

**2013 Nebraska Real Estate Licensees' Errors and Omissions Program
INDIVIDUAL LICENSEE ENROLLMENT FORM**

You may enroll online with a Visa or MasterCard at www.risceo.com (a nonrefundable \$5 fee applies to online enrollment). To enroll by mail, complete this form and send it with the applicable premium payment (by check or money order payable to RISC) to either address below:

RISC, P.O. Box 6709, Louisville, KY 40206-0709 or RISC, 4211 Norbourne Blvd., Louisville, KY 40207

Please complete the information below (print or type). Incomplete information may cause a delay in the issuance of your coverage. We will verify coverage with the Nebraska Real Estate Commission. However, it is your responsibility to provide verification to other commissions and entities. If you have any questions or would like additional information, visit our website, www.risceo.com, or call us at (800) 637-7319, ext 1.

Name: _____	NREC License # (required): _____
Firm: _____	Email: _____
Address: _____	Telephone # (w): () - _____
_____	Telephone # (h): () - _____
City, State, Zip: _____	Fax #: _____
	Social Security # (optional): _____
	Appraisal Credential #: _____ <i>(Insurance applies to appraisal activity if properly credentialed by the Nebraska Real Property Appraisal board)</i>

BASIC POLICY	Unit Price	Amount Due
Premium (2013)	See attached prorated premium chart	\$
OPTIONAL ENDORSEMENTS		
Conformity Endorsement: If you have an active real estate license in another state that has a group policy and requires E&O insurance, this endorsement conforms your NE policy to meet the other state's requirements. The states with group policies that require real estate E&O insurance are below. You must be domiciled in NE to qualify for this endorsement. If you are licensed in and need proof of E&O coverage for any of these states, circle the appropriate state(s) below: <p align="center">CO ID IA KY LA MS ND NM TN* RI SD WY</p> Other State(s) License Type: _____ Other State(s) License No.: _____ <i>*Due to TN regulations, not all licensees are eligible for a TN conformity. Please contact us for additional information.</i>	\$15 (Regardless of the number of states at time of issuance)	
Environmental Endorsement: \$5,000 per claim / \$10,000 aggregate for damages and claim expenses	\$15	
Limited Claims Expenses Real Estate Regulatory Complaints Endorsement: \$2,500 per claim / \$5,000 aggregate for claim expenses only	\$15	
Increased Limits of \$250,000 per claim/\$750,000 aggregate*	See attached prorated premium chart	
Increased Limits of \$500,000 per claim/\$1,000,000 aggregate*	See attached prorated premium chart	
*You may purchase either of the above Increased Limits Endorsements, but not both.		
Total (Basic Policy Premium + Any Endorsement Premium)		\$

*****PLEASE SIGN BELOW*****

If you have any knowledge of any claim or any act, error, omission, fact, or situation that might give rise to a claim, it must be reported in writing immediately to your insurance carrier before your current policy period expires.

Applicant declares that the above statements and particulars are true and that Applicant has not suppressed or misstated any material facts, and Applicant agrees that this application shall be the basis of the contract with the Company and that coverage, if written, will be provided on a claims-made basis.

Applicant understands and agrees that the completion of this application does not bind the Company to issuance of a policy. Coverage will be effective no sooner than the later of January 1, 2013 or the day after the postmarked date of the *completed application*. Please indicate if another coverage date is requested: _____ (Only needed if requesting a date other than the group policy inception date or the date you are submitting this form with the applicable premium.)

Applicant 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.

Applicant understands that all premiums are fully earned at policy inception and no refunds are permitted after that date. Applicant hereby agrees to reimburse the Company for any and all costs and expenses the Company may incur by employing a collection agency to collect any overdue deductible. The deductible is due at the time damages are paid.

SIGNATURE: _____ **DATE:** _____

**Nebraska Real Estate Licensees' Errors and Omissions Program
OFFICIAL GROUP PROGRAM NOTICE**

Underwritten by Continental Casualty Company and Administered by Rice Insurance Services Company, LLC

All active Nebraska real estate licensees must, as a condition of licensing, carry and maintain errors and omissions (E&O) insurance to cover all licensed activities. Rice Insurance Services Company, LLC (RISC) is pleased to continue to provide the Nebraska Real Estate Commission's (the "Commission's") official group program for the January 1, 2013 to January 1, 2014 policy period. RISC has an agreement with Continental Casualty Company, a CNA insurance company, to offer Continental Casualty Company's policy to Nebraska licensees. Licensees may also obtain E&O insurance outside of the group program, provided the coverage complies with state minimum requirements and a certificate of coverage is filed with the Commission. If you were insured through the Commission's 2012 group policy, your coverage expired on January 1, 2013. **If you did not timely obtain the required coverage, the Commission may not renew your license or may have placed your license on inactive status when your coverage expired.**

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 Nebraska licensees. RISC's experience and excellent claims service, combined with CNA's strong financial performance and ratings (rated "A" by A.M. Best), will ensure a quality program.

