

Putting risk in its place



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REAL ESTATE & PROPERTY SERVICES

Broken deals happen.

One in five real estate agent/brokers will be involved in a lawsuit at some point during their career. Your clients shouldn't simply hope they won't become a statistic. Business Risk Partners' underwriting team knows the real estate industry – and the unique risks your clients face. That's why we're able to provide just the right coverage to protect all facets of the industry.



Snap Shot:

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|------------------------------------|--|
| Product: | E&O for Real Estate professionals. |
| Target: | Real estate agents/brokers and property managers as well as appraisers, consultants, leasing agents, and mortgage bankers & brokers. |
| Capacity: | \$3mm. |
| Primary and Excess. | |
| Available in all 50 states. | |

Real Life Exposures:

Many real estate professionals are brought into suits relating to failure to disclose a contaminant which may include lead, asbestos, mold, etc. These claims typically involve failure to disclose by an owner which is imputed upon their agent.

Coverage Features:

- **Ownership Coverage:** Provides property management coverage for owned property up to 100%.
- **Deductible Credit for Mediated Claims:** Deductible obligation is reduced if a claim is resolved as a result of mediation.
- **Discrimination Coverage:** Protects against allegations of discrimination.
- **Personal Injury Coverage:** Offers libel/slander protection for providing services, particularly as they relate to web content.
- **Real Estate Equity Interest:** Offers coverage for sale of all owned residential property.
- **Common Ownership:** Offers coverage for sale of residential property developed or constructed by an affiliated firm.

- **Administrative Proceeding Coverage:** Provides defense for administrative proceedings or investigations of professional misconduct.
- **Automatic Coverage for Acquired Subsidiaries:** Alleviates the administrative burden of having to submit small acquisitions for coverage approval.
- **Duty to Defend Contract:** Offers carrier's litigation management expertise to eliminate the burden of managing the claim.
- **E-professional Services Coverage:** Provides coverage for claims resulting from covered professional services performed via the internet.
- **Definition of Claim:** Any written demand triggers coverage, putting counsel in place early in a dispute.
- **Multi-Year Extended Reporting Period Options:** Offers reporting protection beyond the traditional 12 months.
- **Coverage for Independent Contractors:** Provides additional coverage for independent contractors.
- **Worldwide Coverage:** Ensures you are protected when doing business around the world.
- **Pollution Coverage:** Offers protection against environmental hazards.
- **Lock Box:** Covers property damage resulting from a compromised lock box.
- **Punitive Damages:** Covered in the event additional damages are awarded.
- **Witness and Attendance Expenses Coverage:** Reimbursement for expenses incurred by an insured at our request for cooperation in the defense of a claim.
- **Subpoena Compliance Coverage:** Provides coverage in the event an insured receives a subpoena without being party to the litigation.
- **Automatic Sixty-Day Post Reporting Period:** Allows adequate time to report claims to the carrier.
- **Toll-Free Risk Management Hotline:** Offers two free hours annually of risk management advice, including contract review.

PLEASE NOTE: This list is solely intended to be a summary of policy coverage. Please reference the actual policy for specific terms and conditions. The policy supersedes all representations made above.