

# 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 Code

\_\_\_\_\_  
Real Estate Company/Agent

\_\_\_\_\_  
Closing Date



SPP coverage afforded to members of the Real Estate Services Council Risk Purchasing Group and is written through A-rated or better insurance carriers. \*\$2,500 retention applies. Coverage subject to the terms, conditions and exclusions of the policy.

CA License 0783129 | For a list of license numbers by state, visit [cresinsurance.com](http://cresinsurance.com).



Detach this section and return it with your payment.



\_\_\_\_\_  
Seller's Name(s):

\_\_\_\_\_  
Seller's New Address:

\_\_\_\_\_  
Real Estate Company:

\_\_\_\_\_  
Agent Name:

\_\_\_\_\_  
Address of Property Sold:

\_\_\_\_\_  
Close of Escrow Date:

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

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

\*To activate your extension, complete this form and 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 Protection Plan Enrollment Form**

# Seller's Protection Plan (SPP) 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**

AJG RMS Inc. CRES AF  
P.O. Box 95632  
Chicago, IL 60694-5632



CRES A Gallagher Company | P.O. Box 4142, Clinton, IA 52733-2946

P: 858.618.1648 | F: 858.618.1655 | [cresinsurance.com](http://cresinsurance.com) | [ggb.lv2.cres.custsvc@ajg.com](mailto:ggb.lv2.cres.custsvc@ajg.com)