



E&O Policy Criteria for Deductible Waiver ability and Selling your own property

DEDUCTIBLE

The company's deductible obligation for a Claim will be waived, subject to a maximum waiver of \$5,000, if the following conditions are met and such documentation is provided to us with the initial notice of Claim:

- 1) A seller disclosure form was signed by the seller and acknowledged by the buyer prior to closing;
- 2) A home warranty was received by the buyer prior to or at closing; or You received from all buying parties, signed, written waivers of a home warranty, prior to or at closing;
- 3) A written home inspection report was issued by a licensed or certified home inspector and provided to the buyer prior to closing; or You received from all buying parties, signed, written waivers of a home inspection, prior to or at closing;
- 4) A state or local board approved standard sales contract was utilized; and
- 5) Provided the company did not act as both buyer's and seller's agent in the transaction.

The deductible reductions provided above may not be combined.

Only one reduction in Your deductible obligation may be applied to a single Claim.

A deductible reduction will not be applied:

- 1) To any subsequent Claims in the Policy Period.
- 2) If the Policy is cancelled, terminated, non-renewed or subject to an Extended Reporting Period.

AGENT OWNED --

If you are selling a residential property (1 to 4 units) in which you own, you must meet the following Criteria for it to be eligible for coverage

- (a) A seller disclosure form was signed by the seller and acknowledged in writing by the buyer prior to closing, and such seller disclosure also included a full disclosure of the relationship between the Insured and the seller;
- (b) A home warranty was received by the buyer prior to or at closing; or You received from all buying parties, signed, written waivers of a home warranty, prior to or at closing;
- (c) A written home inspection report was issued by a licensed or certified home inspector and provided to the buyer prior to closing; or You received from all buying parties, signed, written waivers of a home inspection, prior to or at closing;
- (d) A state or local board approved standard sales contract was utilized;

If the property is not residential someone else from the office must list the property and handle the transaction

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