

Error and Omissions Coverage for Property Managers

Did you know many Community Association property managers are misguided thinking they have protection under the Association's Directors & Officers policy for their own mistakes? The Community Association D&O Product will not protect the property manager from his/her own error or omission. Now, more than ever, property managers need their own Errors and Omissions Coverage.

Claims against the property manager initiated by the Community Associations they manage are on the rise. Regardless if the claim has merit or not, there is still a duty to defend! Attorney fees and other defense costs typically far outweigh the cost of damages, making it critical for the property manager to have the proper coverage. Any one of the following claims could cause financial ruin to an uninsured property manager.

- ▶ A property manager filed a suit against a Community Association for unpaid fees. The Community Association filed a retaliatory claim for breach of contract and negligence. *Total incurred \$35,000*
Defense only cost \$35,000
- ▶ Allegation by the Community Association that the property manager failed to deposit funds into a bank account resulting in 22 dishonored checks. *Total incurred \$159,132*
Defense \$74,132
Damages \$85,000
- ▶ The Community Association alleges breach of contract and commingling of funds. *Total incurred \$52,771*
Defense \$20,271
Damages \$32,500
- ▶ Condominium unit owners brought suit against both the board members and the proper management company alleging the property manager contracted for unnecessary repairs and without proper approval. *Total incurred \$128,644*
Defense \$98,644
Damages \$30,000

WHY CHOOSE USLI?

- ▶ Errors and Omissions coverage with defense outside the limit
- ▶ Separate Tenant Discrimination coverage including both Damages and Defense. Will not erode the errors and omissions limits.
- ▶ Employment Practices Liability Optional.
- ▶ Personal Injury Coverage automatically included
- ▶ Wrongful eviction coverage automatically included
- ▶ Full Prior acts available
- ▶ Additional Insured status automatically provided for any entity for whom the Named Insured has agreed to provide Professional
- ▶ Rated A++

Be secure in knowing you are insuring your financial well-being with the stability of an A++ rated Company.

