposited into court that part of the judgment within the applicable Limit of Liability;

provided, however, that the Underwriter’s duty to defend and incur Defense Costs shall terminate when the applicable Limit of Liability has been exhausted by the payment of Loss under Insuring Agreements A and B, and by the payment of Loss and/or Defense Costs under Insuring Agreement C.

Defense Costs shall not mean Subpoena Costs.

I. Fair Housing Discrimination means the violation of Title VIII of the Civil Rights Act of 1968 (as amended), the Fair Housing Amendment Act of 1998 (as amended), or any other similar federal, state or local law or ordinance.

J. Guaranteed Sale Listing Contract means a written agreement between an Insured and the seller of a property, in which the Insured agrees to purchase the property if it is not sold under the listing agreement in the time frame specified by the agreement.

K. Inactive Licensee means any currently licensed person whose license has transferred to inactive status and who is not authorized to act in the capacity of a real estate Broker or Salesperson under Nebraska Real Estate License Act.

L. Insured Persons means any person who performs Real Estate Services and who holds a valid real estate license issued by the Commission pursuant to the Nebraska Real Estate License Act, and has paid the premium charged for this Policy and is either:
   1. a resident of the state of Nebraska;
   2. a non-resident of the state of Nebraska working for or representing a Real Estate Firm whose active place of business is located within the state of Nebraska; or
   3. a non-resident of the state of Nebraska who does not work for or represent a Real Estate Firm, but who holds an active real estate license issued by the Commission.

M. Insured means:
   1. Insured Persons;
   2. unlicensed employees and assistants of Insured Persons or Real Estate Firms, but only while acting in the scope of their employment and relating to Real Estate Services performed on behalf of an Insured Person;
   3. the Real Estate Firm the Insured works for or represents, or franchise grantor, but only for its vicarious liability for the acts, errors or omissions arising out of the conduct or provision of an Insured’s Real Estate Services; or
   4. any Real Estate Firm that has paid the premium charged for this Policy.

N. Interrelated Wrongful Acts means all Wrongful Acts that are related, including all Wrongful Acts that have as a common nexus, any fact, circumstance, situation, event, transaction, cause or series of causally connected facts, circumstances, situations, events, transactions, or causes.

O. Lock Box Property Damage means Property Damage arising out of an Insured’s distribution, maintenance, operation or use of a lock box or keyless entry system on property not owned by an Insured which:
   1. is in the care, custody and control of an Insured; and
   2. is protected by a lock box, keyless entry system or similar device.

P. Loss means the total amount which the Insureds become legally obligated to pay on account of Claims made against them for Wrongful Acts to which coverage applies, including but not limited to damages, judgments, pre-judgment and post-judgment interest and settlements.

Loss does not include:
   1. any amount for which the Insureds are absolved from payment by any covenant, agreement, or court order;
   2. sanctions, taxes, fines, or penalties imposed by law on the Insured;
   3. punitive, exemplary, or multiple damages;
4. the cost to comply with any injunctive, affirmative, or other non-monetary relief or any agreement to provide any such relief;
5. the return or restitution of fees, commissions, expenses or costs by the Insured or any amounts awarded by a Real Estate Regulatory Board or Commission;
6. matters uninsurable under the law pursuant to which the terms of this Policy are construed; or

Q. Other State’s Mandatory Program means a program requiring the purchase of primary real estate licensee professional liability or primary real estate licensee errors and omissions liability insurance as mandated by the statutes and/or regulations of a state other than the state of Nebraska.

R. Personal Injury means, any act, error, omission, misstatement, misleading statement, neglect, or breach of duty actually or allegedly committed or attempted by an Insured, or by someone for whom the Insured is legally responsible, in connection with the Insureds’ performance of Real Estate Services including without limitation any such actual or alleged conduct which constitutes:
1. libel, slander, defamation or other tort related to the disparagement or harm to the reputation or character of any person or organization;
2. invasion, infringement, or interference with the right to privacy;
3. false arrest, detention or imprisonment;
4. malicious prosecution; or
5. wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies by or on behalf of its owner, landlord or lessor.

Personal Injury shall not include Advertising Injury or Bodily Injury.

S. Policyholder means the Commission.

T. Policy Period means each annual period beginning with the inception date shown in Item 3 of the Declarations and ending with the earlier of:
1. the effective date of cancellation of this Policy; or
2. the expiration date stated in the Declarations.

The Policy Period for licensees who become Insureds under this Policy after its inception date begins on the date on which they become Insureds. If this Policy is replacing a licensee’s policy that ended at 12:01 p.m. (instead of 12:01 a.m.), the Policy Period for such licensee begins at 12:01 p.m. of such licensee’s expiring policy. Notwithstanding the foregoing, such licensee’s policy period shall end in accordance with subparagraphs (1) and (2) above, as applicable.

U. Pollutants means any substance located anywhere in the world exhibiting any hazardous characteristics as defined by, or identified on a list of hazardous substances issued by, the United States Environmental Protection Agency or a state, county, municipality or locality counterpart thereof. Pollutants shall also mean any other air emission, odor, waste water, oil or oil products, infectious or medical waste, asbestos or asbestos products, silica, noise, fungus (including mold, mildew and any mycotoxins, spores, scents or byproducts produced or released by fungi, but not any fungi intended by the Insured for consumption) and electric or magnetic or electromagnetic field. Such matters shall include, without limitation, solids, liquids, gaseous, thermal, biological, nuclear or radiological irritants, contaminants or smoke, soot, fumes, acids, alkalis, chemicals or waste materials.

V. Property Damage means:
1. physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
2. loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the occurrence that caused it.

W. Property Improvement Services means any of the following services, provided in connection with renovation or construction of real estate:
1. managing facility renovation and reconstruction plans;
2. developing and managing renovation and reconstruction contracts and subcontracts; or
3. developing loss control and risk management plans in connection with reconstruction or renovation.

X. **Property Management Services** means any of the following services provided by any Insured to others for a fee in connection with real property:
   1. oversight and maintenance of commercial or residential real property;
   2. collection of rent and processing evictions;
   3. provision of tenant relations services;
   4. development and maintenance of budgets and records for the managed real property;
   5. selection and procurement of subcontractors for general day-to-day maintenance of the managed real property;
   6. soliciting and negotiation contracts for the sale or leasing of real property;
   7. developing, implementing and managing contracts and subcontracts necessary to the daily functioning of real property; or
   8. record keeping relating to the management of such real property.

However, Property Management Services does not include **Property Improvement Services**.

Y. **Real Estate Appraisal Services** means the process of estimating the value of real estate or any interest in real estate, including broker price opinion and comparative market analysis such as establishing market value, investment value or other defined value of a specific item of real property, provided such services are conducted by an Insured who is a registered, licensed or certified real estate appraiser who also holds an active real estate license issued by the Commission.

Z. **Real Estate Firm** means a legal entity with which real estate Brokers or Salespersons are affiliated and which employs licensees.

AA. **Real Estate Services** means services performed or advice given by the Insured as described and required in the Nebraska Real Estate License Act.

