TENNESSEE REAL ESTATE COMMISSION’S ERRORS & OMISSIONS INSURANCE PROGRAM
Administered by Rice Insurance Services Company, LLC and Issued by Continental Casualty Company

2015 OPTIONAL ENDORSEMENT OVERVIEW

APPRAISAL ENDORSEMENT

In consideration of the additional premium paid, it is understood and agreed that:

1. Section VI. Exclusions, Exclusion N. Specified Activities, Paragraph 2. is deleted in its entirety.

2. Section VIII. Definitions, the definition of Professional Services is amended to add the following:

   Professional Services also means services performed by the Licensee as a State Licensed Appraiser, State Certified Residential Appraiser and State Certified General Appraiser, provided all necessary licenses are held by the Licensee at the time of the act, error, or omission giving rise to the Claim.

This endorsement does not apply to any Claim made prior to the effective date of the endorsement or after the expiration of the Individual Policy Period or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any Insured had a reasonable basis to believe a Claim may arise, then this endorsement shall not apply to such Claim or Related Claim.

All other terms and conditions of the Policy remain unchanged.

CNA71150TN (10-12)

CONFORMITY ENDORSEMENT

In consideration of the additional premium paid, it is understood and agreed as follows:

The terms and conditions of coverage herein shall be altered to conform to the minimum requirements established for real estate errors and omissions insurance by the states listed below, which have mandatory errors and omissions requirements, provided that: (1) the Licensee holds a current real estate license in the states listed below; and (2) the negligent acts, errors, or omissions arise out of the rendering of Professional Services in the states listed below.

States: ________________

All other terms and conditions of the Policy remain unchanged.

CNA71151XX (10-12)

FRANCHISE ENDORSEMENT

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

In the event that the Licensee is affiliated with ______________, then ______________ meets the definition of a Real Estate Firm under Section VIII. Definitions of the policy and, therefore, is included within the definition of Insured under Section VIII. Definitions, Subsection 5. of the policy.

There shall be no coverage afforded to such entities as a result of their independent negligent acts, errors, omissions or Discriminatory Conduct.

All other terms and conditions of the Policy remain unchanged.

CNA71153TN (10-12)
INCREASED LIMITS OF LIABILITY ENDORSEMENT
$250,000 PER CLAIM/$750,000 AGGREGATE ALL CLAIMS

In consideration of the additional premium paid, it is understood and agreed that the following amendment is made to the Policy Declarations Page only as respects the Licensee named below and only as respects a Claim first made against such Licensee and reported to the Company in writing after the effective date of this Endorsement:

The following item of the Declarations is deleted in its entirety and replaced by the following:

ITEM 3. LIMITS OF LIABILITY
(a) $250,000 each Claim per Licensee
(b) $750,000 in the Aggregate all Claims per Licensee

This endorsement does not apply to any Claim made prior to the effective date of the endorsement or after the expiration of the Individual Policy Period or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any Insured had a reasonable basis to believe a Claim may arise, then the increased Limits of Liability provided by this endorsement shall not apply to such Claim or Related Claim.

Nothing herein shall serve to increase any amounts provided under Section IV. Supplementary Payments or any Sublimits of Liability.

All other terms and conditions of the Policy remain unchanged.

CNA71374TN (10-12)

OPTIONAL EXTENDED REPORTING PERIOD ENDORSEMENT

In consideration of the additional premium paid, it is understood and agreed that the following Optional Extended Reporting Period as set forth in Section VII. Extended Reporting Periods, Subsection B. of the policy shall apply:

From: _______________ To: _______________

The Optional Extended Reporting Period set forth above shall apply unless the Insured fails to pay the premium when due. Premium shall be:

1. due and payable as set forth in the policy; and
2. fully earned by us on the inception date of the Extended Reporting Period as set forth above and no refunds will be permitted after that time.
This endorsement does not apply to any **Claim** made prior to the effective date of this endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or Related **Claim**.

All other terms and conditions of the Policy remain unchanged.

