



**CONTINENTAL CASUALTY COMPANY**  
(A stock insurance company, hereinafter called the "Company")  
**Administrative Office:**  
**Post Office Box 6709**  
**Louisville, Kentucky 40206-0709**  
**(502) 897-1876 (800) 637-7319**

**REAL ESTATE LICENSEES ERRORS AND OMISSIONS  
DECLARATIONS**

**THIS IS A CLAIMS-MADE POLICY. PLEASE READ THIS POLICY CAREFULLY.**

NOTICE: THIS IS A CLAIMS-MADE POLICY. EXCEPT AS MAY BE OTHERWISE PROVIDED HEREIN, THIS COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** WHICH ARE FIRST MADE AGAINST THE **INSURED** AND REPORTED TO THE COMPANY WHILE THE POLICY IS IN FORCE.

**POLICY NUMBER:** 14 EO 0012LA

**ITEM 1. POLICYHOLDER:** The Louisiana Real Estate Commission (LREC) on behalf of its licensees who hold an active real estate license under Louisiana Real Estate License Law, LA R.S. § 37:1430, et seq. and who have paid the required premium 9701 Interline Avenue, Baton Rouge, Louisiana 70809

**ITEM 2. GROUP POLICY PERIOD:** From January 1, 2014 to January 1, 2015  
(12:01 A.M. Standard Time at the address stated in Item 1)

**ITEM 3. LIMITS OF LIABILITY:** (a) \$100,000 per **Licensee** per **Claim (Damages)**  
(b) \$300,000 Aggregate all **Claims** per **Licensee (Damages)**

**ITEM 4. SUBLIMITS ENVIRONMENTAL:** (a) \$5,000 per **Licensee** per **Environmental Claim (Damages)**  
(b) \$10,000 Aggregate all **Environmental Claims** per **Licensee (Damages)**

**ITEM 5. DEDUCTIBLES:**  
**DAMAGES** \$1,000 each **Claim**  
**CLAIM EXPENSES** None

**ITEM 6. PREMIUM:** \$183.00 premium per year, plus \$7 LREC transaction fee, per **Licensee**

**ITEM 7. RETROACTIVE DATE:** As determined for each **Insured** according to the policy  
This insurance does not apply to any **Claim** made against the **Insured** based upon, arising out of, or attributable to any negligent act, error, or omission committed or alleged to have been committed prior to the **Retroactive Date** listed above.

**ITEM 8. OPTIONAL EXTENDED REPORTING ADDITIONAL PREMIUM:** One Year is 100% expiring premium (\$183.00), plus any applicable endorsement premium; two years is 150% expiring premium (\$274.50), plus any applicable endorsement premium; three years is 200% expiring premium (\$366.00) plus any applicable endorsement premium.

The Declarations and the forms listed and attached hereto, together with the completed and signed application shall constitute the contract between the **Insured** and the Company.

\_\_\_\_\_  
**Authorized Representative**

01/01/2014  
\_\_\_\_\_  
**Date**



## REAL ESTATE LICENSEES ERRORS AND OMISSIONS POLICY

### NOTICE

THIS INSURANCE IS WRITTEN ON A CLAIMS-MADE AND REPORTED BASIS. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, COVERAGE UNDER THIS MASTER POLICY IS LIMITED TO LIABILITY ONLY FOR THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** AND REPORTED TO THE COMPANY DURING THE **INDIVIDUAL POLICY PERIOD** OR ANY APPLICABLE EXTENDED REPORTING PERIOD. NO COVERAGE EXISTS FOR **CLAIMS** FIRST MADE AGAINST THE **INSURED** BEFORE THE BEGINNING OR AFTER THE END OF THE **INDIVIDUAL POLICY PERIOD**. PLEASE REVIEW THIS MASTER POLICY CAREFULLY AND DISCUSS THIS COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

### INSURING AGREEMENT

#### I. COVERAGE

The Company will pay **Damages** in excess of the Deductible, which the **Insured** becomes legally obligated to pay as a result or by reason of a **Claim**, so long as the **Claim** is first made against the **Insured** during the **Individual Policy Period** and reported to the Company in writing during the **Individual Policy Period**, unless an Extended Reporting Period applies, provided that:

- A. the negligent act, error, or omission giving rise to the **Claim** was committed or alleged to have been committed after the **Retroactive Date**; and
- B. prior to the inception date of the **Individual Policy Period**, no **Insured** had a basis to believe that any such negligent act, error, or omission or **Related Act, Error, or Omission** might reasonably be expected to be the basis of a **Claim** against the **Insured**.