   1. Real Estate Services shall include:
      a. Property Management Services;
      b. Real Estate Appraisal Services; and
      c. the following services but only when provided in connection with Real Estate Services:
         (i) consulting;
         (ii) counseling; and
         (iii) notary public.

   2. Real Estate Services shall not include services performed or advice given by an Insured in connection with activities as a(n):
      a. mortgage banker, mortgage broker or correspondent;
      b. construction manager;
      c. property developer;
      d. lawyer;
      e. insurance agent;
      f. title agent; or
      g. title abstractor.
BB. **Regulatory Complaint** means a proceeding, dispute or complaint before the Commission alleging Wrongful Acts by an Insured.

CC. **Retroactive Date** means the Retroactive Date stated in the Insured’s Certificate of Insurance. If no Retroactive Date is stated therein, then the Insured’s Retroactive Date means the earlier of the following dates:

1. the date the Insured’s coverage began under this Policy;
2. the date the Insured’s coverage began under a previous claims-made policy, but only if such previous claims-made policy (i) provided professional liability coverage similar to that which is provided under this Policy and (ii) had been in continuous effect up to the date on which the Insured’s coverage under this Policy became effective.

DD. **Salesperson** means any person defined as such under the Nebraska Real Estate License Act.

EE. **Subpoena Assistance** means a request from an Insured to the Underwriter to provide Subpoena Costs relating to a subpoena issued in connection with a civil or criminal suit pending in a court of competent jurisdiction, or a regulatory action, and served upon the Insured in compliance with such court or regulatory authority’s rules and regulations.

Provided, however, that Subpoena Assistance shall apply only to subpoenas issued when:

1. the underlying lawsuit relates to Real Estate Services;
2. no Insured is a party to the underlying lawsuit;
3. the underlying lawsuit does not relate to, arise from or involve property in which the Insured or the Insured’s spouse maintains a financial or ownership interest which exceeds twenty-five percent (25%); and
4. the subpoena is first served against an Insured during the Policy Period and reported to the Underwriter during the Policy Period or the applicable Extended Reporting Period, if any, pursuant to Subsection VII.G. of this Policy.

Subpoena Assistance shall not mean Claim.

FF. **Subpoena Costs** means the reasonable costs, charges, fees (including but not limited to attorneys’ fees) and expenses (other than regular or overtime wages, or salaries or wages of the employees of the Insured) incurred in connection with responding to, producing documents for and/or appearing to testify in connection with a subpoena.

Subpoena Costs shall not mean Defense Costs.

GG. **Underwriter** means the insurer designated in the Declarations providing this insurance.

HH. **Wrongful Act** means any actual or alleged negligent act, error, omission, misstatement, misleading statement, neglect, breach of duty committed or attempted by an Insured, including Personal Injury, solely in connection with the Insured’s rendering or failure to render Real Estate Services.

V. **EXCLUSIONS**

The Underwriter shall not be liable for Loss or Defense Costs on account of any Claim:

A. based upon, arising out of, or attributable to any:

1. dishonest, fraudulent, criminal, or malicious Wrongful Act, including concealment or intentional misrepresentation; or
2. unfair competition, antitrust, piracy, or any theft or wrongful taking of concepts or other intellectual property, including but not limited to any violations of the Sherman or Clayton Acts;

provided, however, this exclusion shall not apply to Defense Costs or the Underwriter’s duty to defend any such Claim unless and until there is a judgment against, binding arbitration decision against, adverse admission under oath by, finding of fact against, or plea of nolo contendere or no contest by, the Insured which establishes such Wrongful Act occurred or such profit, remuneration, financial or non-financial advantage was gained, at which time the Insured shall reimburse the Underwriter for any Defense Costs paid by the Underwriter on behalf of such Insured resulting from such Claim.
For the purposes of this exclusion, no facts pertaining to and knowledge possessed by any Insured Person shall be imputed to any other Insured Person.

B. based upon, arising out of or attributable to:

1. any fact, circumstance, or situation which has been the subject of any written notice given under any insurance policy or any policy of which this Policy is a direct or indirect renewal or replacement, or any policy expiring prior to the inception date of this Policy;

2. any act, error, omission, Wrongful Act, fact, circumstance or situation occurring prior to (i) the inception date of the earliest continuously maintained real estate licensee professional liability policy issued in accordance with Nebraska Real Estate License Act, under which an Insured is afforded coverage, (ii) the inception date of the first policy in an uninterrupted series of real estate licensee professional liability policy issued to the Policyholder under which an Insured is afforded coverage, or (iii) the Retroactive Date shown in Item 6 of the Declarations, if on or before such earlier inception date or Retroactive Date the Insured knew or could have reasonably foreseen that such Wrongful Act, fact, circumstance or situation would give rise to a Claim; or

3. any written demand, suit or proceeding pending, or order, decree or judgment entered, against any Insured on or prior to the effective date of this Policy or the effective date of any policy issued by the Underwriter of which this Policy is a continuous renewal, replacement, or is alleging or derived from the same or substantially the same Wrongful Act, Interrelated Wrongful Acts, fact, circumstance or situation underlying or alleged therein;

C. based upon, arising out of, or attributable to Bodily Injury, Property Damage, or Advertising Injury; provided, however, this exclusion shall not apply to Lock Box Property Damage;

D. based upon, arising out of or attributable to any actual or alleged violation by the Insured of: (1) the Employee Retirement Income Security Act of 1974; (2) the Securities Act of 1933, the Securities Exchange Act of 1934, the Investment Company Act of 1940, the Investment Advisors Act, or any other foreign, federal, state or local securities law; or (3) any rules or regulations promulgated under the statutes listed in V.D.(1).or V.D.(2); any amendments thereof, or any other foreign, federal, state or common law similar thereto;

E. based upon, arising out of or attributable to any actual or alleged:

   (1) refusal to employ; (2) termination of a person's employment, including constructive dismissal; (3) violations of employment-related practices, policies, acts, or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination, malicious prosecution; or (4) other wrongful employment-related practices, provided this exclusion applies:

   a. whether such conduct occurs before employment, during employment or after employment of that person; or

   b. whether the Insured may be liable as an employer or in any other capacity.

Provided, however, this exclusion shall not apply to any Claim alleging Fair Housing Discrimination;

F. based upon, arising out of or attributable to any:

1. Real Estate Services relating to property in which the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial or ownership interest which exceeds twenty-five percent (25%); or

2. Real Estate Services relating to property that is constructed or developed by the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial or ownership interest which exceeds twenty-five percent (25%);

Provided, however, this exclusion shall not apply to:

   a. The management or sale of property acquired by the Insured under a Guaranteed Sale Listing Contract within the first year the Insured acquires such property, provided the property is listed for sale during the entire year;

   b. The sale of an Insured's real property by an Insured who is not the property owner, builder or developer of such real property provided that the property owner, builder or developer was not the selling, listing or closing agent; or
c. The sale or listing of an Insured's primary or principle residence of two (2) or fewer units provided that the sale or listing is performed under the Nebraska Real Estate License Act;

d. from the sale of residential property not included in (b) above if such residential property is owned by an Insured for more than one hundred eighty (180) days, the sale is performed under the real estate license act of Nebraska and all of the following conditions are met in connection with the sale:

   (i) a written Home Inspection Report is issued by an ASHI or CREIA member inspector;

   (ii) a home warranty policy was purchased prior to closing;

   (iii) a seller disclosure form was signed by you and acknowledged by the buyer prior to closing; and

   (iv) a standard sales contract was utilized.