The 2013 group policy provides the required limits of liability of \$100,000 per claim, up to \$300,000 in the aggregate per licensee with a \$1,000 damage deductible. The group policy provides coverage for a real estate licensee's professional services as a real estate licensee, a property manager, and a properly credentialed appraiser. A sample policy and other information are available on our website, www.risceo.com.

INACTIVE licensees are not required to have E&O insurance. However, licensees who were insured through the 2012 group program and did not renew coverage may be interested in an Optional Extended Reporting Period Endorsement (see below). **NEW** licensees must obtain insurance before their license can be activated. **REAL ESTATE FIRMS** registered with the Nebraska Secretary of State are not required to purchase coverage but may choose to do so.

Enrollment: You may enroll in the group program online at www.risceo.com or by mail by using the enrollment form on the back of this page. **The premium for the one-year policy period is \$140 per Licensee.** Licensees joining the group program after January 1, 2013 may pay a prorated premium. Please see the enrollment form on back or contact RISC for the proper premium amount. Please see the section entitled ALWAYS PURCHASE COVERAGE TIMELY below for information on the importance of maintaining continuous coverage. **The premium is fully earned upon inception and no refunds are permitted after that date.**

Exclusions: All licensees are urged to read the entire policy, including Section VI. EXCLUSIONS. A sample policy and other information are available on our website, www.risceo.com, or by calling us at (800) 637-7319 (ext. 1).

Optional Endorsements: Individual (not firm) licensees may purchase the optional endorsements listed below when enrolling online or by mail using the enrollment form (on back) and submitting the applicable endorsement premium.

1. **Conformity Endorsement:** Available to active licensees who are domiciled in Nebraska and have an active real estate license in another state with a group program that requires real estate E&O insurance. Conforms the licensee's coverage through the Nebraska group policy to meet the other state's requirements.
2. **Environmental Endorsement:** Limits of liability of \$5,000 per claim, up to \$10,000 in the aggregate, for damages and claim expenses for covered environmental claims.
3. **Regulatory Complaints Endorsement:** Limits of liability of \$2,500, up to \$5,000 in the aggregate, for claim expenses to defend a covered complaint to a real estate regulatory board or commission.
4. **Increased Limits of Liability Endorsement:** Increases the licensee's limits of liability to \$250,000 per claim, up to \$750,000 in the aggregate, or to \$500,000 per claim, up to \$1,000,000 in the aggregate.

Optional Extended Reporting Period (ERP) Endorsement: The policy only applies to claims made during the individual policy period or an applicable ERP. ERP endorsements help protect insureds who are not renewing coverage against claims that arise after the policy expires. This is important because many professional liability claims are made years after the underlying transaction occurred. Licensees who were insured through the 2012 group policy and did not renew coverage for any reason may purchase an ERP endorsement, within 90 days after January 1, 2013, for 3 years (\$270 plus any applicable endorsement premium) or 5 years (\$405 plus any applicable endorsement premium). Similarly, licensees who purchase coverage through the 2013 group policy but do not renew coverage may purchase, within 90 days after the expiration of the 2013 policy, ERP endorsements for 3 years (\$280 plus any applicable endorsement premium) or 5 years (\$420 plus any applicable endorsement premium). Please contact us at (800) 637-7319 (ext. 1) for more information.

Claims Made Policy: This is a claims made policy. All claims must be reported timely in accordance with the policy's requirements and failure to do so may jeopardize coverage. A Notice of Claim Form is located on our website, www.risceo.com, or you may call our Claims Department at (800) 637-7319 (ext. 2) for instructions on reporting a claim. The policy does not provide coverage for claims first made before the beginning or after the end of your individual policy period. Nor does the policy provide coverage if, prior to the inception date of the policy, there was a basis to believe any negligent act, error, or omission might reasonably be expected to be the basis of a claim. If you have notice of a claim or potential claim, report it immediately to your current carrier or risk not having coverage for the claim.

Always Purchase Coverage Timely: Failure to maintain E&O insurance violates Nebraska law and may cause the Commission to not renew your license or place it on inactive status. Additionally, you will lose a valuable feature of the group program - **prior acts coverage.** Your "retroactive date" determines if you have coverage for acts that occurred prior to the date you enroll in the group policy. Your retroactive date is the date you first obtained, and since which have continuously maintained, E&O coverage, with no gaps. If you failed to purchase coverage timely, call RISC immediately to see if you qualify to backdate your effective date to the inception of the group policy period, which may avoid a gap in coverage and loss of your retroactive date. However, curing a gap in coverage will not correct failure to comply with state mandatory insurance laws, which may result in penalties and fines. **Always pay your premium on time to protect yourself from uncovered claims that may result from a gap in coverage and to avoid penalties and fines.**

Risk Reduction Information: Check our website, www.risceo.com, throughout the policy period for new risk reduction articles and videos.

