

2010

Missouri

Real Estate Malpractice Insurance Report

**Statistics Section
June 2011**



DIFP

Jeremiah W. (Jay) Nixon
Governor

Department of Insurance,
Financial Institutions &
Professional Registration

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**MISSOURI
REAL ESTATE
MALPRACTICE
INSURANCE
REPORT
2010**

**Department of Insurance, Financial Institutions &
Professional Registration
Statistics Section
June 2011**

Other Publications

Available from the Missouri Department of Insurance, Financial Institutions & Professional Registration

The Department of Insurance, Financial Institutions & Professional Registration publishes the following reports. These reports are available by sending a written request along with \$35 to:

Department of Insurance, Financial Institutions & Professional Registration
P.O. Box 690
Jefferson City, MO 65102-0690

1. **Missouri Complaint Index Report**
summary information: <http://insurance.mo.gov/consumers/complaints/compindx.php>
2. **Missouri Department of Insurance Annual Report**
summary information: <http://difp.mo.gov/about.php>
3. **Missouri Life, Accident & Health Supplement Data**
summary information: <http://insurance.mo.gov/reports/suppdata/>
4. **Missouri Market Share Report**
summary information: <http://insurance.mo.gov/reports/mktshr/>
5. **Missouri Medical Malpractice (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/medmal/index.php>
6. **Missouri Product Liability (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/prodliab/>
7. **Missouri Property & Casualty Supplement Report**
summary information: <http://insurance.mo.gov/reports/suppdata/>
8. **Missouri Real Estate Malpractice (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/remal/>
9. **Mortgage Guaranty Report**
summary information: <http://insurance.mo.gov/reports/mortguar/>
10. **Missouri Health Maintenance Organization Report**
summary information: <http://insurance.mo.gov/reports/hmo/>

Databases: For more information: <http://insurance.mo.gov/reports/>

1. Medicare Supplement Experience Data
2. Commercial Liability Experience Data
3. Missouri **Zip Code Insurance Data** for:
 - Homeowners/Dwelling Fire,
 - Farmowners (dwelling only),
 - Mobile Home,
 - Earthquake, and
 - Private Passenger Automobile

Some data is available to the public for a fee by special request only. For additional information, contact the **Statistics Section at (573) 751-4126**.

DEFINITION OF TERMS

Market Share: The dollar amount of direct premium written by an insurer divided by the total amount of direct premiums written industry-wide for the particular line of business being analyzed, expressed as a percentage.

Written Premium: Amount charged when a policyholder contracts for insurance coverage before reinsurance has been ceded and/or assumed.

Earned Premium: The part of premium attributable to the coverage already provided, in a given period, before reinsurance has been ceded and/or assumed.

Incurred Losses: The sum of direct losses paid, plus an estimate at the close of the year of the amounts to be paid in the future, for all claims arising from the current and all prior years, minus the corresponding estimate made at the close of business for the preceding year. Incurred losses reported include estimated amounts unpaid for incurred-but-not-reported (IBNR) claims.

Loss Ratio: The dollar amount of direct losses incurred divided by the dollar amount of premiums earned for the particular line of business being analyzed, expressed as a percentage. This is an accounting representation of the portion of each premium dollar which is needed to honor a company's promise to pay claims.

Indemnity Paid: The sum of all payments made during the year for the benefit of insurance claimants, before reinsurance has been ceded and/or assumed. These payments include amounts paid in the current year for claims arising from the current year. Hence, this item is not a measure of the actual cost of current coverages, but only of current cash flows.

Loss Adjustment Expenses: The cost involved in an insurance companies adjustment of losses under a policy.

Real Estate Malpractice Insurance Report

Executive Summary

This report summarizes Missouri real estate malpractice data for 2001 to 2010. The charts, graphs and tables are limited to closed claim information and were constructed from data collected by the department as required by Section 383.060 RSMo. The premium and loss data are presented in the final section. The data were obtained from the Missouri Page 19 Supplement to the companies' annual statements.

In 2010, real estate malpractice insurers incurred claim losses equal to 67 percent of premium, and paid defense costs equal to 15 percent of premium. Together, losses plus defense costs totaled 82.5 percent of earned premium. This figure totaled 80.9 percent over the past five years, and 153.1 percent over the prior ten years.

In 2010, 89 claims against realtors were closed, of which 31 were closed with payment. Claim payments averaged \$17,768, while defense costs averaged \$28,505. Over the last ten years, insurers paid claims totaling \$2.2 million, and defense costs equal to \$4.5 million. During the same period, 786 real estate malpractice claims were closed in Missouri — of these 26 percent resulted in a payment. The number of claims closed in 2010 (89 claims) was significantly lower than ten-year high in 2005 (124 claims).

In Section II, indemnity amounts are categorized by claim characteristics, including:

- Area of real estate in which the claims were filed.
- Major activity in which the agent was engaged when the alleged error or omission occurred.
- Alleged error or omission that was the most significant reason for the claim.

- The legal disposition of the claim at the closing date.
- The number of years the insured had been in practice at the time of the alleged error or omission.
- The relationship of the insured to the claimant.

Seven companies reported writing real estate malpractice insurance business in Missouri during 2010 with Continental Casualty Company commanding 52.3 percent of the market.

This report was compiled using information submitted by the insurance companies. As a result, the accuracy of this report is dependent upon the accuracy of each company's data. Copies of this report will be made available in braille, large print or on audio cassette upon request. Questions regarding this report should be directed to the Statistics Section, Department of Insurance, Financial Institutions & Professional Registration, P.O. Box 690, Jefferson City, Missouri 65102-0690.

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**TEN YEAR
SUMMARY
(2001-2010)**

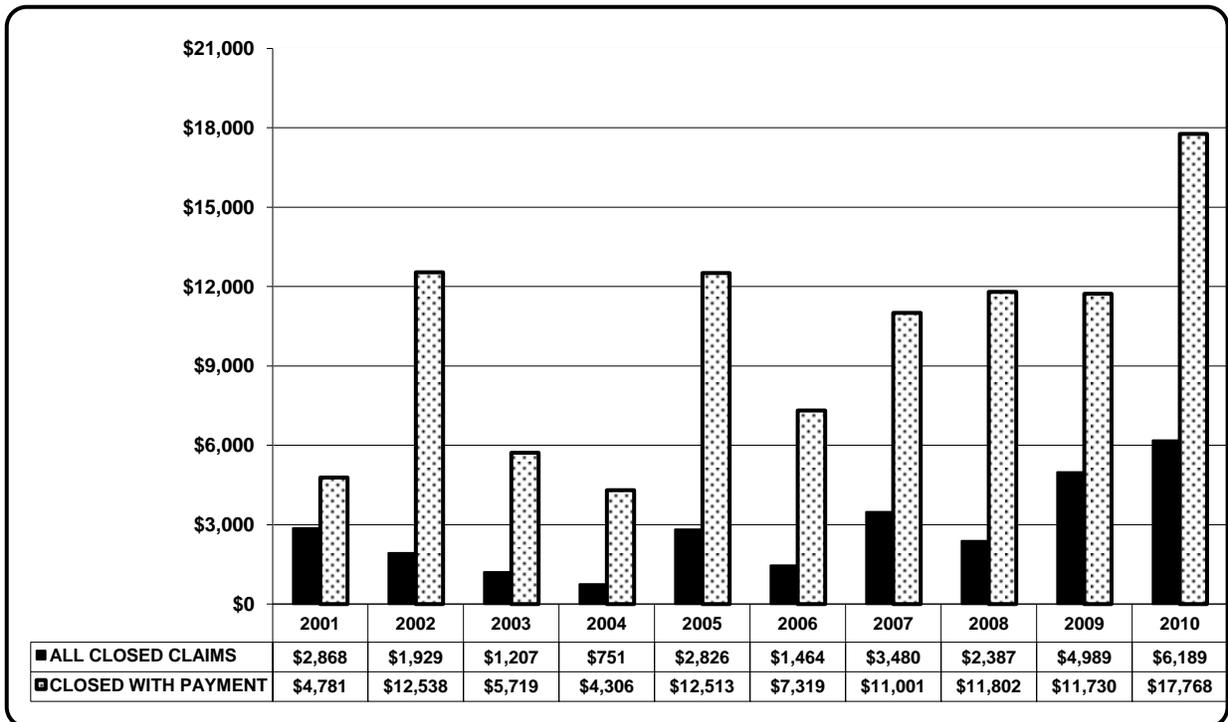
**REAL ESTATE MALPRACTICE INSURANCE
TEN YEAR SUMMARY**

2001-2010

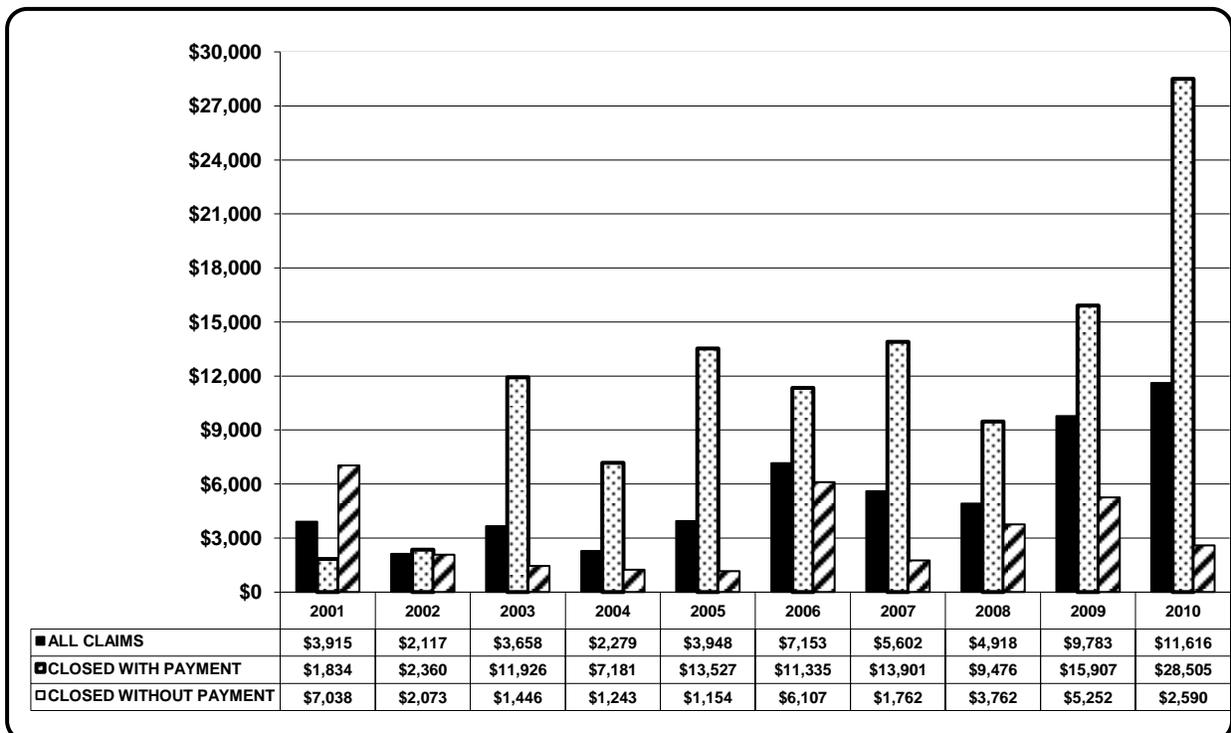
CLOSED CLAIMS	NUMBER OF CLAIMS	PERCENT OF CLAIMS	TOTAL INDEMNITY PAID	AVERAGE INDEMNITY PAID	TOTAL LOSS EXPENSES PAID	AVERAGE LOSS EXPENSE PAID
All Closed Claims	786	100.0%	\$2,262,201	\$2,878	\$4,487,200	\$5,709
Closed with Payment	204	26.0%	\$2,262,201	\$11,089	\$2,990,142	\$14,658
Closed without Payment	582	74.0%	\$0	\$0	\$1,497,058	\$2,572

