

Errors & Omissions Insurance for Real Estate Agents & Brokers

Sellers E & O Protection

Sellers Protection

Sellers' Liability Protection "Sellers E & O" provides the home seller with legal defense and indemnification in the event the buyer files a lawsuit against the seller. It works in much the same fashion as the Realtors® E & O insurance. It is available to Real Estate Agents and Brokers when they maintain E&O insurance through General Star Insurance.

Sellers' E & O Liability Protection is added in the form of an endorsement to the Real Estate Agents or Brokers Errors & Omissions insurance. The aggregate amount of protection provided for all claims is \$27,500.00 per policy period. This endorsement provides the insured realtor's client, who is the seller of the home, with a limited amount of indemnification and legal defense in the event the buyer files a lawsuit against the seller should an unforeseen problem arise in the purchase of the home. The coverage is provided for 365 days after the closing. There is a \$2500.00 deductible (*the seller's deductible*).

The endorsement is effective only in instances in which the Realtor® registers the sale of the property with the insurance company within 30 days of the closing and the seller has purchased a Home Warranty from a recognized Home Warranty Company. (See Below)

While the Approved Home Warranty protection plan provides the seller with protection on the home's covered systems and appliances, Sellers Liability Protection provides the seller with limited legal protection should an unforeseen problem arise which results in the buyer filing a lawsuit. Should the buyer initiate a lawsuit against the seller, the Sellers E & O liability protection provides legal defense and pays damages resulting from the lawsuit, subject to policy terms and limits much like that afforded real estate professionals by their Errors & Omissions Insurance policy.

Benefit to Real Estate Professionals

- Provides a powerful competitive advantage in the listing presentation.
- Reinforces the perception that the Realtor® is a professional by providing these services to consumers.
- Provides a method of transferring risk and resources to help mitigate buyer problems.

Benefit to Home Sellers

- Provides protection in today's litigious environment at NO ADDITIONAL cost.
- Eases the sellers' anxiety when providing written disclosure.
- In the event of litigation, provides an expert, an attorney experienced in Real Estate, to turn to.

Home Warranty Companies Recognized for Sellers E & O

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|------------------------------|---------------------------|------------------------------|
| ◆ First American Home Buyers | ◆ Fidelity Home Warranty | ◆ Old Republic Home Warranty |
| ◆ Ohio Referral Association | ◆ Home Buyers Warranty | ◆ Globe Home Warranty |
| ◆ Home Warranty Of America | ◆ HomeGuard Home Warranty | ◆ HMS Home Warranty Company |
| | ◆ American Home Shield | |

For More Information Contact:
The Herbert H. Landy Insurance Agency
75 Second Ave, Suite 410 Needham, MA 02494
800-336-5422
www.landy.com

*The Herbert H. Landy Insurance Agency is the National Administrator
for the
Real Estate Agents & Brokers Errors & Omissions Insurance program*



*Founded in 1949, The Herbert H. Landy Insurance Agency has been providing professionals with
Malpractice insurance for more than 50 years.*



*Member of the Professional Liability Underwriting Society
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September 10, 2008

Sellers Errors & Omissions Insurance Registration Form

THANK YOU for placing your confidence in us.

We appreciate the trust you have placed in Realtors® Insurance Purchasing Group Association. As a member of the Realtors® Insurance Purchasing Group Association you have obtained more than just an insurance policy.

SELLERS E & O INSURANCE

Your policy may extend protection to the home seller* for legal defense and indemnification in the event the buyer files a lawsuit against the seller within 365 days of closing escrow. *

This Sellers E & O registration must be completed and mailed or faxed to us within 30 days of the sale.

To be completed only if REALTOR® uses one of the Home Warranty Companies listed below:

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|--------------------------------|-----------------------------|-----------------------------|
| ◆ FIRST AMERICAN HOME WARRANTY | ◆ FIDELITY HOME WARRANTY | ◆ HMS HOME WARRANTY COMPANY |
| ◆ OLD REPUBLIC HOME WARRANTY | ◆ OHIO REFERRAL ASSOCIATION | ◆ GLOBE HOME WARRANTY |
| ◆ HOME BUYERS WARRANTY | ◆ HOME WARRANTY OF AMERICA | ◆ HOMEGUARD HOME WARRANTY |
| | ◆ AMERICAN HOME SHIELD | |

Please print or type

Real Estate Company Name: _____

Real Estate Company Policy # _____

Agent Name: _____

Sellers Name: _____

Property Name: _____

Property Address: _____

City _____ State _____ Zip Code _____

Closing Date _____

Approved Home Warranty Company used _____

* The company will pay as part of the applicable limit of liability up to \$27,500 per policy period after the application of the \$2500.00 deductible for all claims expenses relating to all claims first made against all sellers during the policy period.

The \$27,500.00 limit of liability applies collectively for all sellers regardless of the number of persons or organizations that qualify for coverage under this policy as seller.

Mail or Fax To:

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75 Second Avenue, Suite 410 Needham, MA. 02494

Tel: 800 336 5422 Fax: 800 344 5422

Visit our website @ www.landy.com.

The Herbert H. Landy Insurance Agency is The Program Administrator for The Realtors Insurance Purchasing Group Association
September 10, 2008