



EXHIBIT
19c

April 4, 2019

VIA E-MAIL
greg.lemon@nebraska.gov

Greg Lemon, Director
Nebraska Real Estate Commission
301 Centennial Mall South
Lincoln, NE 68509

RE: Real Estate Errors and Omissions Group Program Loss Run – First Quarter 2019

Greg,

Attached is the quarterly claim report for the period of January 1, 2017 through April 1, 2019. This report includes the Date Loss Reported to the insurance company; current claim payouts and reserve numbers, claim status and basic claim allegation.

The claim valuation includes the following information: Paid Indemnity - the amount paid to date for damages; Reserve Indemnity - the current estimated amount that may be paid in damages; Paid Expenses – the amount paid to date in legal expenses; Reserve Expenses – the current estimated amount that will be paid for legal expenses and Net Incurred Total - the total amount of paid and reserve amounts but reduced by any deductibles collected and any amounts collected by subrogation efforts.

In reviewing this report, it is important to keep in mind that the report is a snapshot in time. As claims mature and more information is forthcoming, how an insurance company values the claim will change and reserves will be adjusted up or down accordingly. In addition, the longer a claim stays open claim/legal expenses will most likely continue to grow.

When insurance companies review claim information they also take into consideration more than just the information contained in the claims report. They take into account that in any current year there are claims that have been incurred but not reported (INBR), a variety of administrative costs (i.e. claim staff expense, commissions, general overhead, profit margin etc.) and loss development (actuaries have to make assumptions about how open claims will develop over time). All these factors are taken into consideration when determining the ultimate success of the program and what future premiums should be charged.

Should you have any questions about the attached loss information, please do not hesitate to contact us.

Jim Ludwigsen
Account Executive

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Nebraska Real Estate E&O Loss Data Valued 3/31/2019



Accident Narrative	Claim Number	Policy Year	Date Loss Reported	Claim Status	Paid Indemnity	Reserves Indemnity	Paid Expense	Reserves Expense	Net Incurred Total	Loss Location State
Materially and repeatedly violated Nebraska real state law Claim by buyers against seller's realtor for failure to disclose cat urine smell/ damage & age of roof of Omaha house they bought 9/9/16 (Teets to Persons) & dem'd for \$155K.	9410551128	2017	1/20/2017	Closed	5,000.00	-	-	-	5,000.00	NE
Case No. - C117-139 Plaintiff alleges that MDM termite and pest control missed identifying termites in house purchase.	9410552139	2017	2/1/2017	Closed	-	-	-	-	-	NE
Case No. - C117-007 Claimant alleges that she was not informed of remuneration that would be paid to the real estate agent.	9410559277	2017	4/17/2017	Closed	7,167.00	-	3,608.76	-	10,775.76	NE
Case# C1 15-505-The claimants have suffered damages in an amount to be determined in court because of the real estate agent's and broker's failure.	9410559642	2017	4/20/2017	Closed	-	-	1,128.46	-	1,128.46	NE
Realtor made an error when the counter was written up forgetting to put in the counter that seller to pay No buyer closing costs, prepaids, etc.	9410559889	2017	4/24/2017	Closed	6,500.00	-	6,084.16	-	12,584.16	NE
A demand letter dated May 4, 2017, is attached. The claimants were the buyers in this transaction and re by our agent, Matt Ankerson. They are claiming that there was hail damage to the home that was not disclosed properly.	9410560580	2017	5/2/2017	Closed	6,998.67	-	-	-	6,998.67	NE
Case no: C1 171906- On or about June 6, 2016, seller conveyed certain real property to the Cochrans through a Warranty Deed bearing such date. Such Warranty Deed was duly recorded with Lancaster County Register of Deeds as Instrume	9410561284	2017	5/9/2017	Closed	-	-	1.99	-	1.99	NE
Case No. C117-1906 - The second floor of the additional building was limited to storage use, the dishwasher leaked, the central air conditioner failed, the water heater leaked, and the water treatment system leaked.	9410563177	2017	5/26/2017	Closed	-	-	10,004.46	-	10,004.46	NE
The Insd was the Seller's agent. She allegedly failed to disclose information to the Climt-Buyer prior to the closing.	9410563302	2017	5/30/2017	Opened	-	10,000.00	6,627.79	8,501.38	25,129.17	NE
Alleged failure to disclose a cracked sewer pipe.	9410563839	2017	6/5/2017	Closed	750.00	-	8,006.72	-	8,756.72	NE
Case no: D02C1170002338, On or about March 29, 2017, seller conveyed certain real property to the buyers through a Warranty Deed bearing such date. Such Warranty Deed was duly recorded with the Lancaster County Register of Deeds as Instrument	9410564854	2017	6/13/2017	Opened	-	10,000.00	8,335.85	6,791.24	25,127.09	NE
Claim for Insd's (seller's broker) negli misrep that Grand Island, NE prop (closed 6/15/17 for \$145K) came w/ underground sprinklers as per MLS; dam are \$3,250 cost to install.	9410567171	2017	7/11/2017	Closed	2,000.00	-	4,470.90	-	6,470.90	NE
	9410568337	2017	7/25/2017	Closed	3,250.00	-	-	-	3,250.00	NE