MISSOURI REAL ESTATE MALPRACTICE INSURANCE

Average Paid Claim

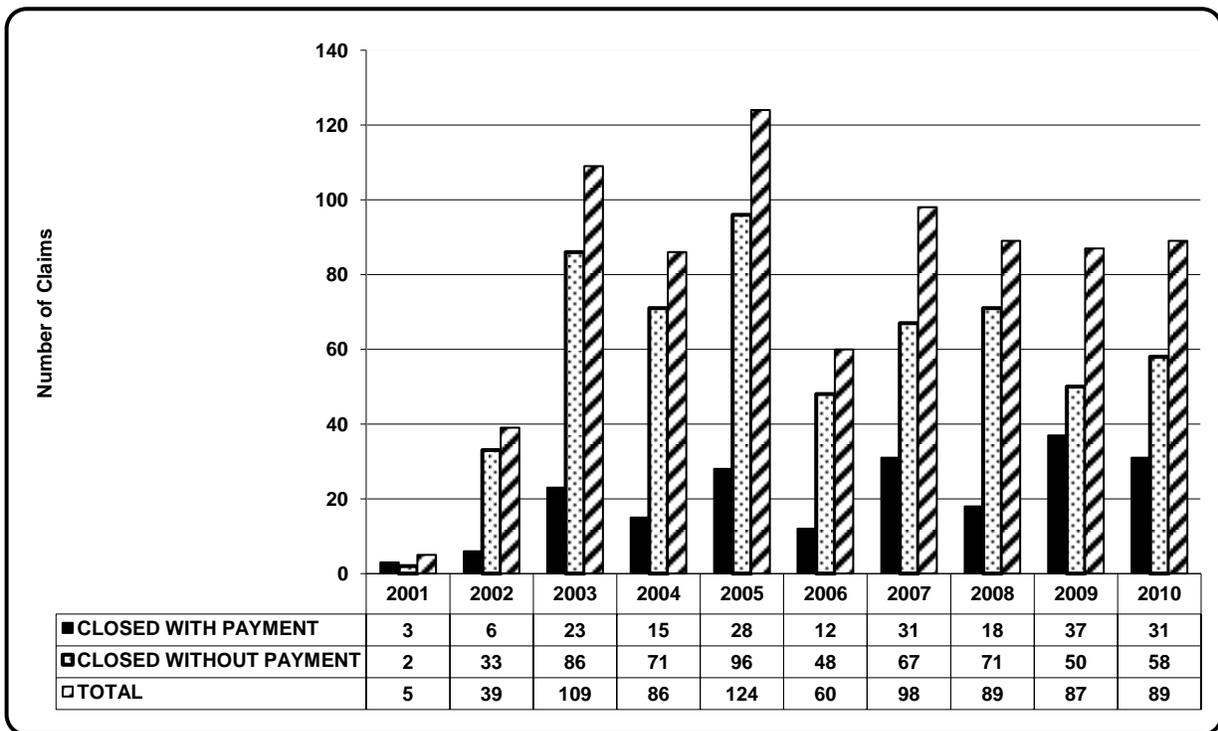


Average Paid Loss Adjustment Expense



MISSOURI REAL ESTATE MALPRACTICE INSURANCE

Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
AREA OF REAL ESTATE**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

AREA OF REAL ESTATE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
AS AGENT TO PROCURE PURCHASE OF PROPERTY	607	159	77.94%	\$11,146	\$1,772,177	78.34%	\$5,709
AS AGENT TO PROCURE PROPERTY TO PURCHASE	179	45	22.06%	\$10,889	\$490,024	21.66%	\$5,708
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

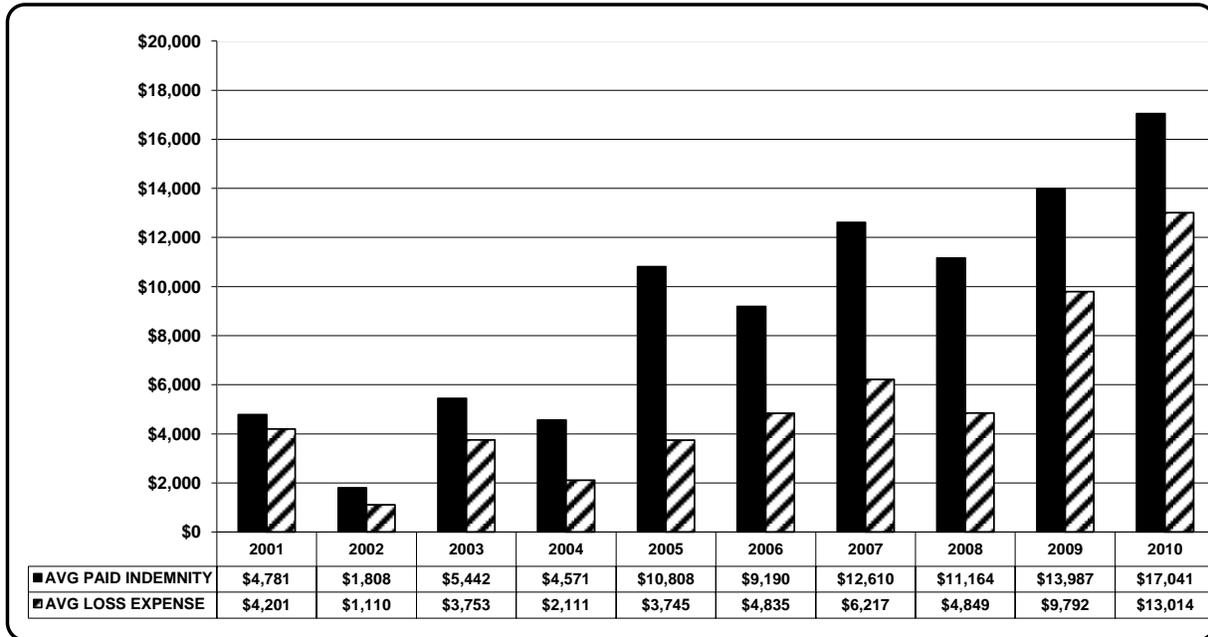
CLAIMS CLOSED IN 2010

AREA OF REAL ESTATE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
AS AGENT TO PROCURE PURCHASE OF PROPERTY	71	26	83.87%	\$17,041	\$443,073	80.44%	\$13,014
AS AGENT TO PROCURE PROPERTY TO PURCHASE	18	5	16.13%	\$21,550	\$107,750	19.56%	\$6,105
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

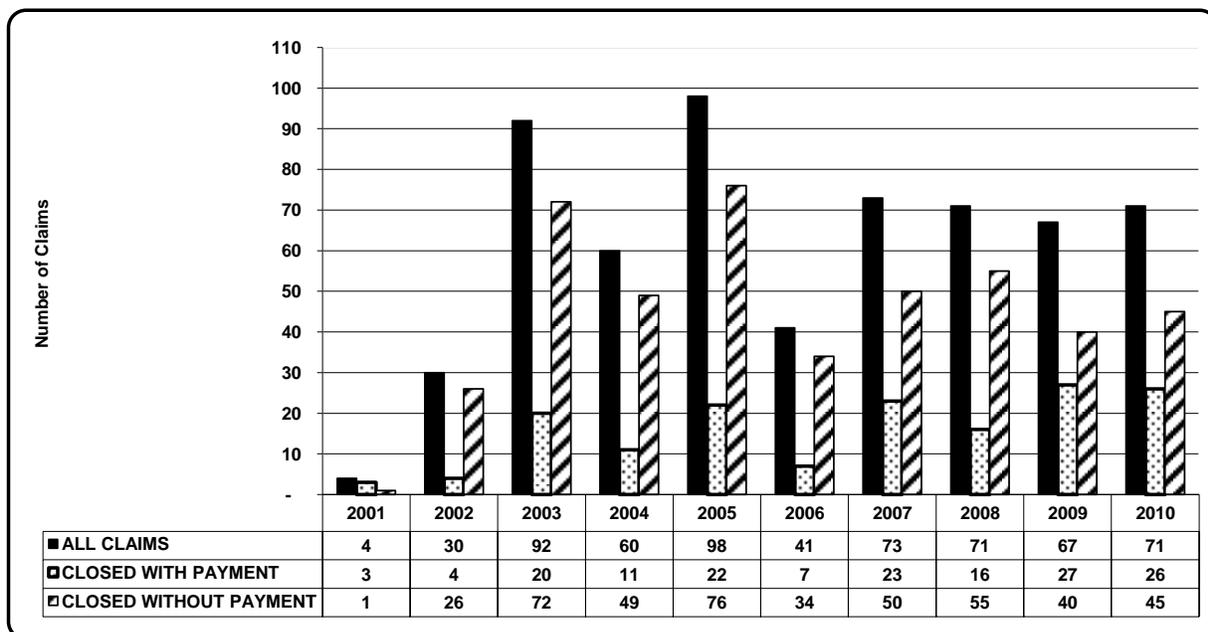
**AREA OF REAL ESTATE
TRENDS
OF
2010**

AS AGENT TO PROCURE PURCHASE OF PROPERTY (Seller)

Average Paid Indemnity & Average Loss Expense

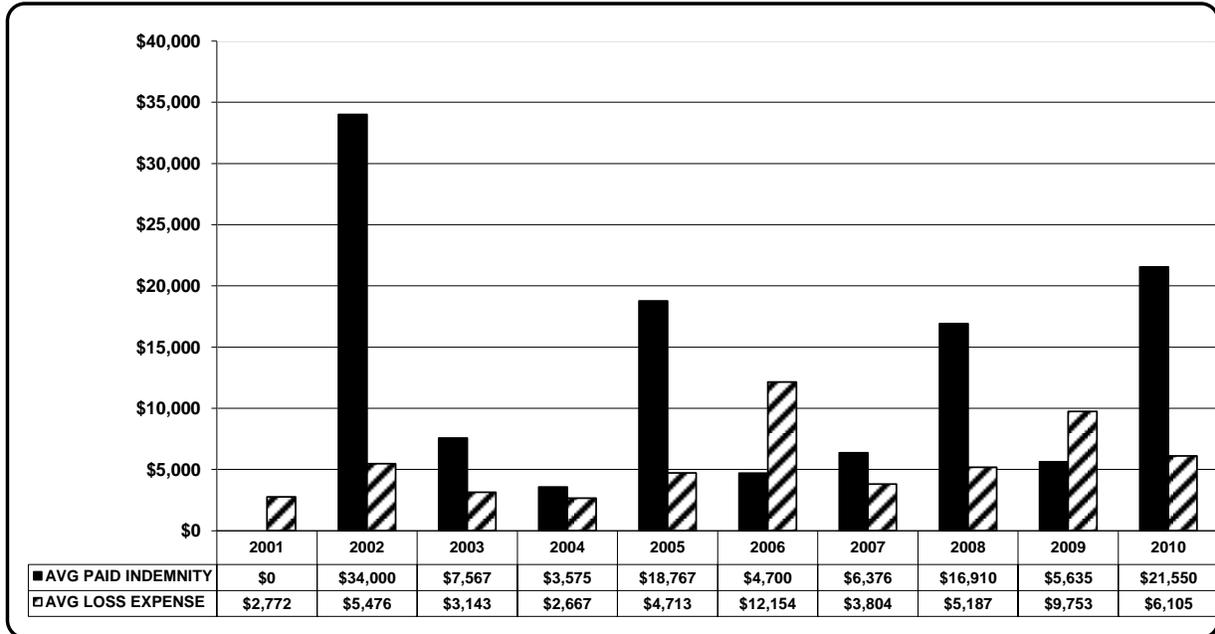


Claim Count

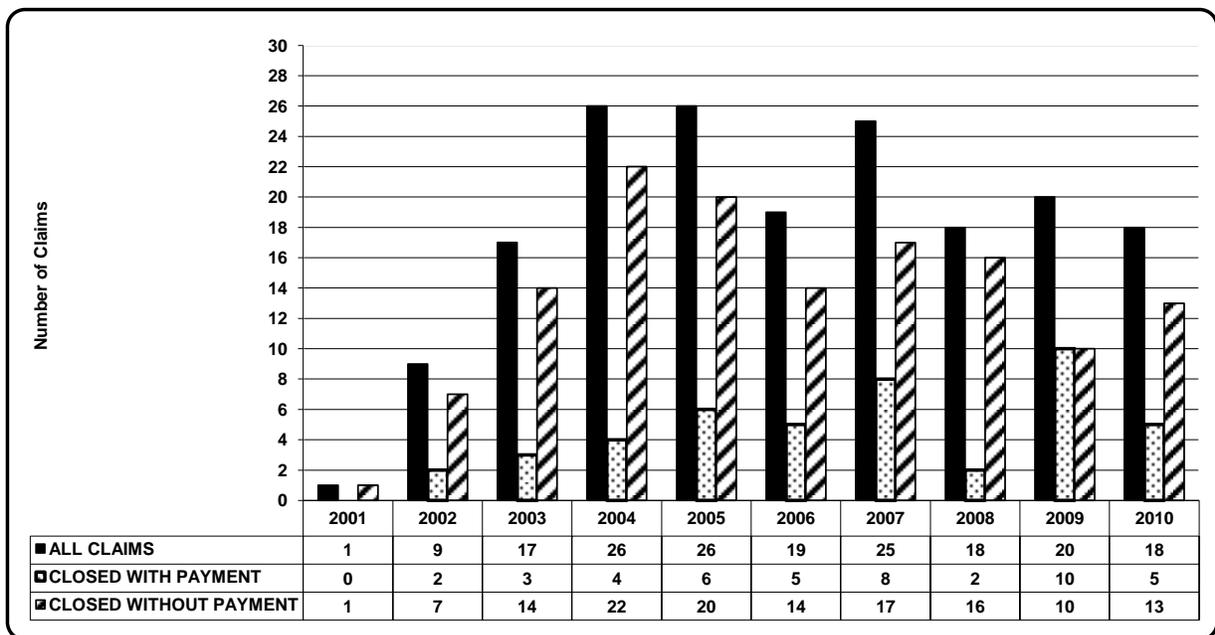


AS AGENT TO PROCURE PROPERTY TO PURCHASE (Buyer)

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
MAJOR ACTIVITY**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

MAJOR ACTIVITY CODE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
LISTING THE PROPERTY FOR SALE	492	120	58.82%	\$9,970	\$1,196,442	52.89%	\$5,513
SHOWING PROPERTY	192	45	22.06%	\$10,783	\$485,245	21.45%	\$5,436
CLOSING AND TRANSFERRING TITLE	102	39	19.12%	\$14,885	\$580,514	25.66%	\$7,169
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

