

Certificate

SELLER'S PROTECTION PLAN

The Seller's Protection Plan – administered by CRES - A Gallagher Company provides you coverage for up to 180 days after the close of escrow. In the event of any inadvertent errors or omissions related to the sale of your home and in the event of a claim, you'll receive up to \$25,000* (including defense costs) which you would be legally obligated to pay.

Seller's Name(s)

Property Address

City/State/Zip

Real Estate Company/Agent

Closing Date



Gallagher Affinity Insurance Services, Inc.
CA License No. 0783129
For a list of complete license numbers by state, visit www.cresinsurance.com

*\$2,500 retention applies. Coverage subject to terms, conditions, and exclusions. SPP coverage afforded to members of Real Estate Services Council Risk Purchasing Group and is written through A -rated insurance carrier(s).

✂ Detach this section & return it with your payment ✂

YES! I would like to purchase a 180-day extension for only \$100* (\$200 for CA)

*To activate your extension, complete this form & mail it along with your payment and closing statement within 15 days of the close of escrow

Make check payable to:
CRES - A Gallagher Company
See reverse for mailing instructions

Seller's Name(s):

Seller's New Address:

Real Estate Company:

Agent Name:

Address of Property Sold:

Close of Escrow Date:

POL# [CRES POLICY#]

\$2,500 retention applies. Coverage subject to terms, conditions & exclusions of the policy.

SELLER'S PROTECTION PLAN ENROLLMENT FORM

SELLER'S PROTECTION PLAN SUMMARY SHEET

What's Covered? This policy will pay on behalf of you, the seller, all amounts, including defense costs, up to

\$25,000 over the \$2,500 retention, which you become legally obligated to pay as a result of a covered

circumstance. The covered circumstance must happen and claim must be reported within the coverage period. A

covered circumstance means a lawsuit, arbitration or mediation proceeding, or alternate dispute resolution

proceeding to which you submit, with our consent, instituted against you by the buyer, resulting from actual or

alleged undisclosed defects in residential property which is your principal residence. For your coverage to be

valid your broker's policy with us must be in effect at the time of the completed contract (your closing) and when

the claim is made against you.

What's NOT Covered? All insurance products have exclusions, or situations they don't cover. The major

exclusions in this coverage include:

- Intentional, dishonest or fraudulent act(s) committed by you or on your behalf
- Covered circumstances of which you had knowledge prior to closing
- Claims by you against your real estate broker and/or agent
- Claims involving escrow monies
- Claims for damages to the residential property sustained subsequent to closing escrow
- Claims against you not involving your principal residence

How Does it Work? Because your real estate broker cares about your peace of mind, you will be automatically

enrolled in the SPP Program. Coverage begins on the date of the completed contract (closing) and continues for

180 days. You have the option to extend your coverage for an additional 180 days, for a total of 360 days. If you

wish to extend your coverage, you must complete the attached enrollment form and mail it in along with your

check and closing statement within 15 days of escrow. You may also contact CRES at (858) 618-1648. No

additional extensions are available. The SPP is fully earned and non-refundable.

What Do I Do in the Event of a Claim? Since you are working with a highly professional real estate broker, we are

confident you won't have any problems. If a problem develops between you and the buyer, please call us as soon

as possible at (858) 618-1648. Don't wait until it becomes a lawsuit. Early intervention is often the key to a

favorable outcome.

THIS DOCUMENT IS AN OVERVIEW AND SUMMARY OF COVERAGE. FOR A COPY OF THE ACTUAL ENDORSEMENT AND ALL

TERMS AND CONDITIONS WHICH APPLY, CONTACT CRES AT (858) 618-1648.

Your Agent/Broker has a business relationship with Real Estate Services Council Risk Purchasing Group, which is a casualty

insurance buying and risk management collective. Through this relationship, in addition to the protection you receive, your

Agent/Broker may also receive more protection because your home warranty belongs to a class of warranties that afford

superior protection. This additional protection is in the form of a reduced retention in case there is a claim for money or

services arising from their representation in the purchase and sale of your home.

Please mail your completed
enrollment form and payment to:

CRES A Gallagher Company
Gallagher Affinity Insurance Services, Inc.
PO Box 95632
Chicago, IL 60694