



LOUISIANA REAL ESTATE COMMISSION'S (LREC's) GROUP ERRORS AND OMISSIONS (E&O) PROGRAM

Administered by Rice Insurance Services Center (RISC)
A Division of Accretive Specialty Insurance Solutions, LLC
Issued by Continental Casualty Company (Continental)

502-897-1876 / 1-800-637-7319
4211 Norbourne Blvd., Louisville, KY 40207
PO Box 6709, Louisville, KY 40206
www.risceo.com

RISC is pleased to provide the LREC's group real estate E&O insurance program. The group policy is tailored to provide Louisiana real estate licensees with coverage that exceeds state requirements. Visit our website, www.risceo.com, to download a sample policy, obtain risk reduction information, and more. Contact us with any questions or concerns – we are always happy to hear from Louisiana licensees.

BASIC POLICY ONLY \$142 (+ \$7 LREC TRANSACTION FEE) – PAY DIRECTLY TO THE LREC WITH LICENSE RENEWAL

Limits of Liability – \$100,000 per claim / \$300,000 aggregate.

Deductible (Damages) – \$1,000 (only one deductible for multiple licensees with the same firm involved in a claim).

Increased Limits Available to Individual (Not Firm) Licensees for Additional Premium

\$250,000 per claim / \$750,000 aggregate (additional \$164) – or – \$500,000 per claim / \$1,000,000 aggregate (additional \$246).

AUTOMATICALLY INCLUDES

First Dollar Defense – Applies WITH NO CONDITIONS to all covered claims.

Defense Outside Limits – NO LIMIT on the amount of defense costs for claims covered under the basic policy limits (except for limited regulatory complaint and subpoena supplementary payment coverages, which were not covered at all under most traditional E&O policies).

Expanded Definition of Professional Services – The definition of professional services includes (1) services that require a real estate license, including property management services; (2) broker price opinions / comparative market analyses; and (3) services performed or advice given (including as a notary public and as a real estate consultant or counselor) when done in connection with licensed activity.

Property Management Coverage – The policy automatically insures property management services.

Environmental Claim Sublimits – \$10,000 per environmental claim / \$20,000 aggregate (damages), no limit on defense costs.

Escrow Claim Sublimits – \$5,000 per escrow claim / \$10,000 aggregate (damages), no limit on defense costs.

Fair Housing / Discrimination Sublimits – \$25,000 per fair housing discrimination claim / \$25,000 aggregate (damages), no limit on defense costs.

Lock Box Sublimits – \$5,000 per lock box claim / \$10,000 aggregate (damages), no limit on defense costs.

Primary Residence Sublimits – \$100,000 per primary residence claim / \$300,000 aggregate (damages), no limit on defense costs for claims involving the sale or listing for sale of the insured licensee's primary residence, under certain conditions.

Regulatory Complaints Coverage – \$2,500 per regulatory complaint / \$5,000 aggregate (defense costs).

Subpoena Coverage – \$2,500 per subpoena / \$2,500 aggregate (attorneys' fees).

Security Breach Supplementary Payment Coverage – Reimbursement up to \$5,000 for costs incurred by your real estate firm to provide required notification to clients of a security breach when confidential commercial information or nonpublic personal information may have been disclosed or used in an unauthorized manner (\$10,000 maximum per real estate firm, regardless of the number of licensees or incidents involved). This is not coverage for the licensee's or licensee's family's personal identity theft risk, which is not a professional liability risk and is usually offered to by personal insurance policy providers and credit card companies.

Retroactive / Prior Acts Coverage – Insures prior transactions, provided you have maintained continuous real estate E&O insurance (from any provider) from the date of the professional services to the date the claim arises. Some policies may not apply to professional services performed while insured with a different carrier or while associated with a different real estate firm.

Firm / Team / Franchise Coverage – Real estate firm, real estate team, and real estate franchisor included in the definition of insured for vicarious liability for covered claims.

Spousal Coverage – Licensee's spouse considered an insured in certain situations.

OPTIONAL ENDORSEMENTS AVAILABLE TO INDIVIDUAL (NOT FIRM) LICENSEES – PURCHASE THROUGH RISC

Residential Personal Interest Endorsement (\$50) – Adds \$100,000 per claim / \$300,000 aggregate sublimits for claims relating to the sale or listing of residential property owned by the licensee, licensee's spouse, or a company owned by the licensee under certain conditions, no limit on defense costs.