G. based upon, arising out of, or attributable to any actual or alleged:

   1. conversion, misappropriation, commingling, or defalcation of funds or other property;

   2. failure to pay, collect or return fees or commissions, including finder's fees or commissions;

   3. inability or failure to pay, collect or return money held for others including, but not limited to, escrow monies, earnest money deposits and security deposits; provided, however, the Underwriter will pay up to a maximum sum of $5,000 per Claim for Loss, and $10,000 for all Claims in the aggregate arising from such activities provided that:

      a. the Insured has met the requirement of the Nebraska Real Estate License Act governing client funds; and

      b. No fraudulent, dishonest, criminal or malicious act was committed by the Insured.

Any coverage provided herein is subject to the aggregate Limit of Liability and all Loss paid hereunder shall be included in such limit and shall be subject to the deductible set forth in Item 5 of the Declarations.

H. based upon, arising out of, or attributable to, the failure to purchase or maintain any insurance or bonds;

I. based upon, arising out of or attributable to liability assumed under any indemnity or hold harmless agreement; provided, however, that this exclusion shall not apply to liability the Insured would have in the absence of such agreement;

J. based upon, arising out of, or attributable to the formation, syndication, operation or administration of any corporation, general or limited partnership, joint venture or real estate investment trust;

K. based upon, arising out of or attributable to any Insured notarizing, certifying or acknowledging any signature not signed before such Insured at the time of such notarization, certification or acknowledgement;

L. based upon, arising out of, or attributable to any Claim made by any Insured under this Policy against any other Insured from the same Real Estate Firm or for compensation disputes between licensees; provided, however, this exclusion shall not apply to any Claim arising solely from Real Estate Services one Insured performs for another;

M. based upon, arising out of, or attributable to:

   1. the actual, alleged or threatened discharge, release, escape, seepage, migration or disposal of Pollutants into or on real or personal property, water or the atmosphere; or

   2. any direction or request that any Insured test for, monitor, clean up, remove, contain, treat, detoxify or neutralize Pollutants, or any voluntary decision to do so;

   provided, however, the Underwriter will pay on behalf of the Insured any applicable Loss and Defense Costs incurred solely as a result of Claims alleging a failure to detect, disclose, report or advise of the existence of Pollutants, up to a maximum sum of $20,000 for each Claim and $40,000 for all Claims in the aggregate for the Policy Period. Such payments shall be part of and not in addition to the applicable Limit of Liability and subject to the applicable Deductible(s).

N. based upon, arising out of, or attributable to any Wrongful Act committed by an Insured which has the status of an Inactive Licensee; provided, however, this exclusion shall not apply to any Wrongful Act committed by an
Insured prior to an Insured’s transfer to the status of Inactive Licensee or subsequent to the reinstatement of their license, provided however, that the Policy shall remain in effect for the full Policy Period;

O. based upon, arising out of, or attributable to any Property Improvement Services.

P. for violation of any of the following:

1. any law governing workers’ compensation, unemployment insurance, social security or disability benefits;
2. the Employee Retirement Income Security Act of 1974, (except Section 510 thereof);
3. the Fair Labor Standards Act (except the Equal Pay Act) and any other law concerning wage and hour practices, including, but not limited to any Claim for off-the-clock work, failure to provide rest or meal periods, failure to reimburse expenses, improper classification of employees as exempt or non-exempt, failure to timely pay wages, conversions, unjust enrichment, or unfair business practices;
4. any law governing the rights of employees to engage in, or to refrain from engaging in, union or other collective activities, including but not limited to the National Labor Relations Act, or the enforcement of any collective bargaining agreement;
5. the Worker Adjustment and Retraining Notification Act;
6. the Consolidated Omnibus Budget Reconciliation Act of 1985;
7. the Occupational Safety and Health Act;
8. the Racketeer Influenced and Corrupt Organizations Act;
9. the Federal False Claims Act; or
10. any other federal, state, local or foreign law similar to those described in this subsection.

VI. LIMITS OF LIABILITY AND DEDUCTIBLES

A. Limits of Liability

1. Solely with respect to Insuring Agreement A, the maximum aggregate liability of the Underwriter under this Policy for all Loss on account of all Claims covered under this Policy shall not exceed the Limit of Liability for such Insuring Agreement as shown in Item 5 of the Declarations. The Limits of Liability stated in the Declarations applies separately to each Insured Person regardless of the number of Claims that are filed.

2. Solely with respect to Insuring Agreement B, the maximum aggregate liability of the Underwriter under this Policy for all Loss on account of all Claims for Lock Box Property Damage covered under this Policy shall not exceed the Limit of Liability for such Insuring Agreement as shown in Item 5 of the Declarations. The Limits of Liability stated in the Declarations applies separately to each Insured Person regardless of the number of Claims that are filed.

3. Solely with respect to Insuring Agreement C, the maximum aggregate liability of the Underwriter under this Policy for all Loss and Defense Costs on account of all Claims for Fair Housing Discrimination covered under this Policy shall not exceed the Limit of Liability for such Insuring Agreement as shown in Item 5 of the Declarations. The Limits of Liability stated in the Declarations applies separately to each Insured Person regardless of the number of Claims that are filed.

4. Solely with respect to Insuring Agreements A and B, Defense Costs are in addition to any applicable Limit of Liability or Sublimit, and the payment by the Underwriter of Defense Costs does not reduce such applicable Limits of Liability or Sublimits. Solely with respect to Insuring Agreement C, Defense Costs are within, and not in addition to, the applicable Limit of Liability.

5. Subpoena Costs are in addition to any applicable Limit of Liability or Sublimit, and the payment by the Underwriter of Subpoena Costs does not reduce such applicable Limits of Liability or Sublimits. Solely with respect to Insuring Agreement D, the maximum aggregate liability of the Underwriter under this Policy for all Subpoena Assistance shall not exceed the Limit of Liability stated in the Declarations. The Limit of Liability for Subpoena Assistance applies on a per subpoena limit for all Insureds regardless of the number of subpoenas that are received during the Policy Period and is subject to the aggregate Subpoena Assistance Limit of Liability shown in Item 5 of the Declarations applicable to all Insureds.
If exhausted during the Policy Period, the Subpoena Assistance Limit of Liability is not subject to reinstatement.

6. If any Limit of Liability or Sublimit applicable to any Claim is exhausted prior to settlement or judgment of such Claim, the Underwriter’s obligations under the respective Insuring Agreement shall be terminated, including payment of Defense Costs, and the Underwriter shall have the right to withdraw from the further investigation or defense of any Claim which is subject to such exhausted Limit of Liability or Sublimit by tendering control of such investigation or defense to the Insured, and the Insureds agree, as a condition to the issuance of this Policy, to accept such tender.