The Company has the right and duty to defend the **Insured** against any **Claim** seeking **Damages** covered by this policy until the applicable Limits of Liability or Sublimits of Liability are exhausted by the payment of a judgment or settlement. The Company has the right to select counsel; investigate the circumstances of the **Claim**; and pay judgments, settlements, and **Claim Expenses** as the Company deems necessary. In the event a **Claim** is subject to arbitration or mediation, the Company is entitled to exercise all of the **Insured's** rights in the choice of arbitrators or mediators and in the conduct of any arbitration or mediation proceeding. The company has no duty to defend any **Claim** which contains no allegations seeking **Damages** covered by this policy.

The Company will not settle any **Claim** without the consent of the **Insured**, which consent shall not be unreasonably withheld. If the Company recommends a settlement to the **Insured** which is agreeable to the claimant and the **Insured** does not agree to settle, the Company's applicable Limits of Liability or Sublimits of Liability are reduced to the total amount for which the **Claim** could have been settled. The maximum amount the Company will pay in the event of any later settlement or judgment is the amount for which the **Claim** could have been settled plus the amount of **Claim Expenses** incurred up to the time the Company made the recommendation, less any applicable deductible.

#### II. LIMITS OF LIABILITY

The Declarations sets forth the Company's Limits of Liability and Sublimits of Liability for the **Licensee**. The Limits of Liability and Sublimits of Liability are in excess of the Deductible. All other persons or organizations included under the definition of **Insured** share such Limits of Liability and Sublimits of Liability with the **Licensee**. The Limits of Liability and Sublimits of Liability apply regardless of the number of **Claims** made or the number of persons or organizations making **Claims** against the **Insured**. If **Related Claims** are subsequently made against any **Insured** and reported to the Company timely, all such **Related Claims**, whenever made, shall be considered a single **Claim** first made within the **Individual Policy Period** in which the earliest of the **Related Claims** was first made.

- A. Subject to the paragraphs below, the Company's Limits of Liability for **Damages** for each **Claim** shall not exceed the per **Claim** Limit stated in the Declarations.
- B. The Company's Limit of Liability for **Damages** for all **Claims** per **Licensee** shall not exceed the Aggregate Limit stated in the Declarations.
- C. The Company's Sublimit of Liability for **Damages** for each **Environmental Claim** per **Licensee** shall not exceed the per **Environmental Claim** Sublimit stated in the Declarations. The Company's Sublimit of Liability for **Damages** for all **Environmental Claims** per **Licensee** shall not exceed the Aggregate **Environmental Claim** Sublimit set forth in



the Declarations. **Damages** paid within the **Environmental Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** Limit of Liability and the Aggregate Limit of Liability under Item 3 of the Declarations.

- D. In addition to the applicable Limits of Liability or Sublimits of Liability, the Company will pay **Claim Expenses** in connection with covered **Claims**. **Claim Expenses** are in addition to the Limits of Liability or Sublimits of Liability. The Company's payment of the applicable Limits of Liability or Sublimits of Liability ends the Company's duties to defend, pay **Damages**, and pay **Claim Expenses**.
- E. If a **Claim** involves coverage issued to two or more **Licenseses**, the amount paid by the Company on behalf of all **Insureds** under each **Licensee's** coverage shall be prorated in relationship to the amount awarded against each such **Insured**, but in no event shall the amount paid by the Company for all **Insureds** under each **Licensee's** coverage exceed the per **Licensee** Limits of Liability shown on the Declarations.
- F. Limits of Liability and Sublimits of Liability are not renewed or increased by virtue of the operation of the Automatic or Optional Extended Reporting Period.

### III. DEDUCTIBLES

The **Insured** shall pay the Deductible, as stated in the Declarations, for each **Claim** and the Deductible shall apply to the payment of **Damages**. The Company's obligation to pay **Damages** begins only after the **Insured** has paid the Deductible. The Company may pay any part or all of the Deductible to settle, defend, or investigate a **Claim**. In such case, the **Insured** must promptly reimburse the Company any amount of the Deductible paid by the Company. In the event the **Insured** does not reimburse the Company within sixty (60) days, the Company will be entitled to recover reasonable costs and attorney fees incurred in collecting such reimbursement.

If a **Claim** involves two or more **Insureds** or **Licenseses** who are affiliated with the same **Real Estate Firm**, only one Deductible applies and the Deductible amount will be shared equally by all such persons. Payment of the Deductible is the joint and several liability of all such persons, but collection of the Deductible will be the responsibility of the **Real Estate Firm's** qualifying broker, as defined in LA R.S. § 37:1431 (5), notwithstanding any agreements that may exist between the qualifying broker and the **Real Estate Firm**, salespersons, or real estate brokers.