Developed / Constructed by Spouse Endorsement (\$250) – Adds \$100,000 per claim / \$300,000 aggregate sublimits for claims relating to the sale or listing for sale of residential property which is constructed or developed by the licensee's spouse under certain conditions, no limit on defense costs.

Appraisal Endorsement (\$250) – Provides coverage up to policy limits for your real estate services as an actively licensed certified general appraiser, certified residential appraiser, licensed residential appraiser, or trainee appraiser. Available to:

- Actively-licensed Louisiana real estate licensees who also have an active appraisal license.
- Actively-licensed Louisiana real estate appraisers who do not also have an active real estate license (must also pay basic premium directly to RISC).
- Appraisal Trainees – In the past, supervising appraisers could purchase an appraiser trainee endorsement for trainees under their supervision. That endorsement is no longer available. Instead, actively-licensed appraiser trainees may purchase their own insurance through the group policy with an appraisal endorsement to insure their licensed appraisal services.

OPTIONAL CONFORMITY ENDORSEMENT AVAILABLE TO INDIVIDUAL AND FIRM LICENSEES – PURCHASE THROUGH RISC

Conformity Endorsement (\$25) – A conformity endorsement is only needed if you are actively licensed in another state that mandates E&O coverage. This endorsement conforms your insurance through the Louisiana group policy coverage to comply with the other states' requirements. To be eligible for this endorsement, you must be actually domiciled in Louisiana or considered to be domiciled in Louisiana under the policy.

WHERE COVERAGE APPLIES

For licensees domiciled in Louisiana, the policy applies to professional services provided anywhere in the world, as long as the licensee is duly licensed in the state where services were provided, and the services would require a real estate license had they been performed in Louisiana. Licensees not actually domiciled in Louisiana or not considered to be domiciled in Louisiana under the policy are insured only for professional services rendered in Louisiana.

FIRM EXCESS COVERAGE, Subject to Underwriting Approval

Firm excess policies (written by Continental) with up to \$3,000,000 limits available to firms whose licensees are all insured through the group program.

RISK REDUCTION MATERIAL

Available on our website. We incorporate our knowledge of the policy and extensive claims handling experience into educational articles and videos.

Visit our website, www.risceo.com, to download a sample policy or endorsement forms, and obtain additional information.

Also, feel free to contact us with any questions or concerns; we are always happy to hear from Louisiana licensees.



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Please Support Your State Program

\$27.3+ Million in defense costs and damages have been incurred as of July 31, 2024 since our team began administering the Louisiana state group program in 2003. RISC and the carrier share a commitment to their insureds to provide valuable coverage to Louisiana licensees. When shopping for insurance, it's important to ask about the company's experience and paid claims in Louisiana. If a company charges a very low amount, you may find the carrier doesn't provide much coverage or pay many claims.

The state group program offers affordable E&O insurance to each and every licensee by spreading the risk over a large number of insureds. Without the group program's low premium, other carriers have no incentive to offer real estate E&O policies at affordable prices. In states without a group program, E&O premiums may cost thousands of dollars and some licensees report being unable to obtain insurance at any price.

Rely on the Most Experienced Provider in the Business

The Rice family and their colleagues have specialized in mandated real estate E&O programs since 1989. We provide group policies in the vast majority of states that have group programs and require licensees to maintain insurance. The insurance carrier is Continental, a CNA company. CNA has 50+ years of experience in E&O programs, including 30+ years in real estate E&O. CNA is the top provider of real estate liability insurance, delivering 100+ years of experience, industry knowledge, and financial strength to manage even the most complex risks. You can be confident we will be here for you even after you purchase coverage.

When a Claim is Made, Our In-House Adjusters Focus on You

Some people assume insurance companies look for reasons to deny coverage. Our duty to find coverage where the policy supports it is our utmost concern. Most insurance providers use one entity to sell the policy and another to handle claims. Because we do both, the information we provide about the policy reflects how it will actually apply in the event of a claim. Providers who don't administer claims may not know how the carrier actually applies the policy when a claim is made.

