

# Contingent Bodily Injury/Property Damage Coverage Endorsement



AN OPTIONAL ENDORSEMENT FOR YOUR PEARL INSURANCE E&O COVERAGE

## Potential Property Management Claim Scenarios

If you provide property management services, consider the following hypothetical situations and how your Real Estate Errors & Omissions Insurance would respond.

**Underlying Circumstances:** A real estate agent provides property management services for a six-unit apartment complex.

**Problem 1:** A tenant tripped on a tear in his living room carpet and fell, resulting in an injury for which he required medical attention. He subsequently sued the agent for the full amount of his doctors' bills.

**Problem 2:** While conducting a biannual check of the building's smoke detectors, the agent inadvertently broke a valuable heirloom belonging to a tenant. The agent later received a letter from the tenant demanding financial compensation for the loss.

**Solution:** By enhancing his Pearl Insurance/XL Insurance Real Estate Errors & Omissions policy with the available Contingent Bodily Injury/Property Damage Coverage Endorsement, the agent would have assistance in responding to, defending against, and paying both claims.

## Get More Protection For Your Property Management Services!

The Pearl Insurance/XL Insurance Contingent Bodily Injury/Property Damage Coverage Endorsement modifies your E&O Insurance to amend the exclusion on bodily injury and property damage to provide limited coverage for claims resulting from an act or omission committed by an insured while performing services as a Property Manager. The endorsement also includes coverage for property management services rendered while listing an REO (Real Estate Owned) or foreclosure property.\*

This additional layer of security takes effect as long as the bodily injury or property damage was a direct result of property management services and no other policy affords coverage for the claim.

It is important to remember, however, that the endorsement's coverage is provided contingent upon the Named Insured maintaining comprehensive General Liability Insurance, including products/completed operations coverage and premises/operations liability coverage, covering bodily injury and property damage in the same amount as stated in Item 4 of your Pearl Insurance/XL Insurance E&O policy's Declarations page.

\*As long as the six identified property management services identified in the policy's definition of "Property Manager" were being performed.



For more information: [pearlinsurance.com/remax](http://pearlinsurance.com/remax) | 800.447.4982

Pearl Insurance's E&O program is underwritten by XL Group, rated "A" (excellent) by A.M. Best. Our program is sponsored by over 20 national, state, and local real estate associations. In addition to providing state-of-the-art risk management tools and services to help you reduce your potential liabilities, we also offer many other innovative coverage features. Please contact a Pearl Insurance representative for a description of policy coverages, amounts, conditions, limitations, and exclusions.