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EO- Realtor- Claimant had sewer backup after closing. It determined at that time that it was a septic system verses a public sewer as thought. Claimant alleges that facts were concealed and would like damages paid.	9410568713	2017	7/28/2017	Closed	15,000.00	-	7,075.83	-	22,075.83	NE
The buyers will be looking to you for the damages they have incurred as a result of nondisclosure and failure to locate the defect.	9410568978	2017	8/2/2017	Closed	-	-	-	-	-	NE
Wrong legal description on property at 80 Park Street, Syracuse, Nebraska, listing agreement and purchase agreement. Legal description from assessor site was used and it state 4.83 acres when property is actually 2.1 acres.	9410569534	2017	8/8/2017	Closed	-	-	-	-	-	NE
As per claimant agent failed to disclose to him the condition of the property including the condition of a retaining wall located in the back yard of the home.	9410570176	2017	8/15/2017	Closed	-	-	-	-	-	NE
Buyer allege that the agent did not disclose the plans for a storm water runoff basin adjacent to their property	9410570430	2017	8/16/2017	Closed	-	-	420.00	-	420.00	NE
Case No - Unknown Claimant allege that the insured failed to disclose the condition of his property	9410571381	2017	8/24/2017	Opened	15,000.00	1.00	6,825.30	8,305.31	30,131.61	NE
Transaction that closed a couple of weeks ago where agent represented the buyer and seller. After the buyer moved in there was a sewer backup and the buyer is claiming damages and liability against the seller and agents, and possibly the brokerage.	9410571393	2017	8/24/2017	Closed	1,000.00	-	-	-	1,000.00	NE
Claimant is alleging that agent failed to provide him with a termite inspection report. Claimant some renovating and upset with the live termites.	9410571559	2017	8/28/2017	Opened	25,070.00	1.00	6,444.85	8,622.88	40,138.73	NE
Claimant/Buyer alleges the seller did not properly disclose the condition of the home and that the insured failed to properly advise her of the condition of the home.	9410571913	2017	8/31/2017	Closed	-	-	-	-	-	NE
Case No- 2017-025 Real estate agent intentionally misrepresented that the title company who was handling the closing was in Omaha, Nebraska when in fact it was the Nebraska Land title & Abstract located one block from his office and he	9410578321	2017	11/14/2017	Closed	-	-	-	-	-	NE
Case No-2017-024 Mr. Basye failed to enter into and/or obtain written consent permitting him to serve as a dual agent.	9410578577	2017	11/16/2017	Closed	-	-	-	-	-	NE
The buyers are claiming that the sellers misrepresented the condition of the property and failed to disclose alleged drainage problems in the backyard.	9410578824	2017	11/20/2017	Closed	-	-	-	-	-	NE