We Stand by You Even if there is a Claim

You may be involved in a claim even if you did everything by the book. Some providers won't write your coverage if you've had a claim. Or if you have a claim, they may not renew your policy. There is no need to fear reporting a claim under our program. We understand having a claim does not mean you did anything wrong. Anyone can be involved in a transaction that goes sour. Never think it can't happen to you. And we are here to help you if it does.

Have Questions?

Call us at 1-800-637-7319 or visit our website at www.risceo.com. We look forward to hearing from you.

All E&O Providers are Not the Same... Neither are All E&O Policies

Always Review the Actual Policy Provisions! The most accurate representation of what a policy covers is the policy itself. We recommend you review any policy you are considering and ask these questions:

Does the policy provide first dollar defense? Yes. There is no deductible for defense costs. Other policies may have stringent requirements that must be followed to qualify for first dollar defense.

Does the policy offer unlimited defense costs? Yes. There is no limit on the amount of defense costs for claims covered under the basic policy.

Does the policy insure transactions you do for relatives? Yes. The RISC policy applies to claims involving services performed for your relatives and in-laws. This is important, since buyers and sellers often turn to a trusted relative who is a real estate licensee to represent them in a transaction.

Does the policy apply to claims relating to all types of real property? Yes. The RISC policy applies to any claim relating to professional services, regardless of the type of property involved. Other policies may limit coverage to a specific type of property, such as residential, or require additional premium for coverage for other kinds of property. Even if you currently handle only residential transactions, consider whether you are willing to forgo an opportunity to work with commercial or agricultural property or to risk not having coverage for a claim resulting from the transaction.

Does the policy insure your firm for its vicarious liability for your professional services? Yes. Claims are often made against real estate firms as a result of their licensees' negligence. The RISC policy applies to covered claims alleging the firm's vicarious liability for negligence in the insured licensee's professional services. Some policies issued to individual licensees may not provide coverage for the firm's vicarious liability for their actions, which may leave the firm uncovered in the event of a claim.

Are Insureds satisfied with the provider's service? Yes. Just a few compliments we have received from Louisiana insureds:

[Your] hard work and long hours were particularly appreciated as evidence of my E&O coverage afforded me the opportunity to garner a new client. But for [your] dedication, I would not have been able to close the deal. D.B.

[T]he service Rice provides is bar none, and I must say that in my years of doing real estate, I have yet to see any insurance company offer what Rice does as far as quality service and professionalism in the industry. You have definitely set the bar, and it is such a pleasure to work and do business with friendly, service-oriented professionals. T.G.

Thank you so much for watching out for us on our insurance for so many years. We do not take what you have done for us for granted and we are very grateful for your continued help through these many years. W.C., LA insured



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It's Easy to Enroll in the Group Policy when Your Firm Renews Its Real Estate License.

Simply Select the Group Program When Renewing Your Firm's Real Estate License with the LREC. The LREC will Collect the Premium for Basic Coverage. ONLY \$149 (\$142 BASIC PREMIUM + \$7 LREC TRANSACTION FEE).

If your firm needs a conformity endorsement, it can be purchased from RISC (instructions on back).

NOTICE – Louisiana law requires that all active real estate licensees (including licensed firms) carry and maintain E&O insurance as a condition of licensing. If coverage is not timely obtained or renewed, the LREC will inactivate your firm's license on the current policy's termination date. If your firm is currently enrolled in the LREC's group policy, your firm's coverage expires January 1, 2025. To enroll in the group program for 2025, submit your firm's premium to the LREC when renewing your firm's real estate license. Prospective licensees must obtain insurance before license activation. Licensees may purchase insurance outside the group program, provided coverage meets state requirements and proof of coverage is provided to the LREC pursuant to state law.

PROTECTION FROM THE MOST EXPERIENCED PROVIDER IN THE BUSINESS – RISC's management team has been involved in state-mandated real estate E&O insurance programs longer than any other group in the business. This program is specially tailored to meet the specific needs of Louisiana licensees. The insurance carrier is Continental, a CNA insurance company, rated "A" by A.M. Best. RISC's experience and excellent claims service, combined with CNA's strong financial performance, ensures a quality program.

