

- NAVIGATORS INSURANCE COMPANY (NAV)
- NAVIGATORS SPECIALTY INSURANCE COMPANY (NSIC)



LAWYERS PROFESSIONAL LIABILITY

REAL ESTATE SUPPLEMENT

REAL ESTATE PRACTICE BREAKDOWN

1. What percentage of real estate practice receipts for the current year and preceding year have come from the following areas:

			Current Year	Previous Year
a.	Purchase and Sale	Residential	_____ %	_____ %
		Commercial	_____ %	_____ %
1. What is the approximate number of transactions handled in the last 12 months?		Residential	_____	_____
		Commercial	_____	_____
2. What was the largest value Real Estate Transaction in the last 12 months?		Residential	\$ _____	\$ _____
		Commercial	\$ _____	\$ _____
b.	Land Use/Development		_____ %	_____ %
c.	Mortgages and Deeds		_____ %	_____ %
d.	Foreclosures		_____ %	_____ %
e.	Landlord/Tenant		_____ %	_____ %
f.	Condominiums, Cooperatives and Town House		_____ %	_____ %
g.	Property Valuation/Real Estate Tax Abatement		_____ %	_____ %
h.	Eminent Domain		_____ %	_____ %
i.	Homeowners Associations		_____ %	_____ %
j.	Other (Please describe):		_____ %	_____ %
TOTAL MUST EQUAL 100%			100%	100%

TITLE WORK

2. Indicate the total number of title opinions issued over the past two years:

Commercial: _____ Residential: _____

3. Please indicate the total number of title searches completed over the past two years by:

- | | |
|-------------------------------------|---|
| a. Attorneys in the firm: _____ | c. Non-attorneys but employees of the firm: _____ |
| b. Attorneys not in the firm: _____ | d. Non-attorney subcontractors: _____ |

If numbers are indicated in c. or d., does the firm obtain certificate(s) of insurance from all subcontracted sources of title searches? **YES** **NO**

4. How many Real Estate Title Insurance policies has the firm issued in the last 12 months? _____

5. Does the firm make use of engagement letters when doing title opinions or title searches that specify who the client is and what services are being performing for that client? YES NO
6. What title insurance companies does the firm act as an agent for? _____
7. Have any title insurers declined to take the firm as an agent or cancelled the firm's agency status for any reason? YES NO
If yes, please provide the name of the insurer, the dates involved and the reason why.
8. Does anyone affiliated with the firm maintain any equity interest in a Title agency? YES NO
- a. If yes, please specify the percentage of equity interest and/or ownership: _____%
- b. Does the Title Agency have separate Title Agency Professional Liability Coverage?. YES NO

ENVIRONMENTAL REAL ESTATE

9. a. Does the firm research and provide an analysis of potential real environmental risks before determination of price and other central terms and conditions? YES NO
- b. Does the firm advise clients in writing to seek independent professional evaluations of potential environmental exposures? YES NO

REAL ESTATE INVESTMENTS

10. Does anyone in the firm provide services to clients who form, manage, or organize group investment syndications (e.g. limited partnership, general partnership, real estate investment trusts or corporations) for the purpose of investing in real property? YES NO
If yes, please provide a detailed narrative.
11. Does anyone in the firm solicit or seek investors in real estate mortgages or similar real estate based investments? YES NO
12. Does anyone in the firm hold a real estate agent or broker license? YES NO
If yes, please list the attorney's name and type of license.

Name	Type of License
_____	_____
_____	_____

I understand that the information submitted in this supplement becomes a part of my Lawyers Professional Liability application and is subject to the same representations and conditions.

Print Name

Title

Signature

Date

INCOMPLETE, UNSIGNED AND UNDATED APPLICATIONS WILL BE RETURNED FOR COMPLETION.