B. Deductibles

1. The Underwriter’s liability for Loss on account of each Claim shall apply only to that part of such Loss in excess of the applicable Deductibles for Insuring Agreements A through C, as shown in Item 5 of the Declarations. The portion of the Loss within the Deductible shall be borne by the Insureds at their own risk. The Underwriter shall have no obligation for any Loss within such Deductible.

2. Defense Costs are not subject to a Deductible.

3. The Subpoena Assistance Costs Limit of Liability is not subject to a Deductible.

VII. CONDITIONS

A. Action Against the Underwriter

No action shall lie against the Underwriter unless, as a condition precedent thereto, there has been full compliance with all the terms of this Policy. No person or organization shall have any right under this Policy to join the Underwriter as a party to any action against the Insureds to determine the Insureds’ liability nor shall the Underwriter be impleaded by the Insureds or their legal representatives.

B. Alteration and Assignment

No change in, modification of, or assignment of interest under this Policy shall be effective except when made by a written endorsement to this Policy which is signed by an authorized representative of the Underwriter.

C. Bankruptcy

Bankruptcy or insolvency of an Insured or of the estate of any Insured Person shall not relieve the Underwriter of its obligations nor deprive the Underwriter of its rights or defenses under this Policy.

D. Conformity to Other States’ Mandatory Programs

Any part of this Policy which conflicts with any law provided by an Other States’ Mandatory Programs shall be automatically amended to conform with the law of such Other States’ Mandatory Programs, provided the Insured:

1. holds a valid real estate license issued under the laws of such Other States’ Mandatory Programs;
2. is not a resident in the state of such Other States’ Mandatory Programs; and
3. conducts his or her Real Estate Services in the state of such Other States’ Mandatory Programs.

E. Conformity to Statutes

If applicable law is in conflict with this Policy, the Policy is amended to confirm to that law.

F. Governmental Agency

It is hereby agreed that in any Claim covered by this Policy, the Underwriter will not, except upon written request of the Insured by its duly authorized officer, deny liability of the Insured through the use of the defense of immunity because the Insured is a governmental agency.

G. Notice

1. Notice of Claims

The Insureds shall, as a condition precedent to their rights under this Policy, give to the Underwriter written notice of any Claim first made against any Insured as soon as practicable but in no event later than:
a. ninety (90) days after expiration of the Policy Period; or
b. if purchased, the termination date of the Optional Extended Reporting Period.

Coverage, if any, for a Claim first made during the Policy Period or any applicable Extended Reporting Period and reported to the Underwriter after the Policy Period as described above shall be determined under this Policy, not any renewal or replacement policy issued by the Underwriter in effect at the time such Claim is reported to the Underwriter.

2. Notice of Potential Claims

If during the Policy Period the Insureds become aware of specific Wrongful Act(s) which could give rise to a Claim and the Insureds give written notice of such specific Wrongful Act(s) to the Underwriter during the Policy Period, then any Claim subsequently arising from such Wrongful Act(s) shall be considered to have been made during the Policy Period in which such Wrongful Act(s) was first reported to the Underwriter.

3. Notice of a Regulatory Complaint

If during the Policy Period the Insureds become aware that they are the subject of a Regulatory Complaint, the Insured must give written notice of such Regulatory Complaint to the Underwriter during the Policy Period, then any Claim subsequently arising from such Regulatory Complaint shall be considered to have been made during the Policy Period in which such Regulatory Complaint was first reported to the Underwriter.

Further, the Underwriter will pay on behalf of the Insured all Defense Costs incurred in the defense of a Regulatory Complaint up to a maximum sum of $5,000 for each Regulatory Complaint and $5,000 for all Regulatory Complaints in the aggregate for the Policy Period provided such Regulatory Complaint arises from a Wrongful Act that would otherwise be covered under this Policy. Such payments shall be part of and not in addition to the applicable Limit of Liability, and subject to the applicable Deductible(s).

4. Address and Content of Notices

For a notice pursuant to Subsections VII.G.1., VII.G.2 and VII.G.3. above to be effective, the Insureds shall:

a. provide notice to the Underwriter at the address shown in Item 8 of the Declarations for notice of Claims, or potential Claims; and

b. include within any notice of Claim or potential Claim, a description of the Claim or potential Claim, the nature of the alleged Wrongful Act(s), the nature of the alleged or potential damage or loss, the names of actual or potential claimants, and the manner in which the Insureds first became aware of the Claim or potential Claim; and

Notice attempted in any other manner or to any address other than the address shown in Item 8 of the Declarations for notice of Claims, or potential Claims, including without limitation information provided in connection with the application for a successor, renewal or replacement policy to this Policy, shall not be considered effective notice of a Claim, or potential Claim.

5. Notice of a request for Subpoena Assistance

If during the Policy Period the Insureds are served with a subpoena for which Subpoena Assistance is sought, the Insured must give written notice of a request for Subpoena Assistance by providing the subpoena, along with confirmation that the subpoena meets the requirements of the definition of Subpoena Assistance, to the Underwriter at the address shown in Item 8 of the Declarations for notice of Subpoena Assistance.

6. Form and Delivery of Notice

All notices under this Policy shall be in writing and given by prepaid express courier, certified mail, e-mail or facsimile, properly addressed to the appropriate party and shall be deemed to be received and effective upon actual receipt thereof by the respective party or one day following the date such notice is sent, whichever is earlier, subject to proof of transmittal.

H. Other Insurance

This insurance is excess over any other insurance, whether primary, excess, contingent or on any other basis, except when purchased specifically to apply in excess of this insurance. When both this insurance and other
insurance apply to any Claim, whether primary, excess or contingent, the Underwriter shall not be liable under this Policy for a greater proportion of Loss than the applicable Limits of Liability under this Policy for such Loss bears to the total applicable Limits of Liability of all valid and collectible insurance against such Claims.

I. Policy Termination

This Policy shall terminate at the earliest of the following times:

1. upon expiration of the Policy Period as set forth in Item 3 of the Declarations;

2. at such other time as may be agreed upon in writing by the Underwriter and the Policyholder.

3. Cancellation

   a. This Policy may be cancelled by the Policyholder by surrender thereof to the Underwriter or any of its authorized representatives, or by mailing to the Underwriter written notice stating when, thereafter, cancellation shall be effective. The Policyholder must notify the Underwriter at least ninety (90) days before the effective date of cancellation. If the Policyholder cancels the Policy, it is responsible for notifying each Insured Person of the effective date of cancellation.

   b. Written notice of cancellation shall be mailed or delivered by the Underwriter to the Policyholder at least:

      (1) ten (10) days prior to the effective date of cancellation, if this Policy is canceled for nonpayment of premium (plus three (3) days if mailed); or

      (2) sixty (60) days prior to the effective date of cancellation (plus three (3) days if mailed), if this Policy is canceled for any one or more of the following reasons:

         (a) any Insured has submitted a fraudulent claim;

         (b) any Insured violates any of the terms or conditions of this Policy;

         (c) the risk originally accepted has substantially increased;

         (d) certification to the Director of Insurance of the Underwriter’s loss of reinsurance which provided coverage to us for all or a substantial part of the risk insured under this Policy; or

         (e) the determination by the Director of Insurance that continuation of the Policy could place the Underwriter in violation of Nebraska Insurance laws.