CNA71152TN (10-12)

**PROPERTY MANAGEMENT ENDORSEMENT**

In consideration of the additional premium paid, it is understood and agreed that:

1. **Section VIII. Definitions**, the definition of **Professional Services** is amended to add the following:

   **Professional Services** also mean **Property Management Services** performed by the **Licensee**.

2. The following new definitions are added:

   **Property Management Services** means the following services provided in connection with the management of commercial or residential property:
   A. development and implementation of management plans and budget;
   B. oversight of physical maintenance of property;
   C. solicitation, evaluation and securing of tenants and management of tenant relations, collection of rent and processing evictions;
   D. development, implementation and management of loss control and risk management plans for real property;
   E. solicitation and negotiation of contracts for sale and leasing of real property;
   F. development, implementation and management of contracts and subcontracts (excluding property and liability insurance contracts) necessary to the daily functioning of the property;
   G. personnel administration; and
   H. record keeping.

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

   **Renovation Services** means the following services provided in connection with the renovation and reconstruction of commercial or residential property:
   A. management of facility renovation and reconstruction plans;
   B. development and management of renovation and reconstruction contracts and subcontracts; and
   C. development of loss control and risk management plans in connection with the reconstruction or renovation.

3. **Section VI. Exclusions** is amended by the addition of the following new exclusions:

   W. the commingling, misappropriation or improper use of funds, or arising out of the gaining of any personal profit or advantage to which the **Insured** is not legally entitled;
   X. **Property Management Services** in which any **Insured** or any company affiliated with any **Insured** was a developer, constructor or builder;
   Y. the failure to effect or maintain any insurance or bond, or to the failure to cover certain perils or to purchase an adequate amount or type of insurance;
   Z. any advice as to the future value of property;
   AA. the transfer or failure to transfer funds, monies or securities;
   BB. the formation, syndication, promotion, roll-up, operation or administration of any property syndication, real estate investment trust or any other form of corporation, general or limited partnership or joint venture;
   CC. any tax advice rendered by any **Insured**;
   DD. any **Insured** making warranties or guarantees as to the future value of any property.

This endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this
endorsement any Insured had a reasonable basis to believe a Claim may arise, then this endorsement shall not apply to such Claim or Related Claim.

All other terms and conditions of the Policy remain unchanged.

CNA71508TN (10-12)

RESIDENTIAL PERSONAL INTEREST COVERAGE ENDORSEMENT

In consideration of the additional premium paid, it is understood and agreed that:

1. Section VI. Exclusions, Exclusion J. is amended by the addition of the following:

   This exclusion does not apply to any Claim arising from the sale or listing for sale of Residential Property, other than the Licensee’s Primary Residence, provided that:

   i. the Residential Property was owned for at least one hundred eighty (180) days by the Licensee, the Licensee’s spouse, or any entity, corporation, partnership, or trust in which the Licensee or Licensee’s spouse has or had a financial or ownership interest;
   ii. the property was not constructed or developed by the Licensee; the Licensee’s spouse; or any entity, corporation, partnership, or trust in which the Licensee or Licensee’s spouse has or had a financial or ownership interest;
   iii. prior to closing, a home warranty was purchased by or for the buyer;
   iv. prior to closing, if required by law, a seller disclosure form was signed by the buyer;
   v. prior to closing, the ownership or financial interest of the Licensee and Licensee’s spouse in the Residential Property was disclosed to and acknowledged by the buyer;
   vi. a licensed inspector who was not related to or affiliated with the Licensee issued a written home inspection report that the buyer acknowledged prior to closing;
   vii. a state or local board approved standard sales contract was used;
   viii. the sale or listing was performed under and subject to applicable real estate license law; and
   ix. prior to the effective date of this endorsement, no Insured had a basis to believe that any negligent act, error or omission, or Related Negligent Act, Error or Omission might reasonably be expected to be the basis of a Claim against the Insured.

2. Section VIII. Definitions is amended by the addition of the following new definitions:

   Primary Residence means a residential property of two (2) or fewer units which serves as the principal residence of the Licensee.

   Residential Property means a single family residence or multi-family residences with four (4) or fewer units.

All other terms and conditions of the Policy remain unchanged.

CNA59800TN (10-12)