### IV. SUPPLEMENTARY PAYMENTS

In addition to the Limits of Liability and Sublimits of Liability, the Company will pay the following:

- A. Premiums on appeal bonds and bonds to release attachments. Premiums are limited to bonds no larger than the Company's remaining Limits of Liability or Sublimits of Liability. Obtaining the bond is not the Company's obligation.
- B. \$250 for each day the **Insured** attends a trial or hearing in a civil lawsuit covered under this policy; however, attendance must be at the Company's request. In no event shall the amount payable under this provision exceed a \$5,000 Aggregate Limit during the **Individual Policy Period**. In addition, the \$5,000 limit is the maximum the Company will pay, regardless of the number of **Insureds**, trials or hearings, or even if a trial or hearing spans more than one **Individual Policy Period**.
- C. Postjudgment interest on that portion of any judgment to which this insurance applies and which accrues after entry of the judgment and before the Company has paid, offered to pay, or deposited, whether in court or otherwise, that part of the judgment for which the Company is responsible.
- D. Notwithstanding the provisions of Exclusion F, the Company will pay up to \$5,000 for property damage, or loss of use of property resulting from property damage, arising out of a **Lock Box Claim** on property not owned, occupied by, or leased to the **Insured**. The amount payable under this provision shall be subject to a \$10,000 Aggregate Limit during the **Individual Policy Period**. In addition, the \$10,000 Aggregate Limit is the maximum the Company will pay, regardless of the number of **Insureds**, **Lock Box Claims**, or even if such property damage or loss of use of property spans more than one **Individual Policy Period**.

Additionally, the Company will pay **Claim Expenses** to defend the **Insured** for **Lock Box Claims** when coverage for property damage or loss of use of property resulting from property damage is available under the preceding paragraph. **Claim Expenses** are in addition to the coverage provided under the preceding paragraph. The Company's payment of the applicable amount available under the preceding paragraph ends the Company's duties to defend, pay for property damage or loss of use of property resulting from property damage, and pay **Claim Expenses**.



- E. Notwithstanding the provisions of Exclusions A and I, the Company will pay up to \$25,000 for **Damages** and **Claim Expenses** for all **Claims** arising from acts of **Fair Housing Discrimination**. The amount payable under this provision shall be subject to the Deductible. In addition, \$25,000 is the maximum the Company will pay, regardless of the number of **Insureds**, **Claims**, or even if a **Claim** spans more than one **Individual Policy Period**.
- F. If the **Insured** receives a subpoena for documents or testimony arising out of **Professional Services** and would like the Company's assistance in responding to the subpoena, the Company will retain an attorney to provide advice regarding the production of documents, to prepare the **Insured** for sworn testimony, and to represent the **Insured** at the **Insured's** deposition and while providing trial testimony pursuant to the subpoena, provided that:
1. the **Insured** notifies the Company within twenty (20) days of first receiving such subpoena and provides the Company with a copy of such subpoena;
  2. the subpoena arises out of a lawsuit to which the **Insured** is not a party;
  3. the **Insured** has not been engaged to provide advice or testimony in connection with the lawsuit, nor has the **Insured** provided such advice or testimony in the past;
  4. the underlying lawsuit relates to **Professional Services** and does not involve **Professional Services** to which Exclusion J or Exclusion K would apply; and
  5. the **Professional Services** occurred after the **Licensee's Retroactive Date**.
- The amount payable under this provision shall be subject to a \$2,500 Aggregate Limit during the **Individual Policy Period**. In addition, the \$2,500 Aggregate Limit is the maximum the Company will pay regardless of the number of **Insureds**, subpoenas, or even if the subpoena, action requested thereby, or underlying suit spans more than one **Individual Policy Period**. Any written notice to the Company of a subpoena shall be deemed notification of a circumstance under Section **XII. CIRCUMSTANCE REPORTING**.

## V. TERRITORY

- A. If the **Licensee** is domiciled in the State of Louisiana, then this policy applies to **Professional Services** performed anywhere in the world, provided that:
1. the **Licensee** will be covered for **Professional Services** performed outside the State of Louisiana only if the **Licensee** is duly licensed in such jurisdiction and the services performed would require a license pursuant to the laws of Louisiana had the acts been performed in Louisiana; and
  2. the **Claim** arising out of the rendering of such **Professional Services** is brought within the United States of America, its territories or possessions.
- B. If the **Licensee** is not domiciled in the State of Louisiana, then this policy and the coverage provided hereunder applies only to **Professional Services** performed in Louisiana. The **Claim** arising out of the rendering of such **Professional Services** must be brought within the United States of America, its territories or possessions.
- C. For purposes of this section, a **Licensee** who is not domiciled in the State of Louisiana shall be treated as domiciled in the State of Louisiana if the **Licensee's Principal Real Estate License** is affiliated with a real estate office located in the State of Louisiana and the **Licensee** resides within fifty (50) miles of the Louisiana state line.