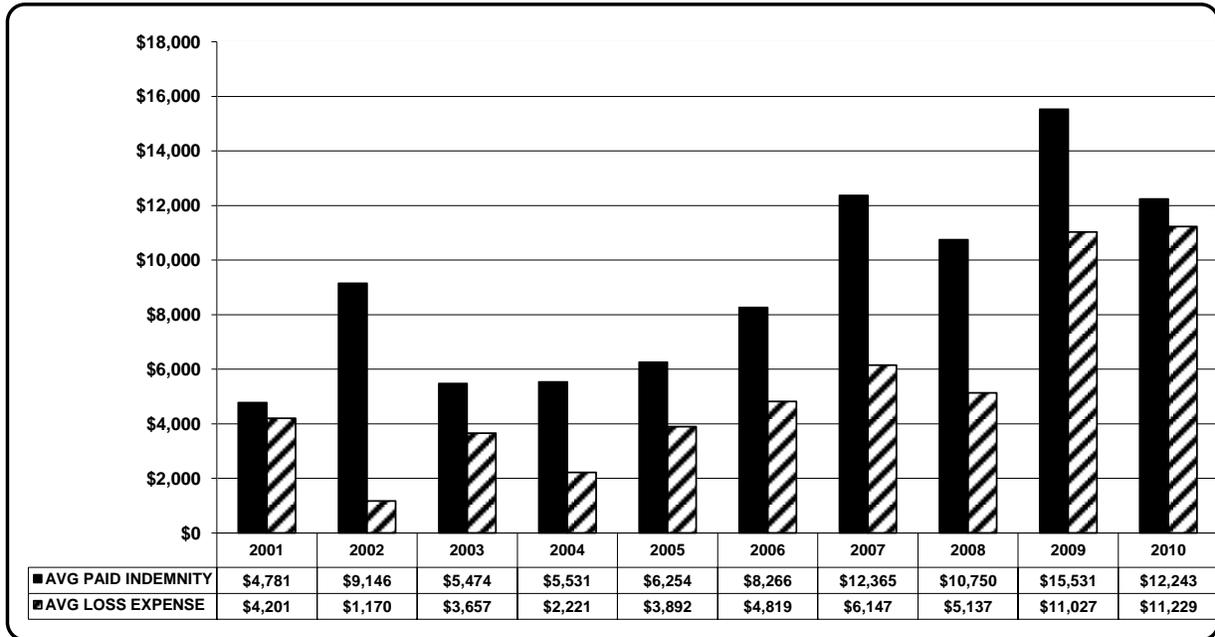
CLAIMS CLOSED IN 2010

MAJOR ACTIVITY CODE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
LISTING THE PROPERTY FOR SALE	54	15	48.39%	\$12,243	\$183,650	33.34%	\$11,229
SHOWING PROPERTY	20	7	22.58%	\$18,275	\$127,923	23.22%	\$9,926
CLOSING AND TRANSFERRING TITLE	15	9	29.03%	\$26,583	\$239,250	43.44%	\$15,264
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

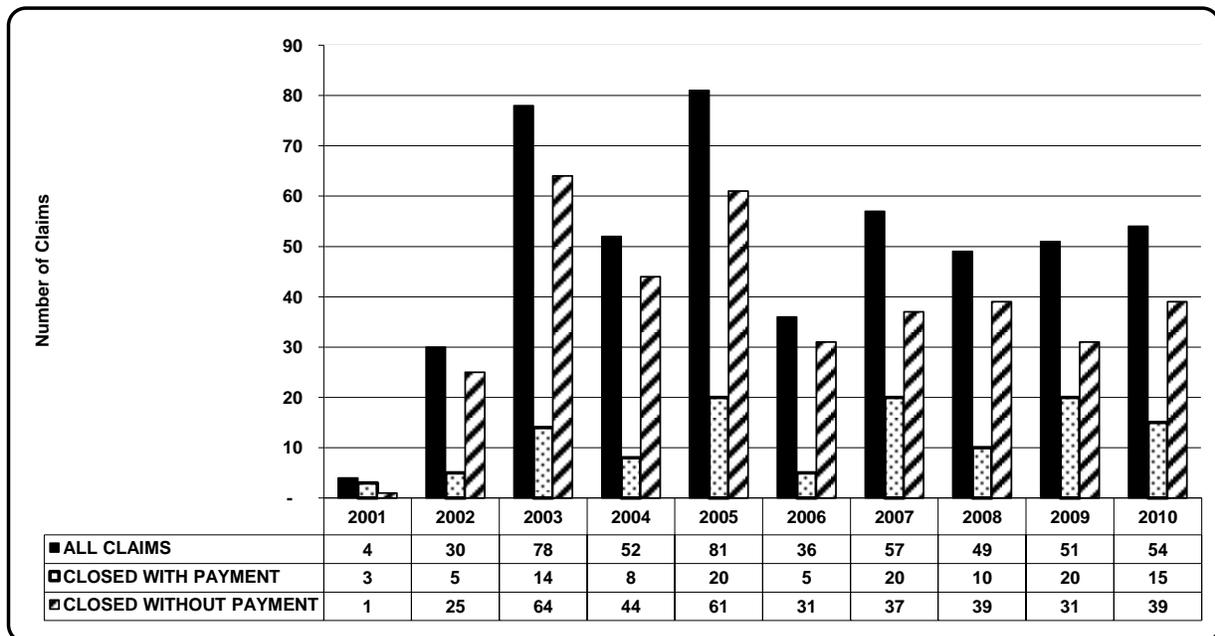
**MAJOR ACTIVITY
TRENDS
OF
2010**

LISTING THE PROPERTY FOR SALE

Average Paid Indemnity & Average Loss Expense

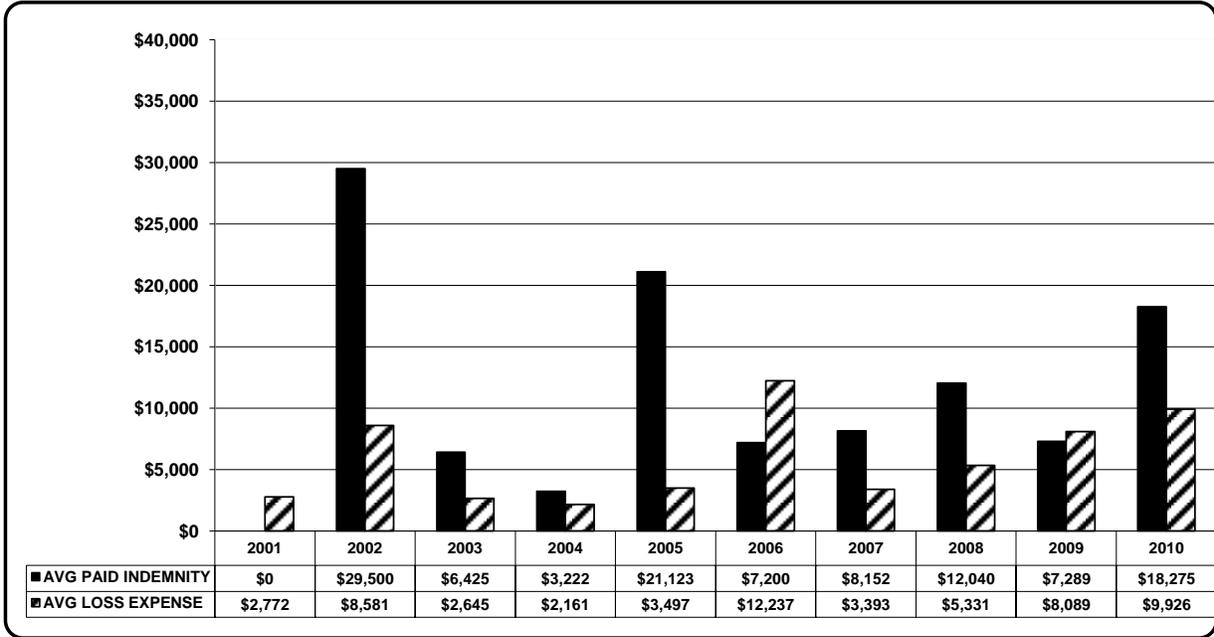


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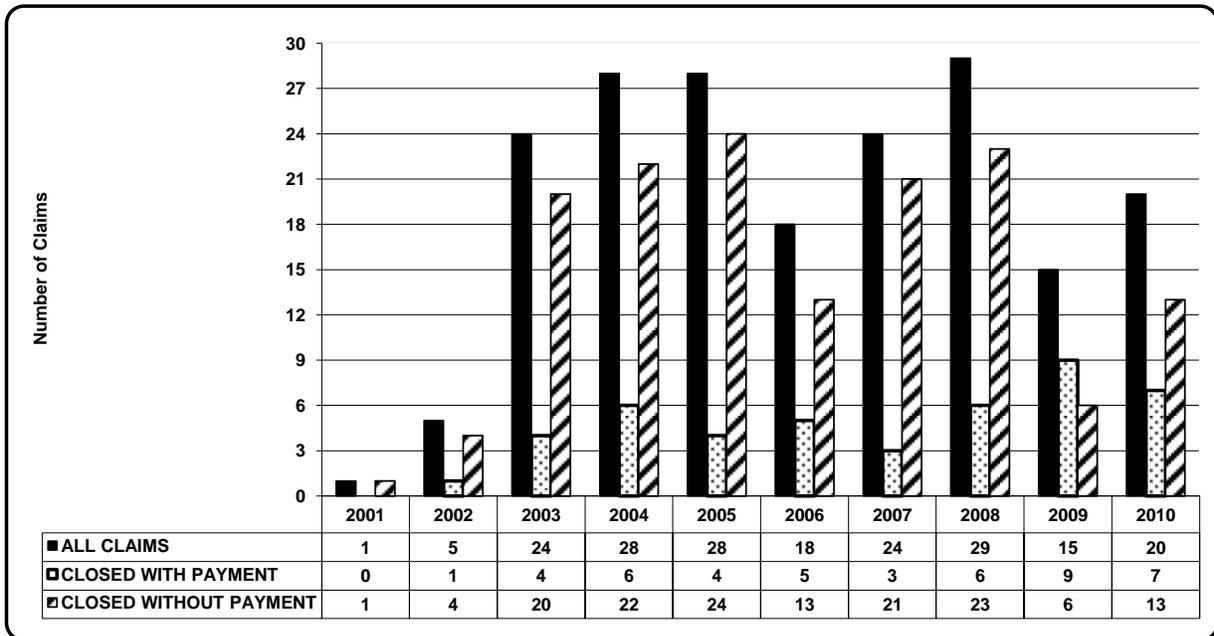