Nebraska Real Estate Licensees' Errors and Omissions Program
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2013 PRORATED PREMIUM CHARTS

BASIC POLICY	
Effective Date	Premium
January 2013	\$140
February 2013	\$128
March 2013	\$117
April 2013	\$105
May 2013	\$93
June 2013	\$82
July 2013	\$70
August 2013	\$58
September 2013	\$47
October 2013	\$35
November 2013	\$23
December 2013	\$12

OPTIONAL ENDORSEMENTS		
Conformity Endorsement: If you have an active real estate license in another state that has a group policy and requires E&O insurance (CO, ID, IA, KY, LA, MS, ND, NM, TN*, RI, SD, or WY), this endorsement conforms your NE policy to meet the other state's requirements. You must be domiciled in NE to qualify for this endorsement. <i>*Due to TN regulations, not all licensees are eligible for a TN conformity. Please contact us for additional information.</i>	\$15 (Regardless of the number of states at time of issuance)	
Environmental Endorsement: \$5,000 per claim/\$10,000 aggregate for damages and claim expenses	\$15	
Limited Claims Expenses Real Estate Regulatory Complaints Endorsement: \$2,500 per claim/\$5,000 aggregate for claim expenses only	\$15	
Increased Limits of \$250,000 per claim/\$750,000 aggregate*: See below for instructions on selecting Premium A or Premium B.	Premium A	Premium B
Premium A 75% or more** of your real estate activity income is earned from Residential Sales*** and you have had no claims**** in the past 5 years or	Jan \$76	Jan \$114
Premium B Less than 75%** of your real estate activity income is earned from Residential Sales*** or you have had one or more claims**** in the past 5 years	Feb \$70	Feb \$105
**To determine the percentage of your real estate activity income derived from Residential Sales, divide your income derived from Residential Sales by the amount of your total real estate activity income.	Mar \$63	Mar \$95
***Residential Sales means sales of properties zoned for and occupied exclusively as residences for four families or less. Residential Sales also includes: (1) sales of vacant land, provided the land is zoned for residential use and is not a development project of four or more residences and (2) sales of farm property that will be a buyer's principal residence and where a buyer will derive no more than 25% of total income from farming. Commercial sales and renting, leasing, managing, or appraising residential or commercial property are not Residential Sales.	Apr \$57	Apr \$86
****If you are a designated broker, a claim made against you, your firm for your acts, or your firm for the firm's acts is considered a claim against you for purposes of calculating the endorsement premium. If you are not a designated broker, a claim made against you or your firm for your acts is considered a claim against you for purposes of calculating the endorsement premium.	May \$51	May \$76
	June \$44	June \$67
	July \$38	July \$57
	Aug \$32	Aug \$48
	Sept \$25	Sept \$38
	Oct \$19	Oct \$29
	Nov \$13	Nov \$19
	Dec \$6	Dec \$10
Increased Limits of \$500,000 per claim/\$1,000,000 aggregate*: See below for instructions on selecting Premium A or premium B.	Premium A	Premium B
Premium A 75% or more** of your real estate activity income is earned from Residential Sales*** and you have had no claims**** in the past 5 years or	Jan \$133	Jan \$181
Premium B Less than 75%** of your real estate activity income is earned from Residential Sales*** or you have had one or more claims**** in the past 5 years	Feb \$122	Feb \$166
**To determine the percentage of your real estate activity income derived from Residential Sales, divide your income derived from Residential Sales by the amount of your total real estate activity income.	Mar \$111	Mar \$151
***Residential Sales means sales of properties zoned for and occupied exclusively as residences for four families or less. Residential Sales also includes: (1) sales of vacant land, provided the land is zoned for residential use and is not a development project of four or more residences and (2) sales of farm property that will be a buyer's principal residence and where a buyer will derive no more than 25% of total income from farming. Commercial sales and renting, leasing, managing, or appraising residential or commercial property are not Residential Sales.	Apr \$100	Apr \$136
****If you are a designated broker, a claim made against you, your firm for your acts, or your firm for the firm's acts is considered a claim against you for purposes of calculating the endorsement premium. If you are not a designated broker, a claim made against you or your firm for your acts is considered a claim against you for purposes of calculating the endorsement premium.	May \$89	May \$121
	June \$78	June \$106
	July \$67	July \$91
	Aug \$55	Aug \$75
	Sept \$44	Sept \$60
	Oct \$33	Oct \$45
	Nov \$22	Nov \$30
	Dec \$11	Dec \$15
*You may purchase either of the above Increased Limits Endorsements, but not both.		