## VI. EXCLUSIONS

This insurance does not apply to any **Claim** alleging, arising from, or related to:

### A. Fraudulent or Dishonest Acts

fraudulent, dishonest, criminal, or malicious acts committed by the **Insured**, at the **Insured's** direction, with the **Insured's** knowledge, or by anyone for whose acts the **Insured** is legally responsible;

### B. Insolvency

the insolvency of the **Insured**;

### C. Failure to Pay or Collect

the failure to pay, collect, or return insurance premiums, escrow monies, earnest money deposits, security deposits, tax money, or commissions;



D. Wrongful Termination

the wrongful termination of employment, breach of an employment contract, or other employment disputes;

E. Bodily Injury

bodily injury, sickness, disease, mental anguish, pain or suffering, emotional distress, or death of any person;

F. Property Damage

physical injury to, destruction, or loss of use of tangible property.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

G. Unfair Competition

unfair competition, piracy, advertising injury, or theft or wrongful taking of concepts or other intellectual property;

H. Libel or Slander

libel, slander, defamation of character, disparagement, detention, humiliation, sexual harassment, false arrest or imprisonment, wrongful entry or eviction, violation of the right to privacy or malicious prosecution, personal injury, or other invasion of rights to private occupancy;

I. Discrimination

discrimination on the basis of race, color, creed, national origin, sex, religion, age, sexual preference, marital status, any mental or physical handicap or disease, or any other unlawful discrimination category;

J. Owned or Purchased Property

1. **Professional Services** relating to property in which any of the following had more than a 25% ownership or financial interest: an **Insured**; **Insured's** spouse; or any entity, partnership, or trust in which the **Insured** or **Insured's** spouse owned or controlled more than 25% ownership or financial interest; or
2. **Professional Services** relating to property purchased or attempted to be purchased by any of the following: an **Insured**; **Insured's** spouse; or any entity, partnership, or trust in which the **Insured** or **Insured's** spouse owned or controlled more than 25% ownership or financial interest;

however, this exclusion does not apply to:

- a. any **Claim** arising from the sale of property acquired by the **Insured** pursuant to a guaranteed sale listing contract. The guaranteed sale listing contract must be a written agreement between the **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 a specified time. For coverage to apply, the **Insured** must hold title to the property for less than one (1) year and must continually offer it for sale; or
- b. the sale or listing for sale of residential property which is the **Licensee's Primary Residence**, provided such sale or listing for sale is performed under the **Licensee's** real estate license and supervised by the **Licensee's** sponsoring broker, as defined in LA R.S. § 37:1431 (13), or firm;

K. Developed/Constructed Property

**Professional Services** relating to property developed or constructed by any of the following: an **Insured**; **Insured's** spouse; or any entity, partnership, or trust in which the **Insured** or **Insured's** spouse owned or controlled more than 25% financial interest;



L. Statutory Violations

violation of the Employee Retirement Income Security Act of 1974, the Securities Act of 1933, the Securities Exchange Act of 1934, any state Blue Sky or securities laws, or amendments thereto;

M. Maintenance of Insurance

failure by an **Insured** to provide or maintain insurance;

N. Specified Activities

the **Insured's** activities as:

1. a lawyer, title agent, mortgage banker, mortgage broker or correspondent, escrow agent, construction manager, property developer, or insurance agent; or
2. an appraiser, if the appraisal activity performed requires licensing or certification other than a real estate license;

O. Real Estate Investment Trusts

activities involving a property syndication, partnership, limited partnership, or real estate investment trust in which any **Insured** has, or had, a direct or indirect interest in the profits or losses;

P. Contractual Liability

liability assumed by any **Insured** under any contract, indemnity agreement, purchase agreement, hold harmless clause, or other similar agreement unless such liability would have attached to the **Insured** in the absence of such contract;

Q. Pollution

whether suddenly or over a long period of time:

1. the actual, alleged, or threatened emission, discharge, dispersal, seepage, release, or escape of **Pollutants**;
2. the actual or alleged failure to detect, disclose, report, test for, monitor, clean, remove, contain, dispose of, treat, detoxify, or neutralize, or in any way respond to, assess the effects of, or advise of the existence of **Pollutants**; or

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

R. Nuclear

whether suddenly or over a long period of time, any nuclear reaction, nuclear radiation, or radioactive contamination or any act, condition, or pollution incidental to the foregoing. As used in this exclusion, pollution includes the actual, alleged, or threatened discharge, dispersal, seepage, migration, release, or escape of **Pollutants**.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;



S. Lead

lead, whether or not the lead was at any time airborne as a particle; contained in or formed a part of a product, structure, or other real or personal property; ingested, inhaled, or transmitted in any fashion; or found in any form whatsoever.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

T. Asbestos

asbestos, whether or not the asbestos was at any time airborne as a fiber, particle, or dust; contained in or formed a part of a product, structure, or other real or personal property; carried on clothing; ingested, inhaled, or transmitted in any fashion; or found in any form whatsoever.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

U. Fungi

the actual or alleged:

1. or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth of, or presence of; or
  2. failure to detect, report, test for, monitor, clean, remove, contain, dispose of, treat, detoxify, or neutralize, in any way respond to, assess the effects of, or advise of the existence of;
- any **Fungi** or of any spores, mycotoxins, odors, or any other substances, products, or byproducts produced by, released by, or arising out of the current or past presence of **Fungi**.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

V. Microbes

the actual or alleged:

1. or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth of, or presence of; or
  2. failure to detect, report, test for, monitor, clean, remove, contain, dispose of, treat, detoxify, or neutralize, in any way respond to, assess the effects of, or advise of the existence of;
- any **Microbes** or of any spores, mycotoxins, odors, or any other substances, products, or byproducts produced by, released by, or arising out of the current or past presence of **Microbes**.

This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the **Damages** claimed.

Except that this exclusion shall not apply to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted;

W. Expected or Intended



injury or damage expected or intended by the **Insured**;

X. Commission Disputes

- 1. disputes over commissions between real estate brokers or salespersons; or
- 2. disputes over commissions involving lawsuits initiated by the **Insured**.

This exclusion does not apply to disputes over commissions involving counterclaims filed with the approval of the Company;

Y. Prior or Subsequent Acts

negligent acts, errors, or omissions committed or alleged to have been committed either:

- 1. prior to the date the **Insured** received an active real estate license; or
- 2. subsequent to the effective date of suspension, revocation, or inactive status of the **Insured's** real estate license;

Z. Fines and Penalties

any fines, penalties, assessments, punitive damages, exemplary damages, multiplied damages, or matters deemed uninsurable under applicable law; or

AA. Conversion

conversion, misappropriation, or commingling of funds or other property.

**VII. EXTENDED REPORTING PERIODS**

In case of cancellation or nonrenewal, a **Licensee** may be eligible for the following Extended Reporting Periods to apply, both subject to Paragraph C. below:

- A. Automatic Extended Reporting Period: In case of cancellation or nonrenewal because a **Licensee** retires, places his/her/its license on inactive status, or allows his/her/its license to expire, the policy will apply to **Claims** first made against the **Insured** and reported to the Company up to ninety (90) days after the effective date of cancellation or nonrenewal. Said ninety (90) day period will be hereinafter referred to as the Automatic Extended Reporting Period.
- B. Optional Extended Reporting Period: In case of cancellation or nonrenewal for any reason, the **Licensee** shall have the option, upon payment of an additional premium within ninety (90) days after the effective date of the cancellation or nonrenewal, to cause the policy to apply to **Claims** first made against the **Insured** and reported to the Company during the Optional Extended Reporting Period. The Optional Extended Reporting Period will replace the Automatic Extended Reporting Period. The premium for the Optional Extended Reporting Period will be fully earned and is determined as shown below:

<u>Optional Extended Reporting Periods</u>	<u>Premium</u>
One Year	100% expiring premium, including any endorsement premium
Two Years	150% expiring premium, including any endorsement premium
Three Years	200% expiring premium, including any endorsement premium

The Optional Extended Reporting Period cannot be canceled by the Company or the **Insured**.

- C. Coverage afforded by the Automatic and Optional Extended Reporting Periods:
  - 1. Shall apply solely to **Claims** arising from a negligent act, error, or omission:
    - a. committed or alleged to have been committed after the **Retroactive Date**;
    - b. committed or alleged to have been committed before the effective date of cancellation or nonrenewal; and
    - c. which are otherwise insured under all the other terms, conditions, and exclusions of this policy.
  - 2. Shall not apply to any **Claim**, which is insured by any other policy of insurance, nor as excess above such other policy of insurance.
  - 3. Nothing in Paragraph A. or B. shall serve to increase the Limits of Liability or Sublimits of Liability as provided in Section **II. LIMITS OF LIABILITY** or Section **IV. SUPPLEMENTARY PAYMENTS**. The Limits of Liability and





Sublimits of Liability for any Extended Reporting Period shall be a part of, and not in addition to, the Limits of Liability and Sublimits of Liability listed on the Declarations.

## VIII. DEFINITIONS

**Claim** means:

1. a written demand for money or services received by the **Insured**; or
2. service of a lawsuit or institution of arbitration or mediation proceedings against the **Insured**; seeking **Damages** and alleging a negligent act, error, or omission in the performance or failure to perform **Professional Services**.

**Claim Expenses** means:

1. fees, costs, and expenses resulting from the investigation, adjustment, defense, and appeal of a **Claim** if incurred by the Company or by the **Insured** with the Company's written consent and
2. fees charged by attorneys designated by the Company.

Costs, fees, or expenses of employees or officials of the Company are not **Claim Expenses**. Nor shall **Claim Expenses** include salaries, loss of earnings, or other remuneration by or to any **Insured**.

