



## Mortgage Impairment & Errors & Omissions

### Certain Underwriters at Lloyds of London

Lloyds Impairment and Errors & Omissions policy is designed to minimize the Lender's exposure to losses resulting from a borrower's failure to acquire and maintain adequate physical damage insurance on real estate properties. No insurance monitoring or lender placing is necessary under the Full Blanket Coverage. Under the Standard Blanket Coverage, tracking insurance cancelations/lapse notices is necessary. The only requirement is for the lender to obtain a copy of the borrower's insurance in the file at loan closing. No protection is provided/extended to the borrower as it is an "Impairment coverage" for the lender.

#### COVERAGE OPTIONS:

**Full Blanket Coverage -Ex Checking.** This Plan provides blanket insurance coverage for all Real Estate Loans (including, Residential, Commercial, Seconds, and Home Equity Loans).

- \$1,000,000 -\$5,000,000 of coverage against Impairment (amount not able to recover on property).
- \$5,000-\$25,000 Deductible Options.
- No tracking of insurance renewals or cancelations required.
- Lender placed hazard insurance is only needed on foreclosed properties when the title passes into the lenders name at sheriff sale.

**Standard Blanket Coverage -Checking.** This Plan provides blanket insurance coverage for all Real Estate Loans (including, Residential, Commercial, Seconds, and Home Equity Loans).

- \$1,000,000-\$5,000,000 of coverage against Impairment (amount not able to recover on property).
- \$1,000-\$25,000 Deductible Options.
- Tracking of cancelations/lapse notices is required, blanket insurance provides 90 days of coverage from the date the lender receives the cancelation/lapse notice. Borrower must reinstate insurance or lender must place hazard insurance within 90 days.
- Lender placed hazard insurance is effective with J.T. Miller Company the same day it is requested.

This Policy can be used in conjunction with our Lender Placed Programs;

#### **Lender Placed Hazard Insurance**

- Instantly purchase \$2,000,000 of coverage for any real estate property.
- Rates are very competitive with low deductibles.
- A.M. Best rating of A+ (Excellent).

#### **Lender Placed Flood Insurance**

- Instantly bind coverage for NFIP Limits or excess coverage.
- Rates are competitive and flexible with deductible options.
- Underwriters through Lloyds or American Modern Home.