4. Nonrenewal

   If the Underwriter elects not to renew this Policy, the Underwriter shall send written notice of nonrenewal at least one hundred twenty (120) days prior to expiration unless the Policyholder has obtained replacement coverage with another insurance company.

5. Any notice of cancellation or nonrenewal shall be given as provided in Subsection VII.G.4. of this Policy.

J. Subrogation

In the event of any payment under this Policy, the Underwriter shall be subrogated to the extent of such payment to all the Insureds’ rights of recovery, and the Insureds shall execute all papers required and shall do everything necessary to secure and preserve such rights, including the execution of such documents necessary to enable the Underwriter effectively to bring suit in the name of the Insureds.

K. Valuation

All premiums, Limits of Liability, Deductibles, Loss, and other amounts under this Policy are expressed and payable in the currency of the United States of America. If judgment is rendered, settlement is denominated or another element of Loss under this Policy is stated in a currency other than United States dollars, payment under this Policy shall be made in United States dollars at the rate of exchange published in The Wall Street Journal on the date the final judgment is reached, the amount of the settlement is agreed upon, or the other element of Loss is due, respectively.
L. Premium

The coverage under this Policy shall not be effective until the premium has been paid. Each Insured's premium shall be fully earned at the inception date of coverage.

M. Territory

Coverage under this Policy shall extend to Wrongful Acts taking place within the Coverage Territory, provided that the Claim is made against the Insured in the United States of America, its territories or possessions.

N. Multiple Insureds, Claims, and Claimants

The inclusion of more than one Insured in any Claim, or the making of Claims by more than one person or entity shall not increase the Limits of Liability. All Claims arising out of the same Wrongful Act and all Interrelated Wrongful Acts shall be deemed one Claim, and all such Claims shall be deemed to be first made when the earliest of such Claims is first made, whether before or during the Policy Period or any applicable Extended Reporting Period. If a Claim involves two or more Insureds who are affiliated with the same Real Estate Firm, only one Deductible shall apply to such Claim.
Important Notice – In Witness Clause

In return for the payment of premium, and subject to the terms of this policy, coverage is provided as stated in this policy.

IN WITNESS WHEREOF, this Company has executed and attested these presents and, where required by law, has caused this policy to be countersigned by its duly Authorized Representative(s).

President

Corporate Secretary

QUESTIONS ABOUT YOUR INSURANCE? Your agent or broker is best equipped to provide information about your insurance. Should you require additional information or assistance in resolving a complaint, call or write to the following (please have your policy or claim number ready):

Zurich in North America
Customer Inquiry Center
1299 Zurich Way
Schaumburg, Illinois 60196-1056
1-800-382-2150 (Business Hours: 8am - 4pm [CT])
Email: info.source@zurichna.com
SANCTIONS EXCLUSION
ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

The following exclusion is added to the policy to which it is attached and supersedes any existing sanctions language in the policy, whether included in an Exclusion Section or otherwise:

SANCTIONS EXCLUSION

Notwithstanding any other terms under this policy, we shall not provide coverage nor will we make any payments or provide any service or benefit to any insured, beneficiary, or third party who may have any rights under this policy to the extent that such cover, payment, service, benefit, or any business or activity of the insured would violate any applicable trade or economic sanctions law or regulation.

The term policy may be comprised of common policy terms and conditions, the declarations, notices, schedule, coverage parts, insuring agreement, application, enrollment form, and endorsements or riders, if any, for each coverage provided. Policy may also be referred to as contract or agreement.

We may be referred to as insurer, underwriter, we, us, and our, or as otherwise defined in the policy, and shall mean the company providing the coverage.

Insured may be referred to as policyholder, named insured, covered person, additional insured or claimant, or as otherwise defined in the policy, and shall mean the party, person or entity having defined rights under the policy.

These definitions may be found in various parts of the policy and any applicable riders or endorsements.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED
Endorsement # 2

Increased Limits of Liability Endorsement – Specified Insureds Only

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<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>PER CERTIFICATE OF INSURANCE</td>
<td>$62.00 OR $112.00</td>
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</table>

Policyholder: AS PER CERTIFICATE OF INSURANCE
Producer: SEE DECLARATIONS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

**Nebraska Real Estate Licensees Professional Liability Insurance Policy**

In consideration of the premium charged, it is hereby understood and agreed that:

Item 5 of the Declarations is hereby deleted in its entirety and replaced with the following:

Item 5. Coverage Schedule

<table>
<thead>
<tr>
<th>Limits of Liability</th>
<th>Deductibles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Insuring Agreement A: Real Estate Licensees Professional Liability</strong></td>
<td></td>
</tr>
<tr>
<td>Each per <strong>Claim</strong> limit: $250,000.</td>
<td>Each <strong>Claim</strong> deductible: $1,000.</td>
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<tr>
<td>Aggregate limit: $750,000.</td>
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<tr>
<td><strong>Insuring Agreement B: Lock Box Property Damage Liability</strong></td>
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</tr>
<tr>
<td>Each per <strong>Claim</strong> limit: $100,000.</td>
<td>Each <strong>Claim</strong> deductible: $0.</td>
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<tr>
<td>Aggregate limit: $300,000.</td>
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<tr>
<td><strong>Insuring Agreement C: Fair Housing Discrimination Liability</strong></td>
<td></td>
</tr>
<tr>
<td>Each per Claim limit: $50,000.</td>
<td>Each <strong>Claim</strong> deductible: $1,000.</td>
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<td>Aggregate limit: $50,000.</td>
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<tr>
<td><strong>Insuring Agreement D: Subpoena Assistance Costs</strong></td>
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<tr>
<td>Each per subpoena limit: $2,500.</td>
<td>Each subpoena $0</td>
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<td>Aggregate limit: $2,500.</td>
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OR
## Limits of Liability

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</table>

If this endorsement applies, the increased Limits of Liability will be evidenced on the Certificate of Insurance issued to the real estate licensee who has paid such additional premium.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.
Endorsement # 3

Conformity Endorsement

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</thead>
<tbody>
<tr>
<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>PER CERTIFICATE OF INSURANCE</td>
<td>$15.00 APPLIES ONLY TO IOWA</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Policyholder: AS PER CERTIFICATE OF INSURANCE
Producer: SEE DECLARATIONS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

Nebraska Real Estate Licensees Professional Liability Insurance Policy

In consideration of the premium charged, it is hereby understood and agreed that:

Section VII.D Conformity to Other State’s Mandatory Programs is replaced with the following:

Any part of this Policy which conflicts with any law provided by an Other State’s Mandatory Program shall be automatically amended to conform with the law of such Other State’s Mandatory Program, provided the Insured:

a. has paid the additional premium for this endorsement;

b. holds a valid real estate license issued under the laws of another state and in accordance with Other State’s Mandatory Program;

c. is not a resident in the State of the Other State’s Mandatory Program;

d. is an Insured Person under this policy; and

e. conducts his or her Real Estate Services in such Other State’s Mandatory Program.