**Damages** means compensatory damages. **Damages** do not include fines; penalties; punitive, exemplary, or multiplied damages; or matters deemed uninsurable under applicable law.

**Domestic Partner** means any person qualifying as a "domestic partner" under any federal, state, or local law or under the **Real Estate Firm's** employee benefit plans.

**Environmental Claim** means a **Claim** alleging the **Insured's** failure to detect, report, assess the effects of, or advise of the existence of **Pollutants**, including lead and asbestos; **Fungi**; or **Microbes**.

**Fair Housing Discrimination** means the violation of Title VIII of the Civil Rights Act of 1968; the Fair Housing Amendment Act of 1998; or any similar federal, state, or local law or ordinance.

**Fungi** means any form of fungus, including but not limited to yeast, mold, mildew, rust, smut, or mushroom.

**Group Policy Period** means the period set forth in the Declarations. The **Group Policy Period** may be shortened by cancellation.

**Individual Policy Period** means the period set forth in the **Licensee's** Certificate of Coverage commencing with the date the **Licensee** obtained coverage under this group policy by paying the appropriate premium and ending with the cancellation or expiration of the **Licensee's** coverage under this group policy. The **Individual Policy Period** must be within the dates of the **Group Policy Period** shown on the Declarations.

**Insured** means the following:

1. the **Licensee**;
2. the **Licensee's Unlicensed Employees**;
3. the heirs, executors, administrators, or assigns of the **Licensee** in the event of the **Licensee's** death, incapacity, or bankruptcy but only to the extent that such **Licensee** would have been provided coverage under this policy;
4. the spouse or **Domestic Partner** of the **Licensee** but only for **Claims** arising solely out of such status and only if the **Claim** seeks **Damages** from marital community property, jointly held property, or property transferred from the **Insured** to the spouse or **Domestic Partner**. No coverage is provided for any act, error, or omission of a spouse or **Domestic Partner**.

When this policy provides coverage for a **Claim** made against any of the **Insureds** listed in 1., 2., 3., or 4. above, **Insured** will also mean:

5. any **Real Estate Firm** or real estate franchisor that the **Licensee** represents but only for its vicarious liability for the negligent acts, errors, or omissions arising out of the **Licensee's Professional Services**.

**Licensee** means the person who holds an active real estate license issued by the **Policyholder** under Louisiana real estate license law and who has paid the required premium.

**Lock Box** means a device to allow authorized persons without a key to enter a locked door.



**Lock Box Claim** means a **Claim** for **Damages** arising from an **Insured's** use of a **Lock Box** in the course of rendering **Professional Services**.

**Microbes** mean any non-fungal microorganism or non-fungal colony-form organism that causes infection or disease.

**Policyholder** means the Louisiana Real Estate Commission.

**Pollutants** means any solid, liquid, gaseous, thermal, biological, or radioactive substance, material, matter, toxin, irritant, or contaminant, including but not limited to radon, asbestos, lead, smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned, or reclaimed.

**Primary Residence** means a single family residence or multi-family residence of two (2) or fewer units which serves as the **Licensee's** principle residence.

**Principal Real Estate License** means the state license under which the majority of the **Licensee's** real estate transactions are conducted.

**Professional Services** means:

1. services performed by the **Licensee** as a real estate broker or salesperson as defined in Louisiana real estate license law and for which the **Licensee** is required to have a real estate license, provided all necessary licenses are held by the **Licensee** at the time of the act, error, or omission giving rise to the **Claim**, including auctioning real property and **Property Management Services** performed by the **Licensee**;
2. Issuance of a broker price opinion/comparative market analysis, as defined in LS R.S. § 37:3392 (5), by the **Licensee**, provided all necessary licenses are held by the **Licensee** at the time when the broker price opinion/comparative market analysis is issued; and
3. services performed or advice given by the **Licensee**, including as a notary public and as a real estate consultant or counselor in connection with the services as a **Licensee** in 1., above.

**Property Management Services** means the following services provided in connection with the management of commercial or residential property:

1. development and implementation of management plans and budget;
2. oversight of physical maintenance of property;
3. solicitation, evaluation, and securing of tenants and management of tenant relations, collection of rent, and processing evictions;
4. development, implementation, and management of loss control and risk management plans for real property;
5. solicitation and negotiation of contracts for sale and leasing of real property;
6. development, implementation, and management of contracts and subcontracts, excluding property and liability insurance contracts, necessary to the daily functioning of the property;
7. personnel administration; and
8. record keeping.

**Property Management Services** do not include **Renovation Services** or analysis of, evaluations of, or recommendations concerning environmental hazards or exposures.

**Real Estate Firm** means a legal entity with which brokers or salespersons, as defined in Louisiana real estate license law, are affiliated and which employs the **Licensee**.

**Related Claims** means all **Claims** arising out of a single negligent act, error, or omission or arising out of **Related Acts, Errors, or Omissions** in the rendering of **Professional Services**.