SHOWING PROPERTY

Average Paid Indemnity & Average Loss Expense

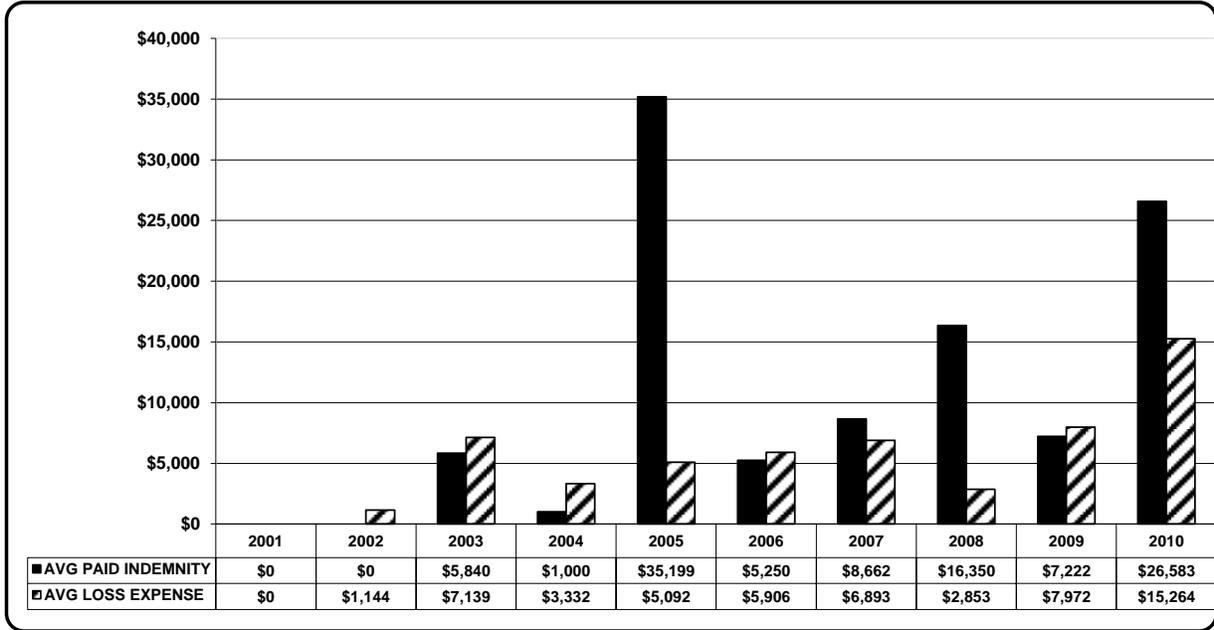


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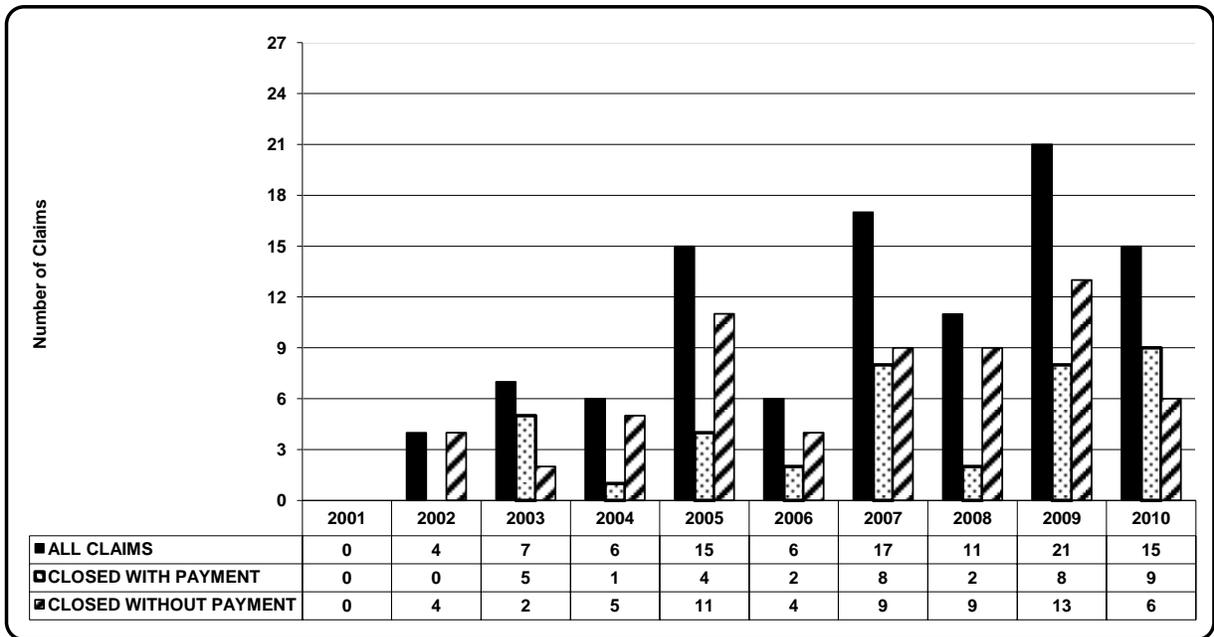


CLOSING AND TRANSFERRING TITLE

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
ALLEGED ERROR OR OMISSION**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

ALLEGED ERROR OR OMISSION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
FAILURE TO DISCLOSE MATERIAL FACT	524	157	76.96%	\$10,339	\$1,623,181	71.75%	\$5,884
OTHER	201	31	15.20%	\$16,518	\$512,070	22.64%	\$3,999
FAILURE TO CORRECTLY COMPLETE FORMS	61	16	7.84%	\$7,934	\$126,950	5.61%	\$9,837
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

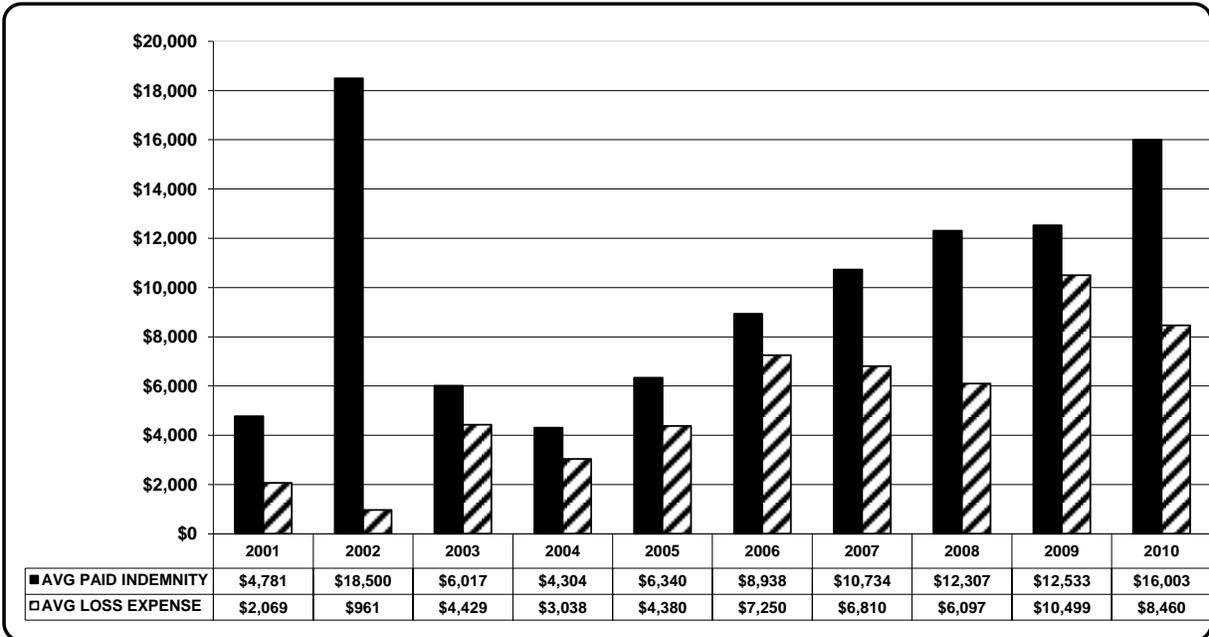
CLAIMS CLOSED IN 2010

ALLEGED ERROR OR OMISSION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
FAILURE TO DISCLOSE MATERIAL FACT	63	24	77.42%	\$16,003	\$384,073	69.73%	\$8,460
OTHER	19	4	12.90%	\$37,500	\$150,000	27.23%	\$8,996
FAILURE TO CORRECTLY COMPLETE FORMS	7	3	9.68%	\$5,583	\$16,750	3.04%	\$47,136
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

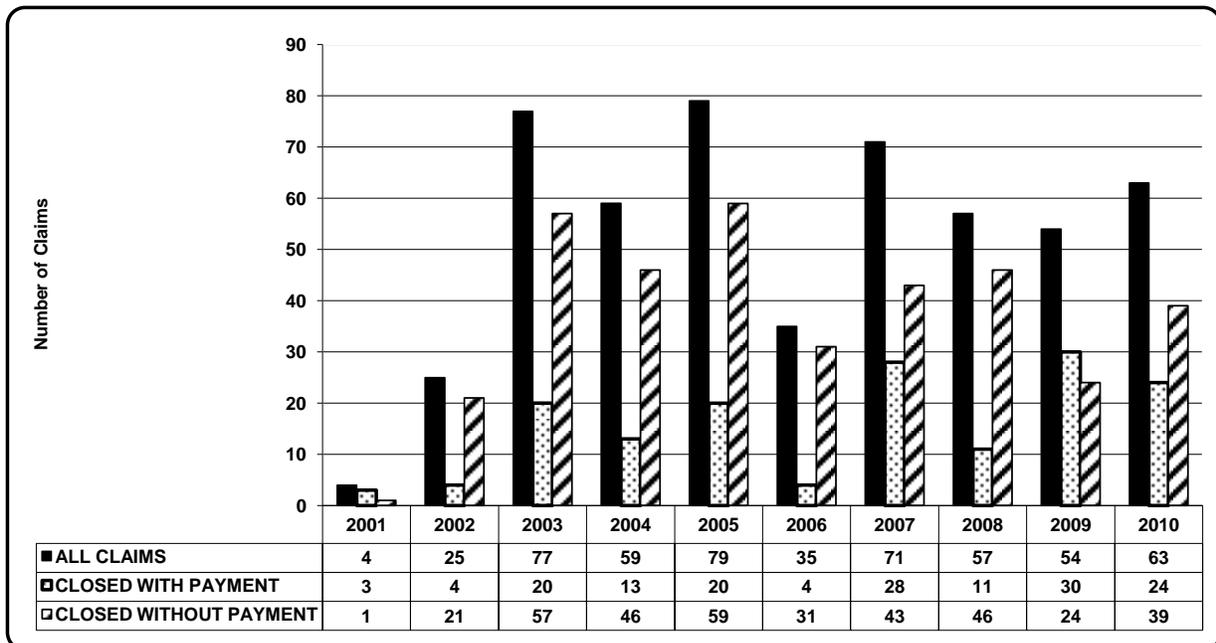
**ALLEGED ERROR OR OMISSION
TRENDS
OF
2010**

FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY

Average Paid Indemnity & Average Loss Expense

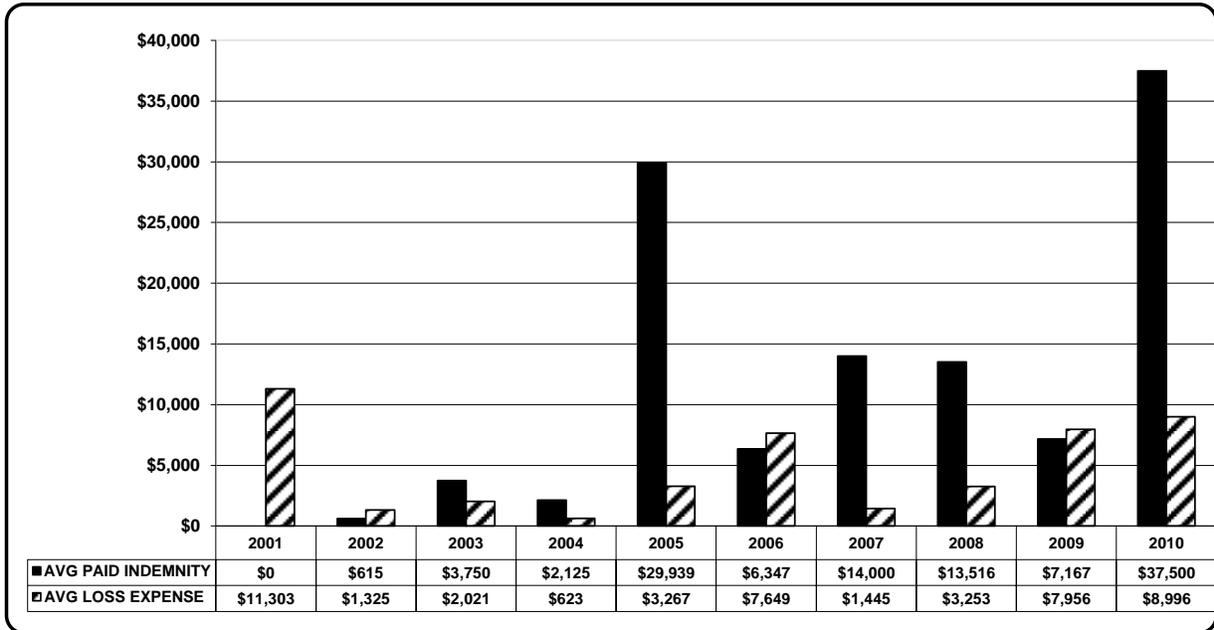


Claim Count

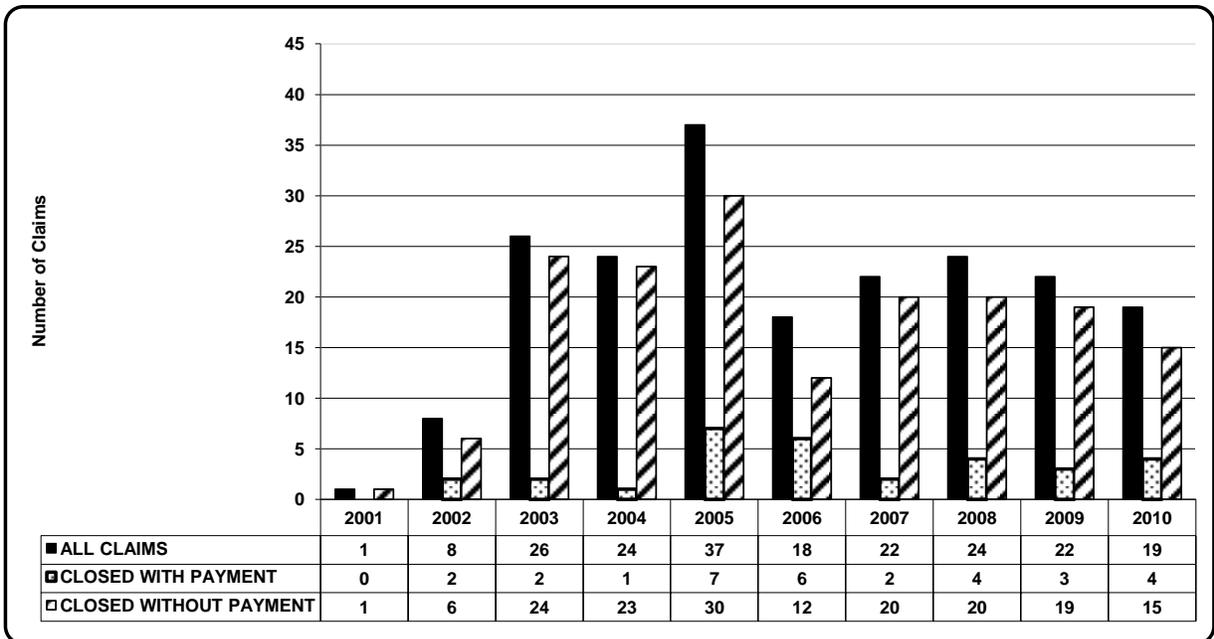


OTHER

Average Paid Indemnity & Average Loss Expense

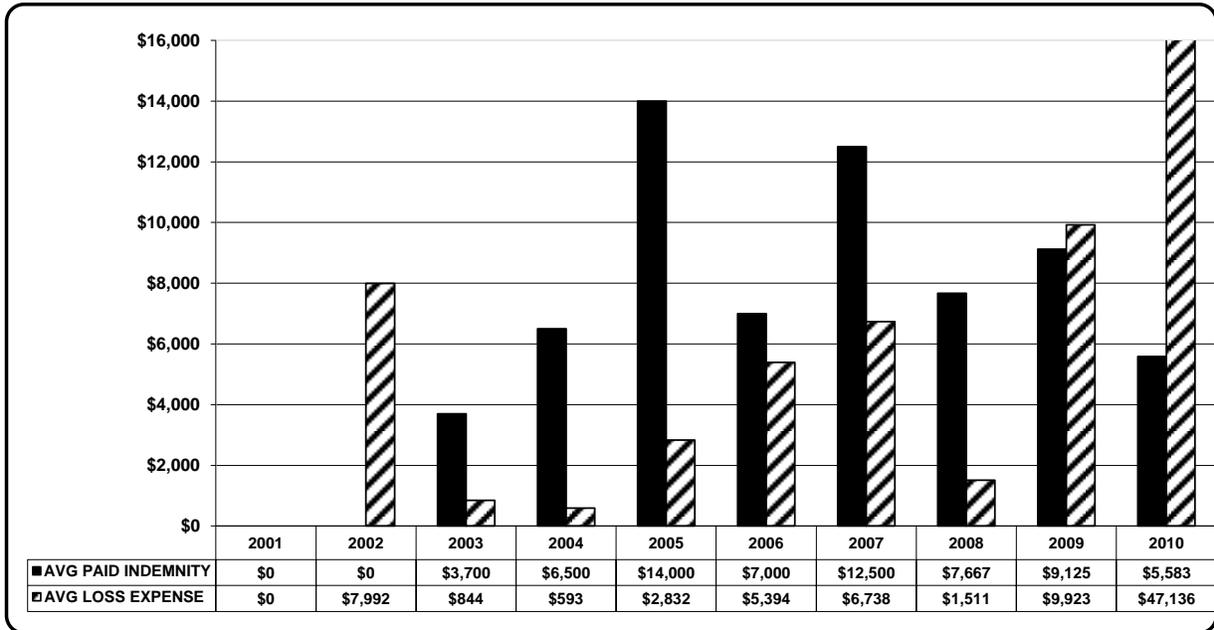


Claim Count

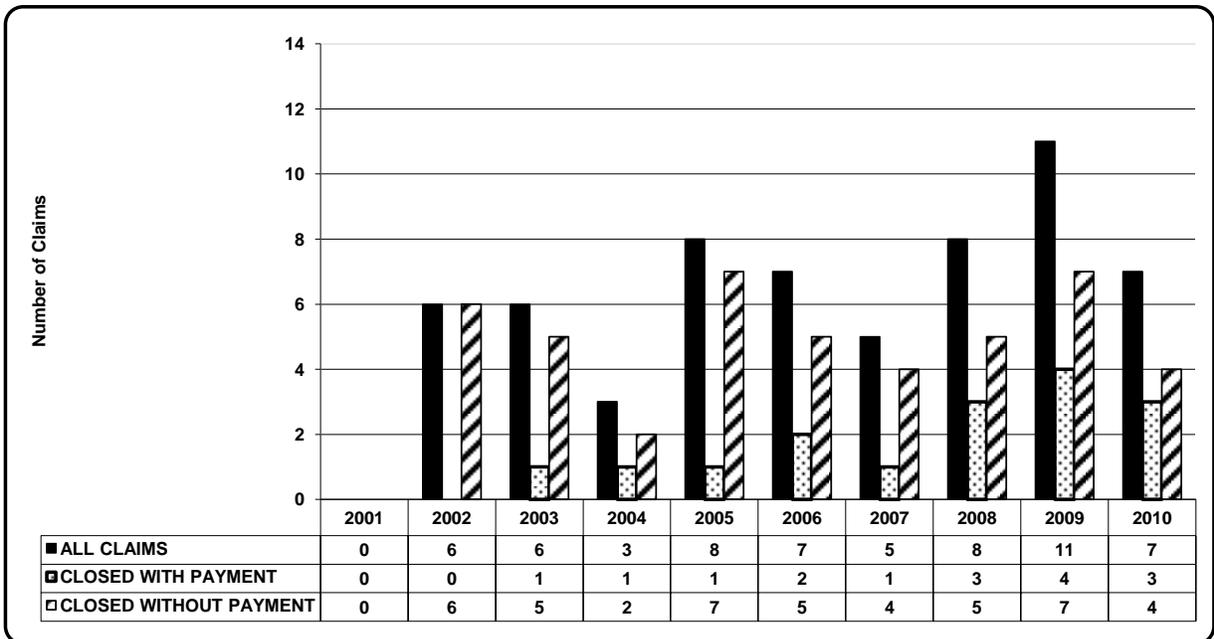


FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
CLAIM DISPOSITION**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

CLAIM DISPOSITION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
BEFORE FILING SUIT OR DEMANDING HEARING	300	46	22.55%	\$8,615	\$396,280	17.52%	\$1,169
BEFORE TRIAL OR HEARING	298	150	73.53%	\$10,642	\$1,596,264	70.56%	\$11,741
CLAIM OR SUIT ABANDONED	142	0	0.00%	N/A	\$0	0.00%	\$868
AFTER JUDGMENT, BEFORE APPEAL	28	5	2.45%	\$24,931	\$124,657	5.51%	\$8,676
DURING TRIAL OR HEARING	11	2	0.98%	\$70,000	\$140,000	6.19%	\$13,774
AFTER APPEAL	3	0	0.00%	N/A	\$0	0.00%	\$34,917
AFTER TRIAL OR HEARING, BEFORE JUDGMENT	3	1	0.49%	\$5,000	\$5,000	0.22%	\$5,058
DURING APPEAL	1	0	0.00%	N/A	\$0	0.00%	\$0
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

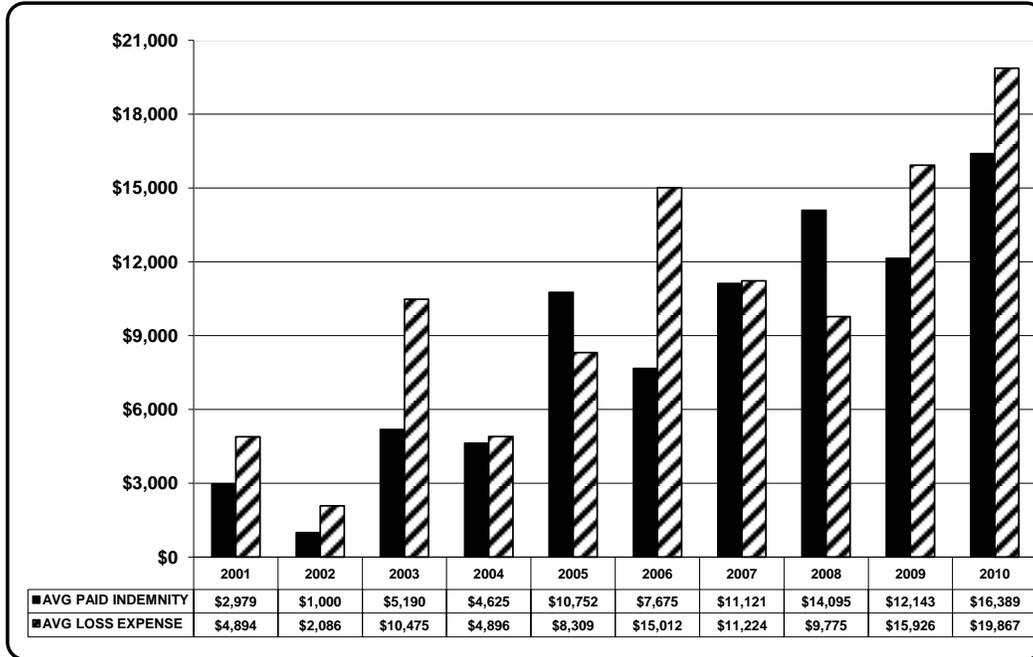
CLAIMS CLOSED IN 2010

CLAIM DISPOSITION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
BEFORE TRIAL OR HEARING	43	25	80.65%	\$16,389	\$409,723	74.38%	\$19,867
CLAIM OR SUIT ABANDONED	23	0	0.00%	N/A	\$0	0.00%	\$2,480
BEFORE FILING SUIT OR DEMANDING HEARING	18	4	12.90%	\$6,525	\$26,100	4.74%	\$855
DURING TRIAL OR HEARING	3	1	3.23%	\$110,000	\$110,000	19.97%	\$35,715
AFTER TRIAL OR HEARING, BEFORE JUDGMENT	2	1	3.23%	\$5,000	\$5,000	0.91%	\$0
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