Such Insured Person shall be granted coverage under this Policy that is equivalent to the coverage required by the Other State’s Mandatory Program.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.
Contingent Bodily Injury and Property Damage Exclusion Endorsement (Sublimit and Deductible)

Policy No.  EOC 9827597 07
Eff. Date of Pol.  01/01/2019
Exp. Date of Pol.  01/01/2020
Eff. Date of End.  PER CERTIFICATE OF INSURANCE
Add'l Prem.  $25.00
Return Prem.  N/A

Policyholder:  AS PER CERTIFICATE OF INSURANCE
Producer:  SEE DECLARATIONS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

**Nebraska Real Estate Licensees Professional Liability Policy**

In consideration of the premium charged, it is hereby understood and agreed that:

1. Solely with respect to the coverage afforded by this Endorsement, Subsection V.C. is replaced with the following:
   - The Underwriter shall not be liable for Loss or Defense Costs on account of any Claim:
   - C. based upon, arising out of or attributable to Bodily Injury, Property Damage, or Advertising Injury; provided, however, this exclusion shall not apply to Claims under Insuring Agreement B alleging Lock Box Property Damage or Claims under Insuring Agreement A, but solely arising from Property Management Services.

2. Solely with respect to the coverage afforded by this Endorsement, Subsection VI.A. is amended by adding the following:
   - The maximum liability of the Underwriter under this Policy for all Loss and Defense Costs on account of all Claims covered by reason of this endorsement shall not exceed $10,000. This paragraph creates a sublimit which is part of and not in addition to any applicable Limit of Liability in Item 4 of the Declarations.

3. Solely with respect to the coverage afforded by this Endorsement, the Deductibles in Item 5 of the Declarations for Insuring Agreements A and B replaced with the following:

<table>
<thead>
<tr>
<th>Deductibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insuring Agreement A: Real Estate Brokers Licensee Professional Liability</td>
</tr>
<tr>
<td>Insuring Agreement B: Lock Box Property Damage Liability</td>
</tr>
</tbody>
</table>

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.
Endorsement # 5

Contingent Bodily Injury and Property Damage Exclusion Endorsement
(Sublimit and Deductible for Insuring Agreements A and B)

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>PER CERTIFICATE OF INSURANCE</td>
<td>$50.00</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Policyholder:                                                  Producer:
AS PER CERTIFICATE OF INSURANCE                                 SEE DECLARATIONS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

**Nebraska Real Estate Brokers Professional Liability Policy**

Solely with respect to the coverage afforded by this Endorsement and in consideration of the premium charged, it is hereby understood and agreed that:

A. Subsection V.C. is replaced with the following:

   The **Underwriter** shall not be liable for **Loss** or **Defense Costs** on account of any **Claim**:

   C. based upon, arising out of or attributable to **Bodily Injury, Property Damage, Advertising Injury or Personal Injury**; provided, however, this exclusion shall not apply to **Claims** under Insuring Agreements A or B;

B. Subsection VI.A. is amended by adding the following:

   Notwithstanding any language in the Policy to the contrary, to the extent that this Endorsement provides coverage for **Bodily Injury, Property Damage, Advertising Injury or Personal Injury** under Insuring Agreements A or B, the maximum aggregate liability of the **Underwriter** under this Policy for all **Loss** and **Defense Costs** on account of all **Claims** covered by reason of this Endorsement shall not exceed $10,000., which is part of and not in addition to any applicable Limit of Liability in Item 4 of the Declarations.

C. The Deductibles in Item 5 of the Declarations for Insuring Agreements A and B are replaced with the following:

<table>
<thead>
<tr>
<th>Deductibles</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Insuring Agreement A: Real Estate Brokers Professional Liability</strong></td>
<td>$ 1,000. Each Claim Deductible</td>
</tr>
<tr>
<td><strong>Insuring Agreement B: Lock Box Property Damage Liability</strong></td>
<td>$ 0, Each Claim Deductible</td>
</tr>
</tbody>
</table>

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.
Personal Identity Coverage Endorsement

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</thead>
<tbody>
<tr>
<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>PER CERTIFICATE OF INSURANCE</td>
<td>$15.00</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Policyholder: AS PER CERTIFICATE OF INSURANCE
Producer: SEE DECLARATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:
Nebraska Real Estate Licensees Professional Liability Policy

In consideration of the premium charged, it is hereby understood and agreed that:

I. Solely with respect to the coverage provided by this Endorsement, the Declarations Page and Policy are amended as follows:

Schedule

<table>
<thead>
<tr>
<th>Limits of Liability</th>
<th>Deductibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Identity Coverage</td>
<td></td>
</tr>
<tr>
<td>Aggregate Limit</td>
<td>$25,000</td>
</tr>
<tr>
<td>Sublimits of Liability for Each Insured</td>
<td></td>
</tr>
<tr>
<td>Initial Legal Consultation</td>
<td>$250</td>
</tr>
<tr>
<td>Lost Wages per Week</td>
<td>$1,000</td>
</tr>
<tr>
<td>Travel Expenses</td>
<td>$500</td>
</tr>
<tr>
<td>Elder Care and Child Care</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

II. Section I. INSURING AGREEMENTS is amended by adding the following:

PERSONAL IDENTITY COVERAGE

The **Underwriter** shall pay on behalf of an **Insured** any **Loss** resulting from **Stolen Identity Events** which first occurs during the **Policy Period** and is reported to the **Underwriter** within six (6) months of a **Stolen Identity Event**. The **Underwriter's** maximum liability under this Insuring Agreement is limited as described in Section VI. LIMITS OF LIABILITY AND DEDUCTIBLES.

III. Section IV. DEFINITIONS is amended as follows:

A. The following is added to the end of Subsection IV.L. **Insured Person**:
and has paid the additional premium charged for this Endorsement, including the spouse or domestic partner of the Insured Person described above and dependent children under the age of twenty-three (23) and who live in the same residence as the Insured Person described above.

B. Subsection IV.P. Loss is replaced with the following:

P. Loss means the reasonable and necessary Costs, Lost Wages, Legal Defense Fees and Expenses incurred within twelve (12) months of the Insured’s discovery of a Stolen Identity Event and incurred within the United States of America.

C. The following Definitions are added to Section IV. DEFINITIONS:

Business means any employment, trade, hobby, profession or occupation.

Costs means the following reasonable and necessary costs incurred by the Insured as a result of a Stolen Identity Event:

1. cost of re-filing applications for loans, grants or other credit instruments when the application is rejected solely because the lender received incorrect credit information;
2. cost of notarizing affidavits or other similar documents for credit agencies, financial institutions, merchants or other credit grantors that require such affidavits, long distance telephone calls and postage to law enforcement agencies, credit agencies, financial institutions, merchants or other credit grantors solely as a result of the Insured’s efforts to report a Stolen Identity Event and/or amend or rectify records as to the Insured’s true name or identity;
3. cost of up to six credit reports from established credit bureaus (with no more than two reports from any one credit bureau);
4. costs approved by the Underwriter, for providing periodic reports on changes, inquiries or activities of the Insured’s personal information contained in credit reports or public databases (including, but not limited to credit monitoring services);
5. cost of travel within the United States incurred as a result of the Insured’s efforts to amend or rectify records as to the Insured’s true name or identity;
6. costs for elder care or child care expenses incurred as a result of the Insured’s efforts to amend or rectify records as to the Insured’s true name or identity and
7. costs of Restoration Services.