**Related Acts, Errors, or Omissions** mean all negligent acts, errors, or omissions in the rendering of **Professional Services** that are temporally, logically, or causally connected by any common fact, circumstance, situation, transaction, event, advice, or decision.



**Renovation Services** means the following services provided in connection with the renovation and reconstruction of any type of property:

1. management of facility renovation and reconstruction plans;
2. development and management of renovation and reconstruction contracts and subcontracts; or
3. development of loss control and risk management plans in connection with the reconstruction or renovation.

**Retroactive Date** means the date when the first real estate errors and omissions coverage was effective insuring the **Licensee** on a claims-made basis and since which time the **Licensee** has been continuously insured by coverage similar to that provided by this policy. The **Retroactive Date** is established separately for each **Licensee**.

**Unlicensed Employee** means the support staff employed by the **Licensee** and under the real estate **Licensee's** supervision and control who is assisting the **Licensee** in the performance of the **Licensee's Professional Services**, including a personal assistant, clerk, secretary, messenger, and intern but shall not include an owner, officer, director, or any other staff member who is not under the direct supervision of the **Licensee** or assisting the **Licensee** in the performance of the **Licensee's Professional Services**. **Unlicensed Employee** does not include appraisal trainees or anyone who manages property who does not have a real estate license.

## IX. PREMIUM

This coverage shall not be effective until and unless the application for coverage has been approved by the Company and the premium has been paid. Each **Insured's** premium shall be fully earned at the policy's commencement without any obligation by the Company to return any portion thereof unless the Policyholder or the Company cancels the entire policy.

## X. AUDIT

The Company may audit the **Insured's** records to determine the accuracy of pertinent information provided by the **Insured**. The Company will give reasonable notice to the **Insured** of such an audit. The audit will take place during the **Insured's** regular business hours.

## XI. THE INSURED'S DUTIES IF THERE IS A CLAIM

A. The **Insured** shall give written notice by submitting a completed Notice of Claim Form to the Company as soon as possible after the **Claim** is first made but in no event more than ninety (90) days after the **Insured** becomes aware of such **Claim**. Such written notice shall include the name of the **Licensee** and shall include the time, place, and details of the **Claim**. Notice shall be delivered to:

**U.S. Mail Delivery**

Claims Department  
P. O. Box 6709

Louisville, KY 40206-0709

**Overnight Delivery**

Claims Department  
4211 Norbourne Blvd.

Louisville, KY 40207-4048

**Electronic Delivery**

Fax: (502) 896-6343

Email: [claims@risceo.com](mailto:claims@risceo.com)

B. The **Insured** shall not admit any liability, make any settlement, pay any **Damages**, or assume any duty or obligation for any **Claim** without the prior written consent of the Company. The **Insured** shall not incur any **Claim Expenses** for any **Claim** without the prior written consent of the Company.

C. The **Insured** shall immediately forward to the Company every demand, notice, summons, or other process about any **Claim** received by the **Insured** or the **Insured's** representative.

D. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the **Claim** and making settlements. The **Insured** shall attend hearings and trials and help in securing and giving evidence at the Company's request.

## XII. CIRCUMSTANCE REPORTING

If during the **Individual Policy Period**, the **Insured** becomes aware of any act, error, or omission that may reasonably be expected to be the basis of a **Claim** against the **Insured** and gives written notice to the Company by any of the means listed in **Section XI. THE INSURED'S DUTIES IF THERE IS CLAIM** of such act, error, or omission and information about the potential **Claim**, including but not limited to:

1. the specific act, error, or omission;
2. the dates and persons involved;
3. the identity of the anticipated or possible claimants; and



4. the circumstances by which the **Insured** first became aware of the potential **Claim**; then any **Claim**, which arises out of such reported act, error, or omission, subsequently made against the **Insured** and reported to the Company shall be deemed to have been made at the time such written notice was first given to the Company.

### XIII. SUBROGATION

If the Company makes any payment under this policy, the Company shall receive the **Insured's** rights of recovery against any persons or organizations up to the amount the Company has paid under this policy. The **Insured** shall assist the Company in whatever way is necessary to secure such rights. When a **Claim** is made, the **Insured** shall do nothing to thwart the Company's recovery of amounts paid to other parties who might be responsible for the **Claim**. The Company's right to recover is subordinate to the **insured's** right to be fully compensated.

### XIV. CHANGES

The terms of this policy may not be waived or changed unless the Company issues an Endorsement. All Endorsements become a part of this policy upon the Endorsement's effective date. The **Policyholder** or the **Licensee** and the Company may make changes in the terms of the policy upon mutual consent.