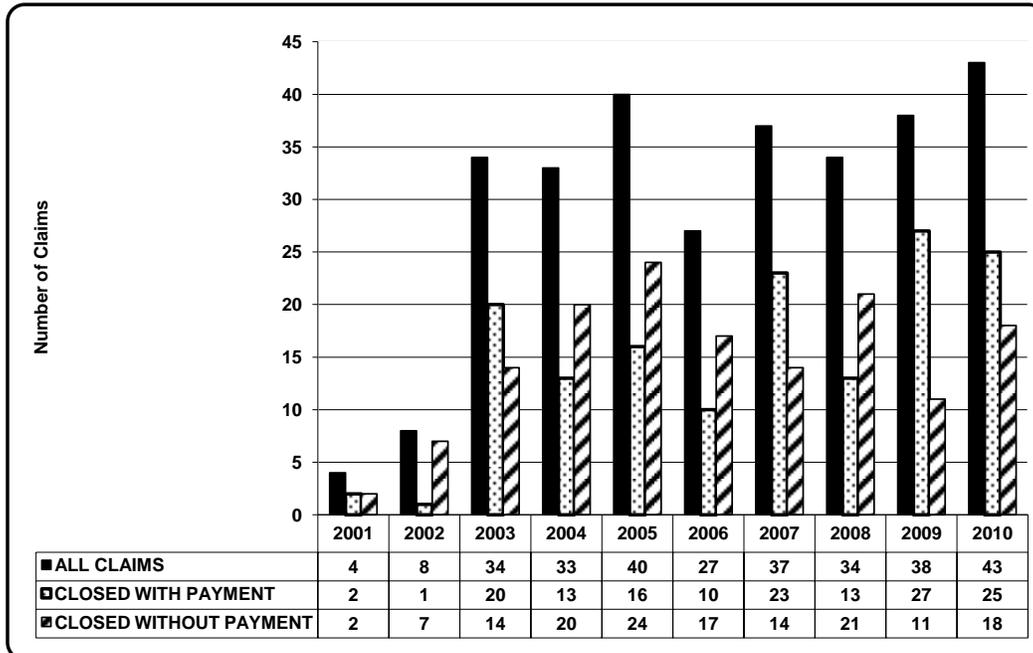
**CLAIM DISPOSITION
TRENDS
OF
2010**

BEFORE TRIAL OR HEARING

Average Paid Indemnity & Average Loss Expense

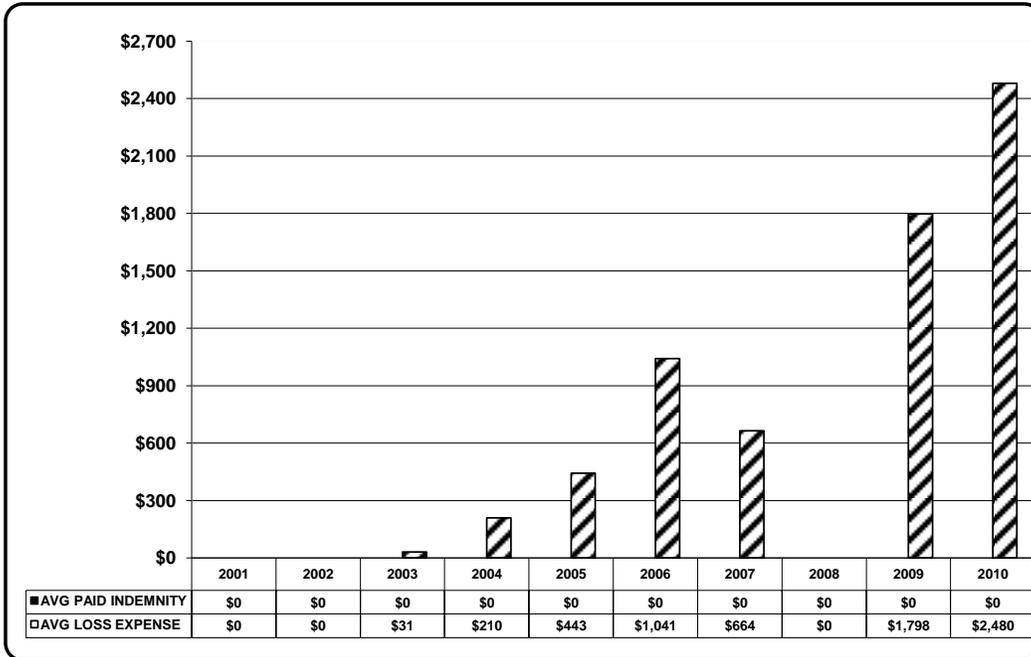


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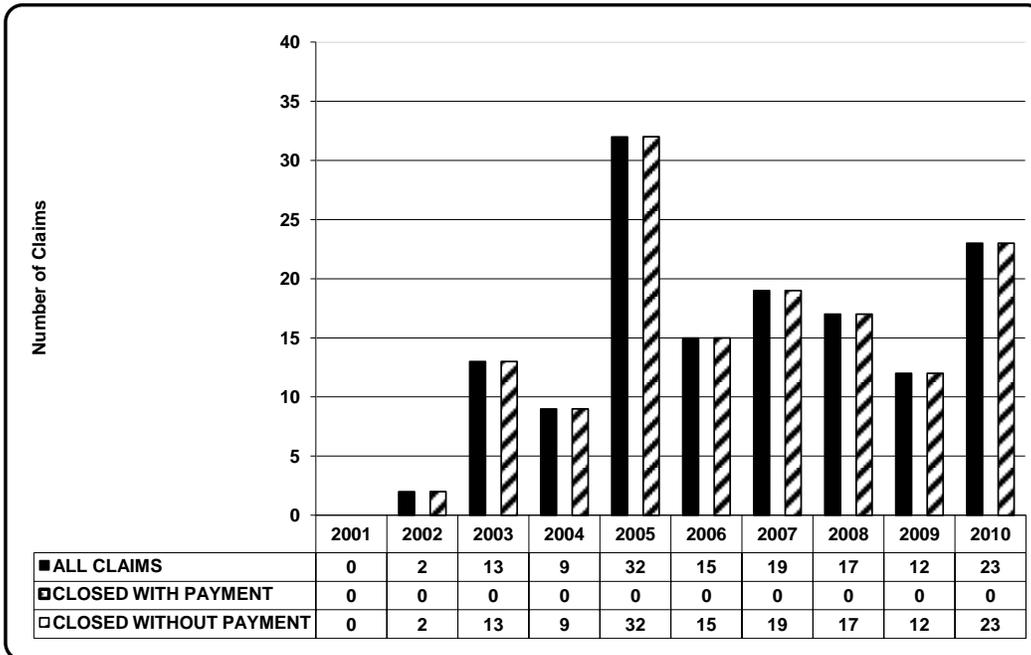


CLAIM OR SUIT ABANDONED

Average Paid Indemnity & Average Loss Expense

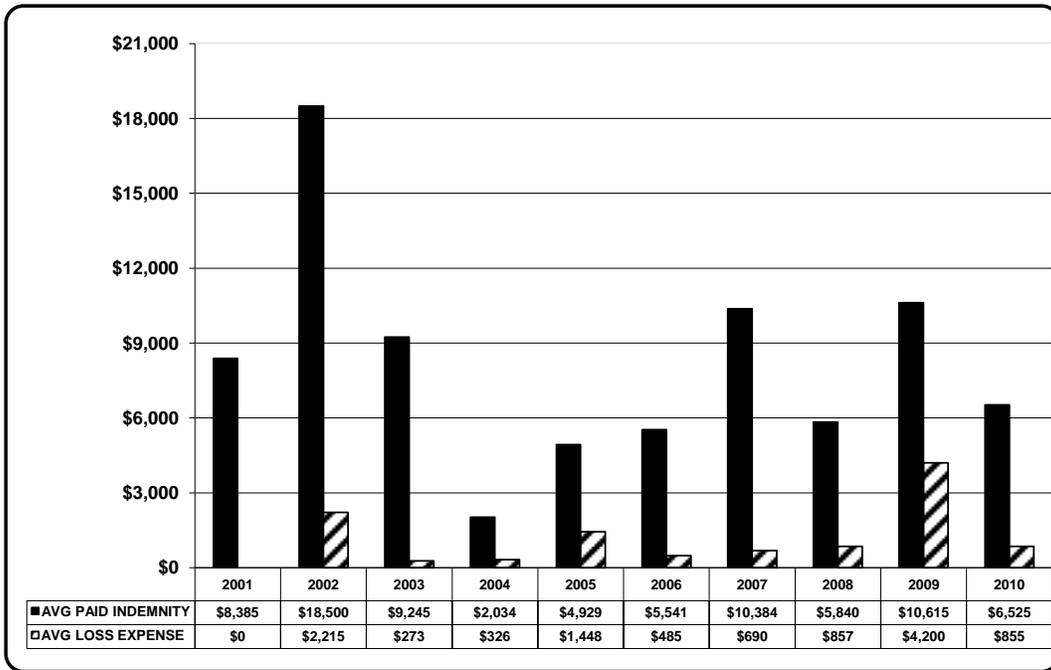


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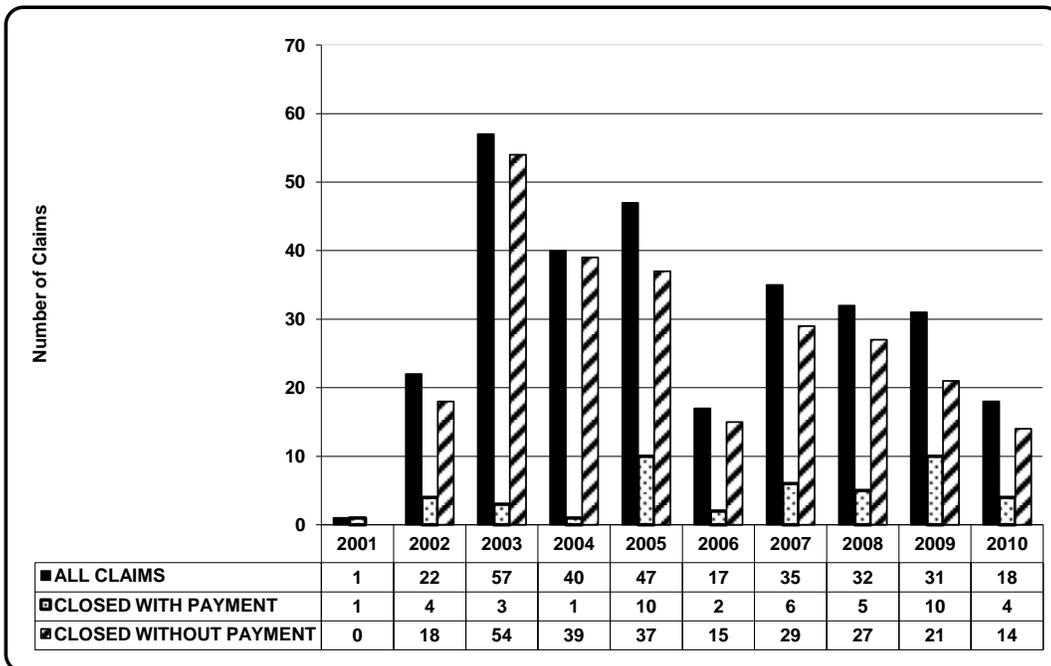