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This claim is being turned in under for "Lock box" coverage. It appears that a valved on a sprinkler water line was left open by an inspector who was given access to the home via the agent's lock box. This resulted in water damage entering the baseme	9410580105	2017	12/8/2017	Closed	-	-	-	-	-	NE
The Insd listed commercial property for his client. The Buyer-Clmnt now alleges that the acreage that was advertised was incorrect.	9410580740	2017	12/16/2017	Closed	-	-	-	-	-	NE
Case no - CI 17 - Claimant alleged that property was intentionally or negligently misrepresented to them.	9410580819	2017	12/18/2017	Closed	-	-	-	-	-	NE
Case No. - CI 17- Reports that you provided to us referenced the aforementioned house as having "4370 finished square feet." I have since discovered that his was not the case as the property actually has 4057 finished square feet. This means the mark	9410580823	2017	12/18/2017	Closed	-	-	-	-	-	NE
Case #Unknown, Plaintiffs are owners of real estate described as Fire Ridge Estates Lot 53. On 10/24/2013, the defendants did enter into a purchase agreement for the sale of the property to plaintiff. The property was marked for sale by	9410580824	2017	12/18/2017	Closed	-	-	-	-	-	NE
Policy Year 2017 totals				4 Open 26 Closed	87,735.67	20,002.00	69,035.07	32,220.81	208,993.55	
EO- Realtor- Case No- CI 17-4186 issues regarding the sale of the property.	9410584374	2018	1/24/2018	Closed	-	-	3,429.64	-	3,429.64	NE
Case # CI 18 381. Clmt alleges the insd illegally sold the property.	9410585132	2018	2/2/2018	Opened	-	67,151.00	22,020.50	7,338.70	96,510.20	NE
Claimants allege that they were the procuring cause for a real estate sale and are entitled to buyer's side commission.	9410586801	2018	2/22/2018	Closed	-	-	-	-	-	NE
Case No- Unknown I received an email from one of my Property Management Clients indicating a demand for money and/or filing of lawsuit.	9410588596	2018	3/9/2018	Opened	7,000.00	1.00	2,224.58	4,783.50	14,009.08	NE
Case No- CI18-36 Third party defendants abused the right of access to the premises by entering the premises without notice to sellers. I represent buyers of house of sellers accepted buyers offer. Now the sellers want to renege on selling it to my buyers they got a higher offer. They are claiming buyers breached terms of purchase agreement. Buyers are unhappy.	9410588660	2018	3/9/2018	Opened	-	2,500.00	3,204.55	1,852.82	7,557.37	NE
Former tenant is demanding farm rights for 2018 growing season after property was sold in December 2017 to new owner. Former tenant claims no notice per statute.	9410589448	2018	3/19/2018	Closed	5,000.00	-	924.38	-	5,924.38	NE
Alleged non-disclosure of structural issues.	9410589535	2018	3/19/2018	Closed	-	-	164.43	-	164.43	NE
Claim appears to be for insd's negl misrep as to lot line boundary in 5/31/16 closing of property in NE. Insd rep d seller & says she only relayed what seller told her.	9410590204	2018	3/26/2018	Opened	-	10,000.00	-	5,000.00	15,000.00	NE

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Seller disputes purchase agreement	9410594333	2018	5/4/2018	Opened	-	2,500.00	-	1.00	2,501.00	NE
Case no: D01C1180006297, Home was flipped Kari Witt termites but repairs were made by contractor and I was told the City was out and approved. I was not present for the repairs. She is suing me for misrepresentation of the termite work.	9410605604	2018	8/10/2018	Opened	-	2,500.00	-	5,000.00	7,500.00	NE
NE RE Comm'n Claim for Insd's ethical viol'n in obtaining 2/1/18 exclusive listing to sell Clint's prop in Long Pine, NE knowing that he had Alzheimer's & already had 9/10/17 excl listing w/ other agency, Stracke Realty. \$25K comm'n disputed.	9410605879	2018	8/15/2018	Opened	-	10,000.00	962.78	4,051.97	15,014.75	NE
EO Case no: C1186297, Real property and residential improvement commonly known as 217 North 118th Street, Omaha, Douglas County, Nebraska are the subject of this action. The Home was originally built in 1967, consists of a raised ranch facing to	9410605958	2018	8/16/2018	Closed	-	-	-	-	-	NE
The seller has 2 signed purchase agreements. The agent involved in the 2nd did not specify that it was a back up offer. The difference between the 2 contracts is approximately \$9500.00.	9410607114	2018	8/31/2018	Closed	-	-	-	-	-	NE
Case # C1-19-6419. Information was subpoenaed on June 12, 2017, shortly after the incident.	9410607872	2018	9/12/2018	Opened	-	10,000.00	-	15,000.00	25,000.00	NE
Home buyers are alleging that the sellers failed to disclose water damage and other known defects with the home that they purchased	9410611672	2018	10/24/2018	Opened	-	15.00	-	1.00	16.00	NE
Tenant alleges mismanagement of property.	9410616971	2018	12/31/2018	Opened	-	2,500.00	-	1.00	2,501.00	NE
Policy Year 2018 totals				10 Open 7 Closed	12,000.00	107,167.00	32,930.86	43,029.99	195,127.85	
Issues regarding the sale of property specifically for the flooring	9410619425	2019	1/22/2019	Opened	-	2,500.00	-	1.00	2,501.00	NE
EO Ms. Hinn assisted seller in securing buyer for sale of subject property. Transaction was scheduled to close on 2/8/2019. However, Ms. Hinn was contacted by Claimant on 2/2/2019 alleging that she had tortuously interfered with 2018 purchase	9410623163	2019	3/4/2019	Opened	-	15.00	-	1.00	16.00	NE
Claimant is alleging insured was aware of the omission in the discloser agreement.	9410624773	2019	3/19/2019	Opened	-	10,000.00	-	5,000.00	15,000.00	NE
Policy Year 2019 totals				3 Open 0 Closed	-	12,515.00	-	5,002.00	17,517.00	
Total all years				17 Open 33 Closed	99,735.67	139,684.00	101,965.93	80,252.80	421,638.40	