



# MORTGAGE IMPAIRMENT INSURANCE



Protect against various risks of loss due to processing errors and omissions



Effortless application process and competitive rates



Backed by Lloyd's of London and carriers rated "A" Excellent by AM Best



Dedicated account services representative for service requests



Prompt and professional claims handling by our wholly owned claims management company

It is not really a question of "if" but "when." As long as there is some level of human participation, there is the risk of processing mistakes or oversight. The best way to neutralize the risk is with mortgage impairment insurance for that all-important safety net. Tokio Marine Highland is a Tokio Marine Kiln company, one of the largest carriers in the Lloyd's of London insurance market and rated A (Excellent) by AM Best for financial strength.

## Mortgage impairment highlights

- **Physical Loss or Damage for "Specified Perils"** – for the uncollectability or non-existence of insurance for required perils, including mandatory flood and other insurance required at loan closing
- **Physical Loss or Damage to Your Own Property** – for damage caused by balance of perils other than fire and extended coverage on client's location, building, and/or contents
- **Errors and Omissions** – for losses, including defense costs, arising from errors and omissions in obtaining or maintaining valid insurance for customer's benefit
- **Extra Expense** – for extra expense client pays from direct physical loss to client's premises
- **Real Estate Tax Liability** – for losses arising from errors and omissions in paying real estate taxes on customer's behalf
- **Loss of Veterans Admin., Federal Housing Admin., and Private Mortgage Guarantee** – for losses to client's interest if client fails to provide to a "mortgage guarantee" agency or insurance company proper notice of loans in arrears
- **Life and Disability Insurance** – for losses arising from errors and omissions in procuring or maintaining life or disability insurance on the customer
- **GNMA Procedures** – for losses arising from errors and omissions in complying with GNMA procedures that resulted in loss of guaranty
- **Flood Disaster Act** – for losses arising from errors and omissions in determining if property is or is not in a flood zone
- **Physical Loss or Damage from Balance of Perils** – for damage to property (except foreclosed property) by any other cause other than "specified perils", if unable to recover from customer

## Did you know?

The six common errors and omissions claims are:

- Failure to maintain appropriate coverage
- Failure to correctly explain coverage
- Administrative errors
- Failure to identify exposures
- Failure to recognize policy changes
- Failure to send accurate risk information to an insurer

## For questions or more information

- For questions or information on other Tokio Marine Highland solutions, please call your representative or visit us at [www.tokiomarinehighland.com](http://www.tokiomarinehighland.com)

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