BEFORE FILING SUIT OR DEMANDING HEARING

Average Paid Indemnity & Average Loss Expense

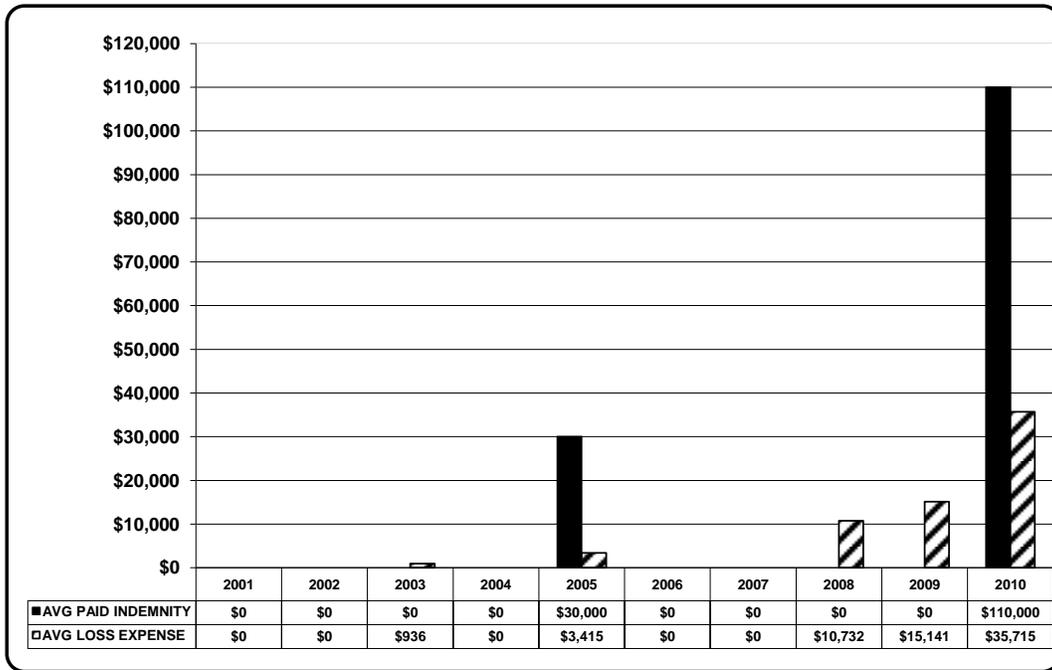


Claim Count

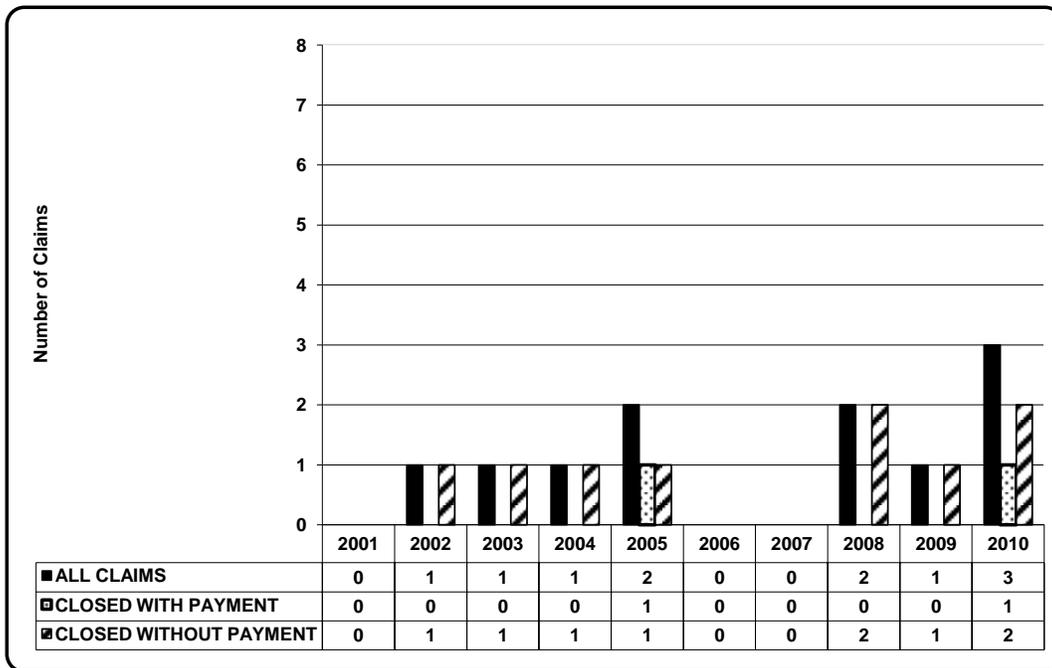


DURING TRIAL OR HEARING

Average Paid Indemnity & Average Loss Expense

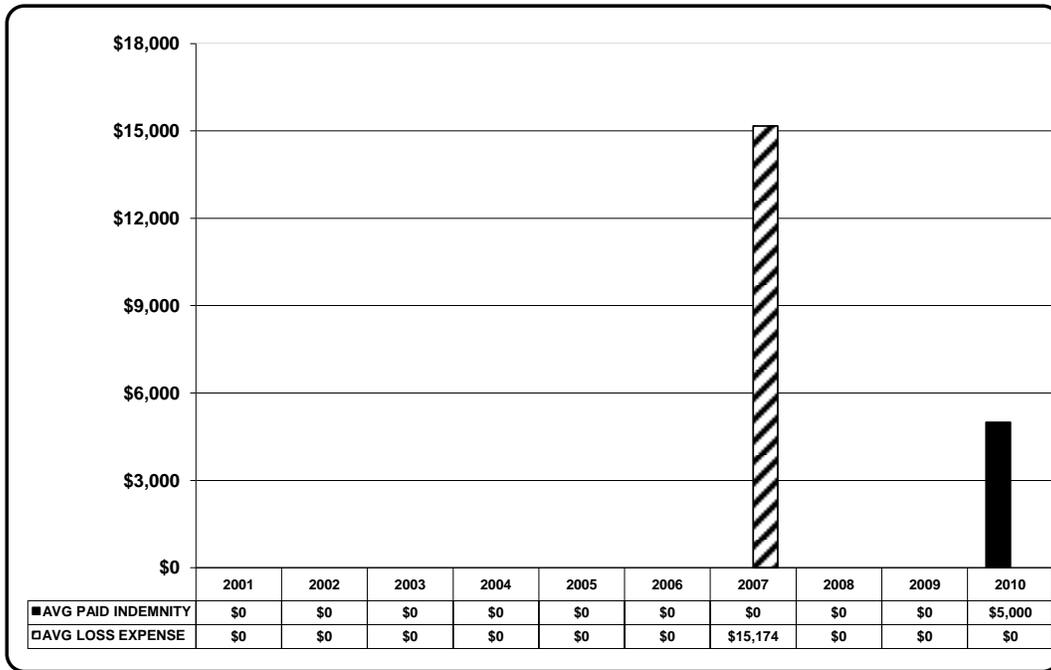


Claim Count

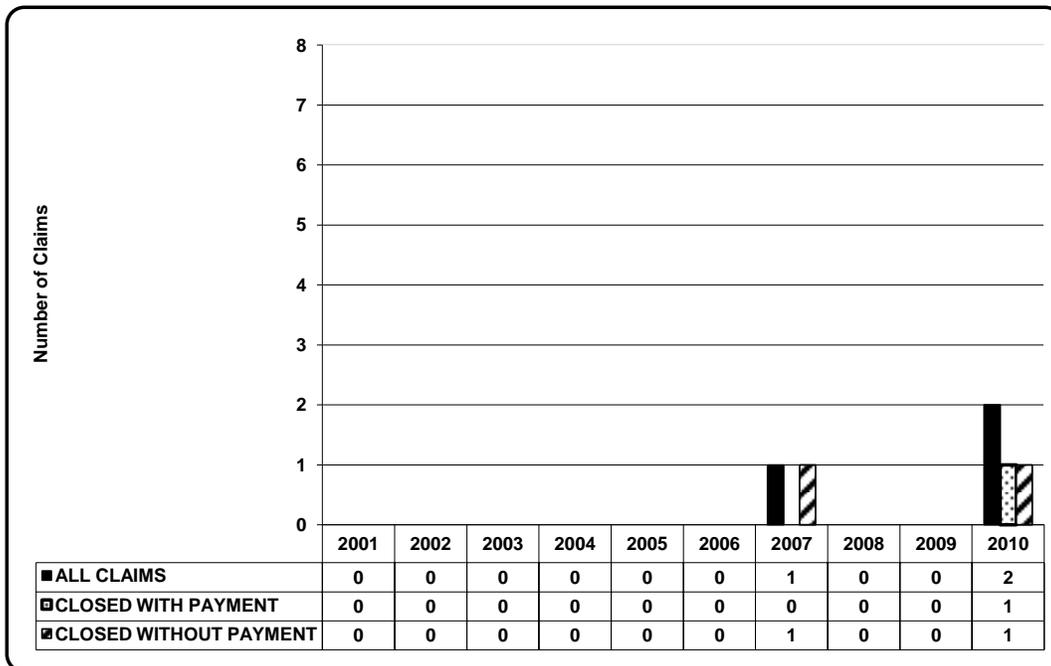


AFTER TRIAL OR HEARING, BEFORE JUDGMENT

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
YEARS ADMITTED TO PRACTICE**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

YEARS ADMITTED TO PRACTICE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
OVER 10 YEARS	501	134	65.69%	\$11,784	\$1,579,111	69.80%	\$6,552
4 TO 10 YEARS	233	50	24.51%	\$9,169	\$458,447	20.27%	\$3,935
UNDER 4 YEARS	52	20	9.80%	\$11,232	\$224,643	9.93%	\$5,531
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

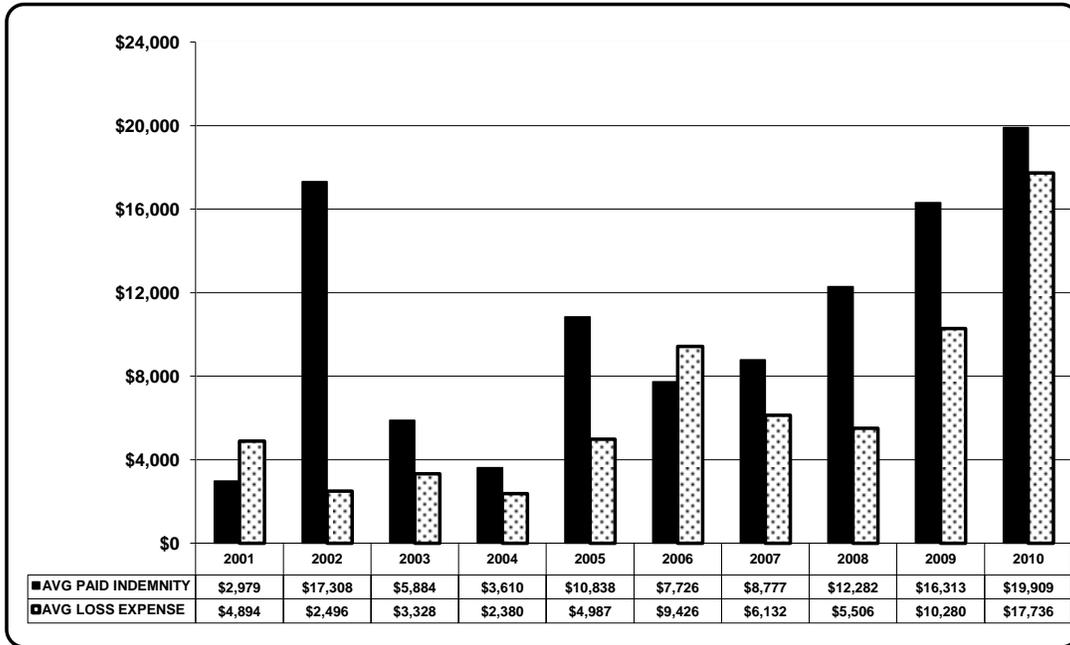
CLAIMS CLOSED IN 2010

YEARS ADMITTED TO PRACTICE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
OVER 10 YEARS	52	23	74.19%	\$19,909	\$457,900	83.13%	\$17,736
4 TO 10 YEARS	33	7	22.58%	\$5,060	\$35,423	6.43%	\$2,252
UNDER 4 YEARS	4	1	3.23%	\$57,500	\$57,500	10.44%	\$9,317
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

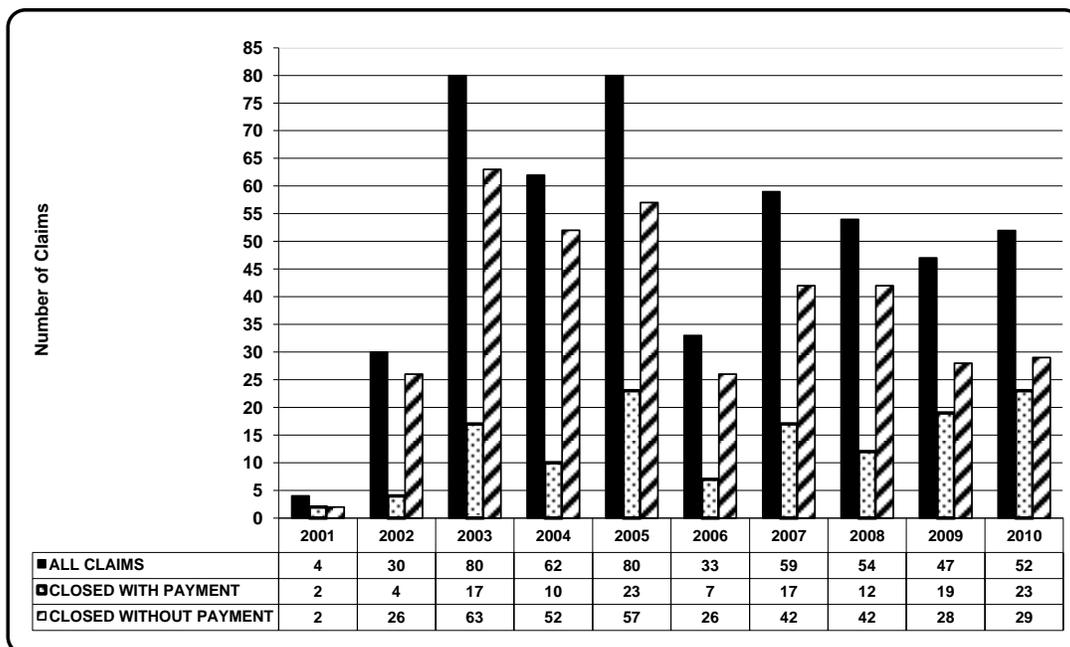
**YEARS ADMITTED TO PRACTICE
TRENDS
OF
2010**