Legal Defense Fees and Expenses means the reasonable and necessary fees and expenses incurred by the Insured with the Underwriter’s consent for an attorney retained by the Insured and approved by the Underwriter for:

1. An initial consultation with a lawyer to determine the severity of and appropriate response to a Stolen Identity Event;
2. Defending any civil suit brought against the Insured by a creditor, collection agency or other entity acting on behalf of a creditor for non-payment for goods or services or default on a loan solely as a result of a Stolen Identity Event;
3. Removing any civil judgment wrongfully entered against the Insured solely as a result of a Stolen Identity Event; and
4. Defending criminal charges brought against the Insured as a result of the Stolen Identity Event. However, the Underwriter will only pay for this after establishing by acquittal or dropping of charges that the Insured was not in fact the perpetrator.

Lost Wages means actual wages that would have been earned in the United States, whether partial or whole days, for time reasonably and necessarily taken off work and away from the Insured’s work premises solely as a result of the Insured’s efforts to amend or rectify records as to the Insured’s true name or identity as a result of a Stolen Identity Event. Lost Wages also includes remuneration for vacation days, discretionary days, floating holidays, and paid personal days. Computation of lost wages for self-employed persons must be supported by, and will be based on, the prior year tax returns, and will not include losses for business interruption or future
earnings. Coverage is limited to wages lost within twelve (12) months after the Insured’s discovery of a Stolen Identity Event.

Restoration Services means the services described below and performed by a third party in response to a Stolen Identity Event, only after receipt of appropriate authorization from the Insured:

1. provide the Insured with a package of information which includes a description of the resolution process, educational articles, and guidance for avoiding future complications;
2. notify the three major credit bureaus and provide assistance with requesting that a fraud alert be placed on the Insured's credit files and affected credit accounts;
3. compile and organize the paperwork to help the Insured document the Stolen Identity Event and providing information to appropriate government agencies;
4. review the Insured's credit files with the Insured to determine the accuracy of the file and potential areas of fraud;
5. research and investigate potential damage to the Insured's identity;
6. notify as needed, the Insured's affected creditors, financial institutions, credit card companies, utility providers, and merchants of the identity fraud;
7. provide information to the Federal Trade Commission (FTC), and to other government agencies as appropriate;
8. when appropriate, provide assistance with obtaining and reviewing the Insured's Social Security Personal Earnings and Benefits Statement;
9. create and maintain a case file to document the identity fraud; and
10. when appropriate, provide other assistance the Underwriter might reasonably be able to offer to the Insured on a case by case basis, as determined by the Underwriter's sole and absolute discretion.

Stolen Identity Event means the theft of an Insured's personal identification, social security number, or other method of identifying the Insured, which has or could reasonably result in the wrongful use of such information. All Loss resulting from Stolen Identity Event(s) and arising from the same, continuous, related or repeated acts shall be treated as arising out of a single Stolen Identity Event occurring at the time of the first such Stolen Identity Event. Stolen Identity Event shall not include the theft or wrongful use of the Insured's Business name, d/b/a or any other method of identifying any Business activity.

IV. Section V. EXCLUSIONS, is amended by adding the following:

A. The first sentence in Section V. EXCLUSIONS is replaced with the following:

The Underwriter shall not be liable for Loss or Defense Costs on account of any Claim or Stolen Identity Event

B. The following additional exclusions are added:

The Underwriter shall not be liable for Loss or Defense Costs on account of any Claim or Stolen Identity Events:

based upon, arising out of, or attributable to any Loss reported to the Underwriter more than six (6) months after a Stolen Identity Event occurs;

based upon, arising out of, or attributable to:

1. war, including undeclared or civil war;
2. warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign, or other authority using military personnel or other agents; or
3. insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these;

V. Section VI. LIMITS OF LIABILITY AND DEDUCTIBLES, is amended by adding the following:
A. The Aggregate Limit of Liability stated in the Schedule of this Endorsement is the most we shall pay for Loss, in excess of any applicable Deductible, resulting from all Stolen Identity Events occurring during the Policy Period.

B. The Aggregate Limit of Insurance stated in the Schedule of this Endorsement is solely for the coverage provided under this Endorsement for Personal Identity Coverage, and is in addition to the Limits of Liability stated in the policy Declarations.

C. All Loss arising out of the same, continuous, related or repeated Stolen Identity Events shall be subject to the terms, conditions, exclusions and single Aggregate Limit of Liability provided in this Endorsement in effect at the time the first such Stolen Identity Event occurs.

D. The maximum the Underwriter shall pay for an initial consultation with a lawyer shall not exceed the amount for Initial Legal Consultation as specified in the Schedule of this endorsement. All legal defense fees and expenses are part of, and not in addition to, the Aggregate Limit of Liability provided in the Schedule of this Endorsement for each Insured.

E. The maximum the Underwriter shall pay for Lost Wages shall not exceed the amount for Lost Wages as specified in the Schedule of this Endorsement. All Lost Wages are part of, and not in addition to, the Aggregate Limit of Liability provided in the Schedule of this Endorsement for each Insured.

F. The maximum the Underwriter shall pay for travel expenses shall not exceed the amount for Travel Expenses as specified in the Schedule of this Endorsement. All travel expenses are part of, and not in addition to, the Aggregate Limit of Liability provided in the Schedule of this Endorsement for each Insured.

G. The maximum the Underwriter shall pay for elder care and child care shall not exceed the amount for Elder Care and Child Care as specified in the Schedule of this endorsement. All elder care and child care expenses are part of, and not in addition to, the Aggregate Limit of Liability provided in the Schedule of this Endorsement for each Insured.

H. The Insured shall be responsible for the applicable Deductible amount shown in the Schedule of this Endorsement, and the Insured may not insure against it.

I. Regardless of the number of covered Stolen Identity Events first occurring during the Policy Period each Insured shall be responsible for only a single deductible during any one Policy Period.

VI. Section VII. CONDITIONS, is amended by the following:

A. The following additional Condition is added:

Obligations of the Insured

1. If a Stolen Identity Event occurs, the Insured shall promptly, but no later than six (6) months after a Stolen Identity Event occurs, notify the Underwriter of a Stolen Identity Event at the address on Item __ of the Declarations. The Insured shall also follow the written instructions of the Underwriter to mitigate potential Loss as set forth in Subsection VII.B. below.

2. If a Loss occurs, the Insured shall also:
   a. promptly notify the Underwriter of the Loss, submit to the Underwriter the written proof of Loss and provide any other reasonable information or documentation that the Underwriter may request;
   b. take all reasonable steps to mitigate Loss resulting from a Stolen Identity Event including, but not limited to, requesting a waiver for any applicable fees, loan application fees or credit bureau fees;
   c. file a report with the appropriate police authority; and
   d. provide all assistance and cooperation the Underwriter may require in the investigation and determination of any Loss, including but not limited to:
      (1) Immediately forwarding to the Underwriter any notices, summons or legal papers received by the Insured in connection with a Loss or the identity theft;
      (2) Authorize the Underwriter to obtain records and other information with regard to any Loss;
      (3) Cooperating with and helping the Underwriter to enforce any legal rights the Insured or the Underwriter may have against anyone who may be liable to the Insured;
(4) Attending depositions, hearings and trials, securing and giving evidence, and obtaining the attendance of witnesses with regard to any Loss; or

(5) Answering the Underwriter’s questions under oath at such times as may be reasonably required about any matter relating to this insurance or the Insured’s Loss, as well as permitting the Underwriter to inspect your books and records. In such event, the Insured’s answers under oath shall be signed.