### XV. ACTION AGAINST THE COMPANY

The **Insured** may bring a legal action against the Company including, but not limited to a legal action to recover on an agreed settlement or on a final judgment against an **Insured**. The Company will not be liable for damages that are not payable under the terms of the policy or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by the Company, the **Insured** and the claimant or the claimant's legal representative.

### XVI. BANKRUPTCY

Bankruptcy or insolvency of the **Insured** or the **Insured's** estate will not relieve the Company of its obligations under this policy.

### XVII. CANCELLATION

- A. The **Policyholder** may cancel this policy by giving, mailing, or delivering the Company advance written notice of cancellation or surrendering the policy to the Company at least thirty (30) days before the effective date of cancellation. If the **Policyholder** cancels the policy, it is responsible for notifying each **Licensee** of the effective date of cancellation.
- B. In accordance with LA R.S. § 22:1267, the Company may cancel the policy by mailing or delivering written notice of cancellation, which states the effective date of the cancellation, to the **Policyholder** at the mailing address as shown on the policy as follows:
  1. If coverage has not been in effect for sixty (60) days and the policy is not a renewal, cancellation shall be effected by mailing or delivering a written notice to the first-named insured at the mailing address shown on the policy at least sixty (60) days before the cancellation effective date, except in cases where cancellation is based on nonpayment of premium.
  2. Notice of cancellation based on nonpayment of premium shall be mailed or delivered at least ten (10) days prior to the effective date of cancellation.
  3. After coverage has been in effect for more than sixty (60) days or after the effective date of a renewal policy, the Company can cancel the policy for any one of the following reasons:
    - a. Nonpayment of premium;
    - b. Fraud or material misrepresentation made by or with the knowledge of the **Policyholder** in obtaining the policy, continuing the policy, or in presenting a **Claim** under the policy;
    - c. Activities or omissions on the part of the **Policyholder** which change or increase any hazard insured against, including a failure to comply with loss control recommendations;
    - d. Change in the risk which increases the risk of loss after insurance coverage has been issued or renewed, including an increase in exposure due to regulation, legislation, or court decision;
    - e. Determination by the commissioner of insurance that the continuation of the policy would jeopardize the Company's solvency or would place the insurer in violation of the insurance laws of this state or any other state;
    - f. Violation or breach by the **Insured** of any policy terms or conditions; or
    - g. Other reasons that are approved by the commissioner of insurance.



C. In addition to B. above, the Company must provide to the **Policyholder** one hundred twenty (120) days written notice of cancellation. Notice of cancellation will state the effective date of cancellation. If notice is mailed to the **Policyholder**, proof of mailing will be sufficient proof of notice. If the policy is canceled, the effective date of cancellation will become the end of the **Group Policy Period**.

**XVIII. NONRENEWAL**

If the Company elects not to renew this policy, it will provide written notice of nonrenewal to the **Policyholder** at least one hundred twenty (120) days before the expiration date of the policy. Such notice shall include the **Policyholder's** loss run information for the period this policy was in force, but not to exceed, the last five (5) years.

**XIX. CONFORMITY TO STATUTES**

If applicable law is in conflict with this policy, the policy is amended to conform to that law.

**XX. 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 Company shall not be liable under this policy for a greater proportion of the **Damages** or **Claim Expenses** than the applicable Limits of Liability or Sublimits of Liability under this policy for such **Damages** bears to the total applicable Limits of Liability and Sublimits of Liability of all valid and collectible insurance against such **Claims**.

**XXI. LICENSE INACTIVE**

In the event a **Licensee's** license is placed on inactive status during a period in which the **Insured** has paid the applicable premium, the policy will remain in effect for the remainder of the **Individual Policy Period** as if the license had not been placed in inactive status, regardless of whether the license is re-activated, except that coverage will not be provided for acts, errors, or omissions of the **Insured**, which occur during the period when the license was in an inactive status.

**XXII. AUTHORIZATION CLAUSE**

By accepting this policy, the **Insured** agrees that the statements in the application are the **Insured's** agreements and representations. The **Insured** agrees that these statements are true and correct as of the inception of this policy. This policy has been issued relying upon those statements and representations. The **Insured** agrees that the policy and application are the total agreement between the **Insured** and the Company or its agents.

**XXIII. TRANSFER**

This policy is not transferable.

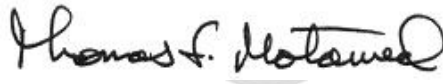
**XXIV. TRADE AND ECONOMIC SANCTIONS**

This policy does not provide coverage for **Insureds**, transactions, or that part of **Damages** or **Claim Expenses** that is uninsurable under the laws or regulations of the United States concerning trade or economic sanctions.

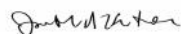
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IN WITNESS WHEREOF, we have caused this policy to be executed by our Chairperson and Secretary, but this policy shall not be binding upon us unless completed by the attachment of the Certificate of Coverage and executed by our duly authorized representative.

Chairman

  
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Secretary

  
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