Firm Excess Coverage, Subject to Underwriting Approval – Firm excess policies written by Continental Casualty Company with limits up to \$3,000,000 available to firms whose licensees are all insured through the group program. Contact us at 1-800-637-7319, ext. 3 for information.

REVIEW THE FOLLOWING IMPORTANT INFORMATION

What Is and Is Not Covered – We urge all licensees to review a sample policy, including the Exclusions section. A sample policy and additional information are available on our website, www.risceo.com, or by calling us toll-free at 1-800-637-7319, ext. 1.

This is a Claims-Made-and-Reported Policy – There is no coverage for claims first made before the beginning or after the end of your firm's individual policy period. If your firm has any knowledge of a claim; potential claim; or any act, error, omission, fact, or situation that may give rise to a claim against your firm, it must be reported in writing immediately to your firm's insurance carrier before your firm's current policy period expires. Failure to do so may jeopardize any coverage that would have otherwise been available. Any claim under the group policy must be reported to us in writing during the individual policy period in which it is first made against the insured. For further instructions and a notice of claim form, visit our website, www.risceo.com, then select the "Claims" tab or call us toll-free at 1-800-637-7319, ext. 2.

Prior Acts and Importance of Timely Renewal – Your firm's "retroactive date" determines whether your firm's insurance applies to claims involving services performed before the new policy's effective date. The retroactive date is the date from which your firm has continuously maintained uninterrupted E&O insurance with no breaks between policy periods. Even a one-day gap will result in loss of coverage for ALL professional services performed before the new policy's effective date, even if your firm had E&O insurance when the services were provided and again when the claim arises. If your firm fails to enroll timely, call RISC immediately to see if it qualifies to backdate its individual policy period to January 1, 2025. This procedure will not remedy noncompliance with mandatory insurance laws, which will result in penalties and fines.

Not Renewing Coverage through the Group Program? Consider an Optional Extended Reporting Period (ERP) Endorsement – There is no coverage for claims that arise after the end of your firm's individual policy period unless an ERP is in place. Claims often arise years after the subject transaction occurred. If your firm is not renewing coverage for any reason (e.g., inactivating / retiring its license or switching to another provider), your firm should consider purchasing an ERP endorsement. We offer optional 1, 2, 3, and 5 year ERP endorsements to extend the policy's reporting date to apply to claims that are first made and reported within that period. An ERP endorsement may only be purchased any time during or up to 90 days after the end of your firm's individual policy period.

Territory – Licensees domiciled in Louisiana are insured for real estate services performed anywhere they hold an active real estate license, provided the services would require a real estate license if performed in Louisiana. Licensees not domiciled in Louisiana are insured for Louisiana transactions only. Out-of-state licensees may be considered domiciled in Louisiana if their principal real estate license is affiliated with a real estate office in Louisiana and they reside within 50 miles of the Louisiana state line. See the Territory section of the policy for more information.

Effective Date – Licensees who enroll before January 1, 2025 will have an effective date of January 1, 2025. Licensees who enroll after January 1, 2025 will have an inception date of the day we receive the licensee's *completed enrollment form and premium*. Licensees not currently enrolled in the current group policy may request a different inception date (after January 1, 2025) for Continental's consideration: _____

Premium / Deductible – All premiums are fully earned at policy inception and no refunds are permitted after that date. If your firm's payment is returned for non-sufficient funds, your firm is responsible for payment of any resulting bank fees or penalties. The deductible will be due in accordance with the policy. Enrollee agrees to reimburse Continental for any and all costs and expenses it incurs by employing a collection agency to collect any overdue deductible.

Enrollee has reviewed and understands the information contained herein. Enrollee declares that the above statements are true and that Enrollee has not suppressed or misstated any material facts. Enrollee understands that it is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits. Enrollee agrees that this enrollment form shall be the basis of the contract with the Company and that coverage, if written, will be provided on a claims-made-and-reported basis. Enrollee understands and agrees that the completion of this enrollment form does not bind the Company to issue a policy.

Contact RISC at 1-800-637-7319 or info@risceo.com with any questions or concerns about the group program, basic group policy, or endorsements.