B. Subsection VII.H. is replaced with the following:

Other Insurance

This insurance is excess over any other insurance, whether primary, excess, contingent or on any other basis, except when purchased specifically to apply in excess of this insurance. When both this insurance and other insurance apply to any Stolen Identity Event, whether primary, excess or contingent, the Underwriter shall not be liable under this policy for a greater proportion of Loss than the applicable Limits of Liability under this Policy for such Loss bears to the total applicable Limits of Liability of all valid and collectible insurance against such Stolen Identity Event.

ALL OTHER TERMS, CONDITIONS, PROVISIONS AND EXCLUSIONS OF THIS POLICY REMAIN UNCHANGED.
Exclusion Amended Endorsement
(Ownership Carveback)

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</thead>
<tbody>
<tr>
<td>EOC 9827597 07</td>
<td>01/01/2019</td>
<td>01/01/2020</td>
<td>01/01/2019</td>
<td>INCLUDED</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Policyholder: 
Producer:

AS PER CERTIFICATE OF INSURANCE 
SEE DECLARATIONS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

**Nebraska Real Estate Licensees Professional Liability Insurance Policy**

In consideration of the premium charged, it is hereby understood and agreed that:

Section V.F. EXCLUSIONS is replaced with the following:

The Underwriter shall not be liable for Loss or Defense Costs on account of any Claim:

F. based upon, arising out of or attributable to any:

1. **Real Estate Services** relating to property, except residential investment property, in which the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial or ownership interest which exceeds twenty-five percent (25%); or

2. **Real Estate Services** relating to property, except residential investment property, that is constructed or developed by the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial or ownership interest which exceeds fifteen percent (15%);

3. **Real Estate Services** relating to residential investment property only in which the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial ownership interest; provided, however, this exclusion shall not apply if:
   a. a seller disclosure form is signed by the Insured and acknowledged in writing by the buyer prior to closing;
   b. a home warranty is purchased;
   c. a written home inspection report by an independent, certified or licensed home inspector is obtained prior to closing;
   d. a local or state board approved standard sales contract or franchise approved sales contract is used; and
   e. the Insured or the Insured's spouse, including any entity, corporation, partnership or trust in which the Insured or the Insured's spouse maintains a financial ownership interest owned the residential investment property for at least one hundred eighty (180) days;

provided, however, this exclusion shall not apply to:

i. The management or sale of property acquired by the Insured under a Guaranteed Sale Listing Contract within the first year the Insured acquires such property, provided the property is listed for sale during the entire year;
ii. The sale of an Insured's real property by an Insured who is not the property owner, builder or developer of such real property provided that the property owner, builder or developer was not the selling, listing or closing agent; or

iii. The sale or listing of an Insured's primary or principle residence of two (2) or fewer units provided that the sale or listing is performed under Mississippi Real Estate License Law.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.
CLAIMS PROCEDURES

1) Complete the reverse side of this procedure notice.

2) Attach all relevant documents.

3) Please forward claim to Zurich American Insurance Company, even if forwarding to an attorney or other insurance company.

REPORT A CLAIM to Zurich American Insurance Company BY THESE METHODS:

- EMAIL: USZ_CareCenter@Zurichna.com
- FAX: (877) 962-2567
- PHONE: (800) 987-3373
- ON LINE: www.zurichna.com
- BY MAIL: Real Estate Broker Claims, Zurich Care Center, PO Box 968017, Schaumburg, IL 60196

Attach all relevant documents and complete the reverse side of this procedure notice.

4) For questions or additional information please contact:
   Williams Underwriting Group at (800) 222-4035

It is important that all claims be reported promptly. Delays in reporting a claim can violate conditions of the policy, and jeopardize coverage.

If the broker is submitting for both the firm and agent(s), please indicate the license number for each or use a separate form. If using a separate form, you just need to complete the name and certificate number for each additional party.

***If one of the licensees’ involved in the claim does not have coverage through Williams Underwriting Group, a Division of Neace Lukens, the claim for that licensee needs to be reported to their insurance carrier. A note about this should be attached to the claim being reported to Zurich. The note at a minimum should contain the name of the licensee and their license number.

We do thank you for your business, and please feel free to contact Zurich at 800-987-3373 or Williams Underwriting Group at 800-222-4035 if you need any assistance.
REAL ESTATE BROKERS PROGRAM PROFESSIONAL LIABILITY CLAIMS NOTICE FORM

WILLIAMS GROUP REAL ESTATE BROKERS PROGRAM Nebraska Master Policy #: EOC -9827597

INSURED BROKER NAME and/or INSURED AGENT NAME: ________________________________________________________________

STATE: ______________________________________________________________________________________________________

LICENSE NUMBER: ______________________________________________________________________________________________

CERTIFICATE NUMBER: _________________________________________________________________________________________

CONTACT INFO: __________________________________________________________________________________________________

ADDRESS: ______________________________________________________________________________________________________

PHONE #(s): ______________________________________ FAX #(s): ______________________________________ EMAIL: ______________________

CLAIMANT'S NAME: ________________________________________________________________________________________________

PROPERTY ADDRESS PERTAINING TO CLAIM: ____________________________________________________________________________

DATE OF SALE OR INCIDENT: _________________________________________________________________________________________
(If no sale took place, date of alleged error or omission)

DATE THE INSURED FIRST BECAME AWARE OF THE CLAIM OR THE CIRCUMSTANCES THAT MAY LEAD TO A CLAIM?: __________________________________________________________________________

HAS SUIT BEEN FILED?: ______________________________________ IF SO, WAS IT SERVED? WHAT DATE?: ______________________

DESCRIPTION OF CLAIM: (Please attach any correspondence from claimant demand letters, documents, summons and complaint, etc.)
_________________________________________________________________________________________________________________
_________________________________________________________________________________________________________________
_________________________________________________________________________________________________________________

DID INSURED REPRESENT THE BUYER OR THE SELLER: ________________________________________________________________

DATE CLAIM FORM NOTICE COMPLETED: __________________________________________________________________________

BY: ______________________________________ TITLE: ______________________________________________________

SIGNATURE: ____________________________________________________________________________________________________

**If no retroactive date is listed on your certificate of coverage please provide evidence of continuous coverage from date of transaction or alleged error.

REPORT A CLAIM to Zurich American Insurance Company BY THESE METHODS:
EMAIL: USZ_CareCenter@Zurichna.com FAX: (877) 962-2567 PHONE: (800) 987-3373 ON LINE: www.zurichna.com

If you have any questions please call Williams Underwriting Group at (800) 222-4035