

LawyerCare

LAWYERS PROFESSIONAL LIABILITY INSURANCE REAL ESTATE SUPPLEMENT

LawyerCare • 111 N. Higgins, Ste. 600 • P.O. Box 9169 • Missoula, MT 59807-9169 • 855.214.1295

Please complete this supplement if any lawyer listed on the application shows a percentage in the Real Estate area of practice.

Name of Applicant Firm: _____

1. Provide the following regarding the firm's real estate practice.

Type of Representation	Percentage of Practice	Number of Cases Per Year	Average Real Estate Value (past 24 months)	Largest Real Estate Value (past 24 months)
<i>Commercial Real Estate</i>				
Closings				
Development				
Foreclosures				
Land Use				
Leases				
Limited Partnerships				
New Construction				
Syndications				
Title Searches / Opinions				
Other:				
<i>Residential Real Estate</i>				
Closings				
Foreclosures				
Land Use				
Leases				
New Construction				
Title Searches / Opinions				
Other:				

2. For those lawyers practicing in residential real estate, indicate the average number of transactions per month for the past year _____
3. For those lawyers practicing in commercial real estate, indicate the average number of transactions per month for the past year _____
4. Does the firm review real estate transactions for potential environmental concerns? Yes No
- a. If yes, does the firm provide findings in a written report, including any limitations?..... Yes No
- b. If no, are clients advised to seek an independent environmental evaluation? Yes No

5. Does the firm provide an engagement letter, for each representation, that clearly defines the scope of representation?..... Yes No
6. During the last five (5) years, has the firm or any lawyer proposed for this insurance been involved in Real Estate Syndications or the formation of Limited Partnerships?..... Yes No

If yes:

a. Please explain:

b. List percentage of gross billings for the last year derived from: Limited Partnerships _____% Syndication Offerings _____%

7. Is anyone in the firm involved in Speculative Real Estate? (Speculative real estate means representation of developers or principals in their endeavors to attract investors. Services include the preparation of promotional documents, procuring potential investors on behalf of the developer or principal, and similar services.) Yes No

8. Does anyone in the firm have a business relationship with real estate clients other than the rendering of legal services? Yes No

If yes, please explain:

9. Does anyone in the firm hold a real estate broker license? Yes No

10. Average years experience in the area of real estate for all lawyers in firm _____

11. Has anyone in the firm represented both buyer and seller in a real estate transaction? Yes No

12. Does any lawyer in the firm perform "witness only" closings? Yes No

13. Does any lawyer in the firm act as a title agent? Yes No

If yes, answer the following questions:

a. What is the total number of title insurance policies issued in the past 12 months? _____

b. What is the total commission income from all title policies issued in the past 12 months? _____

- c. After inquiry of each lawyer proposed for this insurance, is the undersigned aware of any defect in title that was not reported in a title insurance policy issued by the firm?..... Yes No

If yes, please complete a Claim Information Supplement.

- d. After inquiry of each lawyer proposed for this insurance, is the undersigned aware of any demand, claim or suit made within the past five years against the firm under a title insurance policy issued by the firm? Yes No

If yes, please complete a Claim Information Supplement.

The undersigned represents that the statements set forth herein are true, complete and accurate and that there has been no attempt at suppression or misstatement of any material facts known, or which should have been known, and agrees that this application will be included in the basis of any coverage that may be issued by the Company.

Signature of Partner, Officer or Owner of Applicant Firm: _____ Date: _____

Print or Type Name: _____ Title: _____