CNA is a service mark and trade name registered with the US Patent and Trademark Office. The program referenced herein is underwritten by Continental Casualty Company, a CNA insurance company. The information included on both pages of this document is for illustrative purposes only and is not a contract. It is intended to provide a general overview of the products and services offered. Only the policy can provide the actual terms, coverages, amounts, conditions, and exclusions. This program is only available in Louisiana. © 2024



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FIRM LICENSEE SUPPLEMENTARY ENROLLMENT FORM FOR OPTIONAL CONFORMITY ENDORSEMENT
Your firm does not need to complete this form or send anything to RISC unless it is purchasing a conformity endorsement.
A different form is available for individual licensees.

Basic Coverage – **MAY BE PURCHASED DURING YOUR FIRM'S LICENSE RENEWAL WITH THE LREC.** Your firm **ONLY** needs to complete this form or send anything to RISC if it needs a conformity endorsement to conform its insurance through the Louisiana state group program to meet the requirements of any other state where it has active firm real estate license that requires firm license coverage and has a group program. Your firm may enroll for basic coverage through the group policy when renewing its real estate license with the LREC and the LREC will collect \$149 (\$142 premium + \$7 LREC transaction fee) with your firm's real estate license renewal.

Optional Conformity Endorsement – Complete this form and return TO RISC (not the LREC) with a check or money order payable to RISC at either address below. We must have confirmation that your firm has renewed its license and paid the basic premium to the LREC before an endorsement can be issued. To expedite the process, include a copy of your firm's receipt from the LREC showing payment for license renewal and E&O premium.

Mailing Address
RISC, P.O. Box 6709, Louisville, KY 40206-0709

Overnight Address
RISC, 4211 Norbourne Blvd., Louisville, KY 40207-4048

Firm Licensee Information – Please correct any incorrect information and fill in any blanks.

Firm Name (exactly as it appears on license)		License No.
D/B/A Name		EIN
Address		Firm LA SOS No. available at https://coraweb.sos.la.gov/commercialsearch/commercialsearch.aspx
City	State	Zip Code
Work Phone	Home Phone	Cell Phone <input type="checkbox"/> I want to receive text reminders if / when available
Fax	Email*	

*We occasionally send important notices by email. To receive these notices, provide your firm's current email address and add our email domain (@risceo.com) to your firm's address book.

Optional Endorsement Available January 1, 2025 to January 1, 2026 Group Policy Period	Price	✓
Conformity Endorsement – Conforms your firm's insurance through the LA group policy to comply with E&O requirements in another mandated state where your firm has an active real estate license. Eligibility Requirement: Your firm must be actually domiciled in or treated as domiciled in LA by the policy terms. Circle applicable state(s) – CO ID IA Other State License Type: _____ / Other State License #: _____ (identify state if more than one)	\$25 Regardless of number of states at issuance	

Total Optional Conformity Endorsement Premium	\$25
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Complete after January 1, 2025* – Reason for requesting endorsement after the group policy's effective date.

*After January 1, 2025 – Continental and RISC reserve the right to refuse to sell endorsements after the group policy's inception. If your endorsement request is approved, the effective date of the endorsement(s) will be the date RISC receives the completed form (BOTH PAGES) and applicable premium. All endorsements expire concurrently with the group policy.

The undersigned certifies that as of this date, the undersigned (1) holds an active Louisiana real estate license; and (2) has no knowledge of any of the following: (a) claims against the undersigned; (b) negligent acts, errors, or omissions that may reasonably be expected to become the basis of a claim against the undersigned; or (c) related negligent acts, errors, or omissions committed or alleged to have been committed that may reasonably be expected to become the basis of a claim against the undersigned; and (3) understands that the endorsement(s), if issued, will not apply to any of the following: (a) claims that first arose prior to the endorsement's effective date; (b) claims that arise after the endorsement's effective date and relate to a claim that first arose prior to that date; (c) negligent acts, errors, or omissions committed or alleged to have been committed prior to the endorsement's effective date that may reasonably be expected to become the basis of a claim against the undersigned; or (d) related negligent acts, errors, or omissions committed or alleged to have been committed prior to the endorsement's effective date that may reasonably be expected to become the basis of a claim against the undersigned; and (4) understands the endorsement premium is fully earned upon the endorsement's inception date and no refunds will be given after that time.

Signature of Firm's Authorized Representative	
Print Name	DATE