

Mortgage Impairment Errors & Omissions

This program is a safety net for unknown or unexpected losses. Protects lenders from errors and omissions that can occur in the day-to-day origination and servicing of loans.

Covers physical damage and Errors & Omissions

*Proctor Financial, Inc., a wholly owned subsidiary of **Brown & Brown, Inc.**, utilizes 'A' rated carriers. With over 40+ years providing insurance solutions to financial institutions, **Proctor Financial, Inc.** would like to create a partnership with you.*

Overview

- Provides **compliance** required by guarantee organizations including Fannie Mae, Freddie Mac, and Ginnie Mae organizations
- Protects Lender Interest in Property
- Offers the broadest coverages available in the market

Physical Damage

- Insures the lender if property suffers a loss from perils that are required of the borrower, including flood insurance
- Insures the lender if property suffers a loss from perils not required of the borrower
- Broader coverage is available and includes: all risk, earthquake, and perils not required of the borrower
- Optional endorsements can be added including:
 - Equity Endorsement to remove the tracking requirement on seconds and equity loans
 - Extended coverage for loss of a property due to tax sale

**Learn about Errors and Omissions,
Streamline Administration and Cost Effective Solutions** →

Mortgage Impairment Errors & Omissions

Errors and Omissions

- Liability in handling borrower's insurance
- Real estate tax liability
- Processing of life and disability coverage
- Failure to determine property is located in a flood zone
- Loss of secondary market guarantees
- Title errors and omissions
- Loss of VA, FHA, SBA, PMI coverage

Streamline Administration

- Borrower's insurance is verified initially and annually thereafter
- Borrower's hazard insurance is verified at closing only with follow-up on non-renewals and cancellations.
- Blanket Coverage: Borrower's insurance is verified at loan closing, **with no required follow-up**

Cost Effective Solutions

- Policy term: 1 or 3 years – **Significant discounts** for 3-year policies
- Premium based on portfolio when policy is bound – does not increase during the policy term, even if the portfolio grows

**Bundle the Mortgage Impairment Errors & Omissions policy with Proctor Financial, Inc.'s Mortgage Guard® lender placed program for a complete risk management solution*

Please contact our sales department at (248) 269-5833 for more information on **Mortgage Impairment Errors and Omissions** and additional products to mitigate risk.