OVER 10 YEARS

Average Paid Indemnity & Average Loss Expense

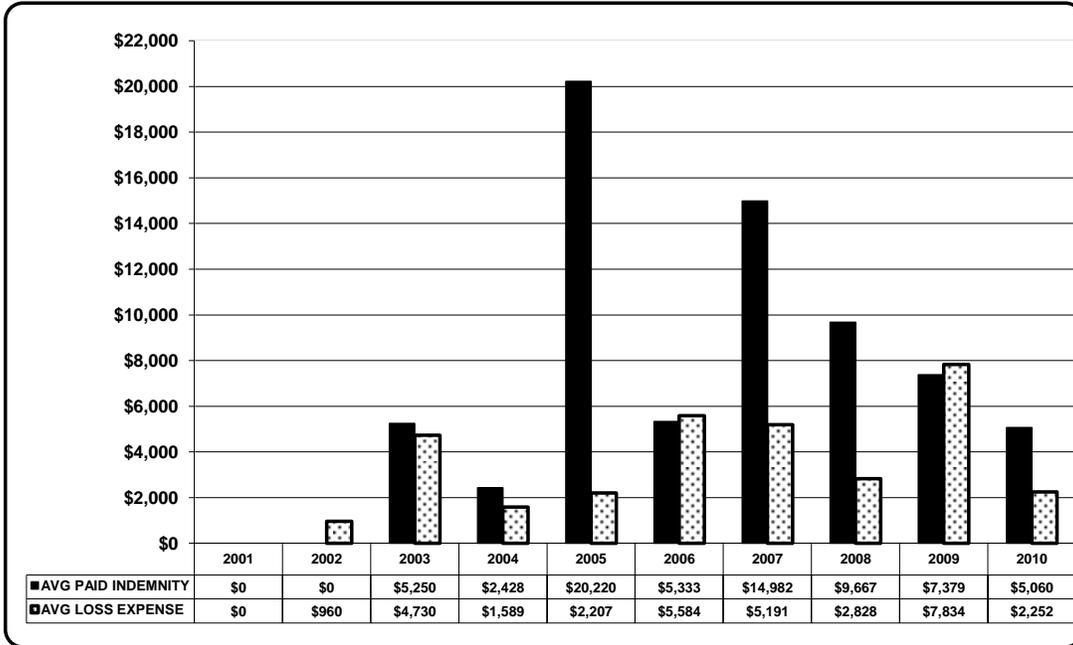


Claim Count

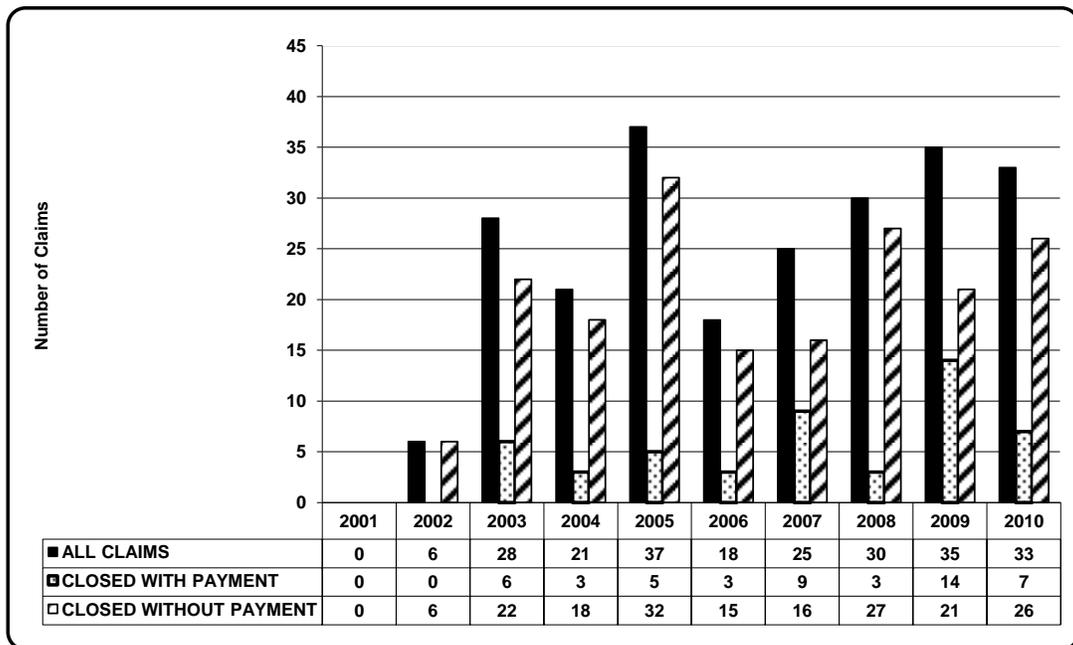


4 TO 10 YEARS

Average Paid Indemnity & Average Loss Expense

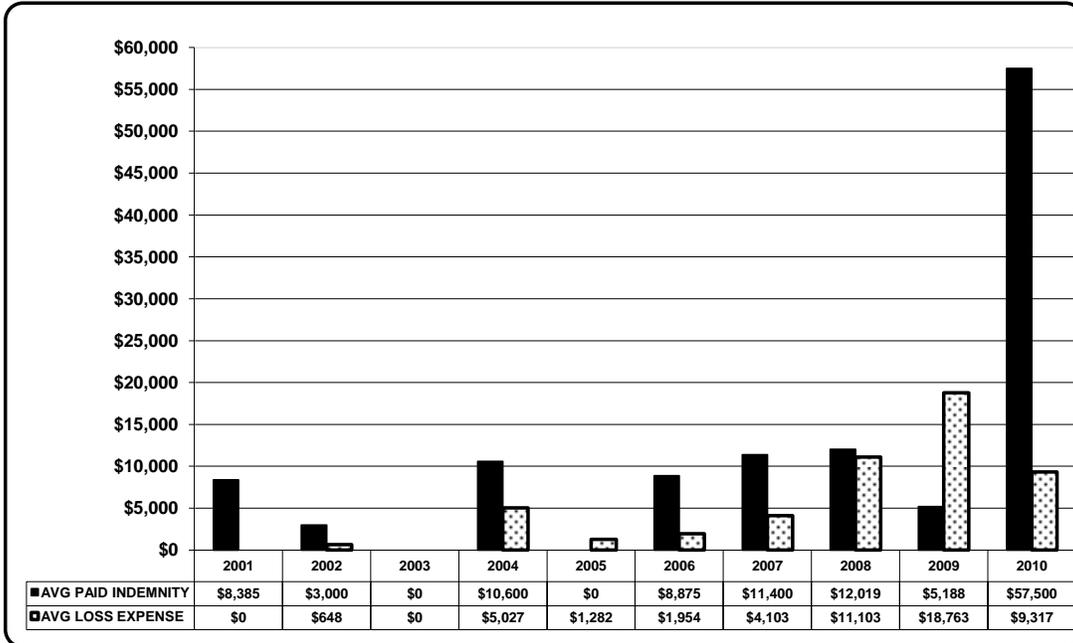


Claim Count

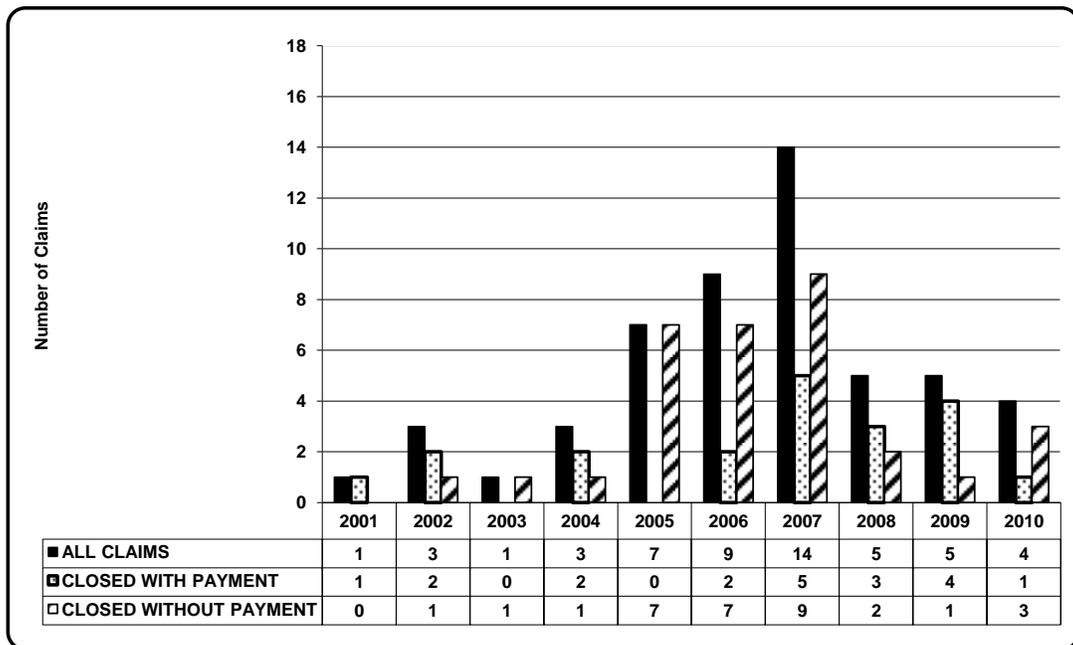


UNDER 4 YEARS

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2010 SUMMARY
BY
INSURED/CLAIMANT RELATIONSHIP**

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

FOR YEARS 2001-2010

INSURED'S RELATIONSHIP TO THE CLAIMANT	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
NON-CONTRACTUAL RELATIONSHIP WITH CLAIM	437	104	50.98%	\$10,503	\$1,092,346	48.29%	\$4,945
CONTRACTUAL RELATIONSHIP WITH CLAIMANT	349	100	49.02%	\$11,699	\$1,169,855	51.71%	\$6,666
TOTAL	786	204	100.00%	\$11,089	\$2,262,201	100.00%	\$5,709

**REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS**

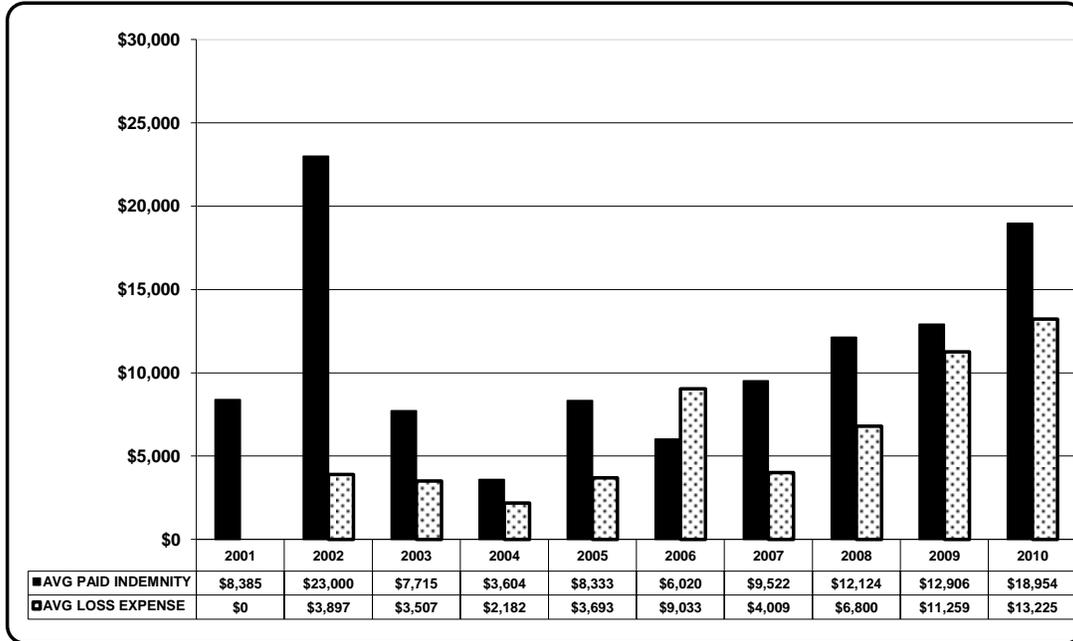
CLAIMS CLOSED IN 2010

INSURED'S RELATIONSHIP TO THE CLAIMANT	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
CONTRACTUAL RELATIONSHIP WITH CLAIMANT	49	18	58.06%	\$18,954	\$341,173	61.94%	\$13,225
NON-CONTRACTUAL RELATIONSHIP WITH CLAIM	40	13	41.94%	\$16,127	\$209,650	38.06%	\$9,645
TOTAL	89	31	100.00%	\$17,768	\$550,823	100.00%	\$11,616

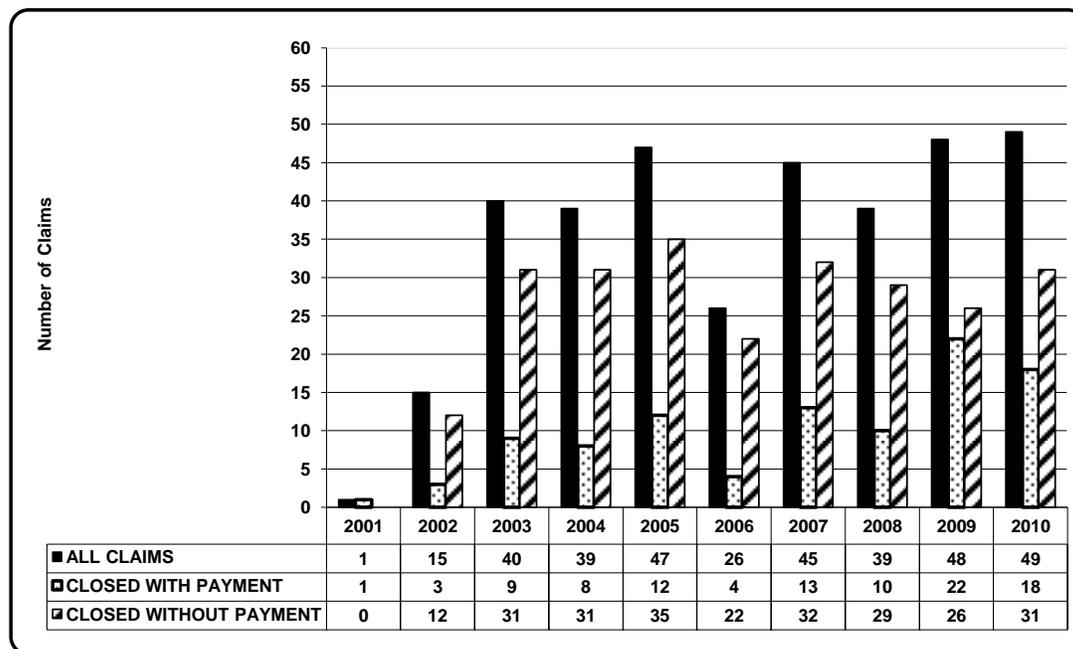
**INSURED/CLAIMANT RELATIONSHIP
TRENDS
OF
2010**

CONTRACTUAL RELATIONSHIP WITH CLAIMANT

Average Paid Indemnity & Average Loss Expense

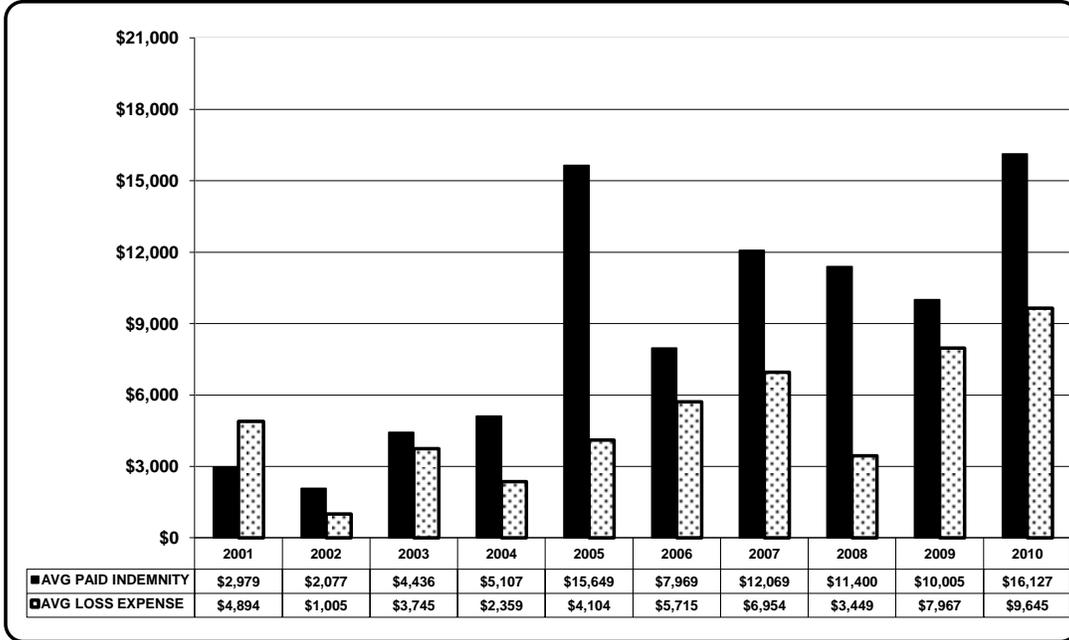


Claim Count

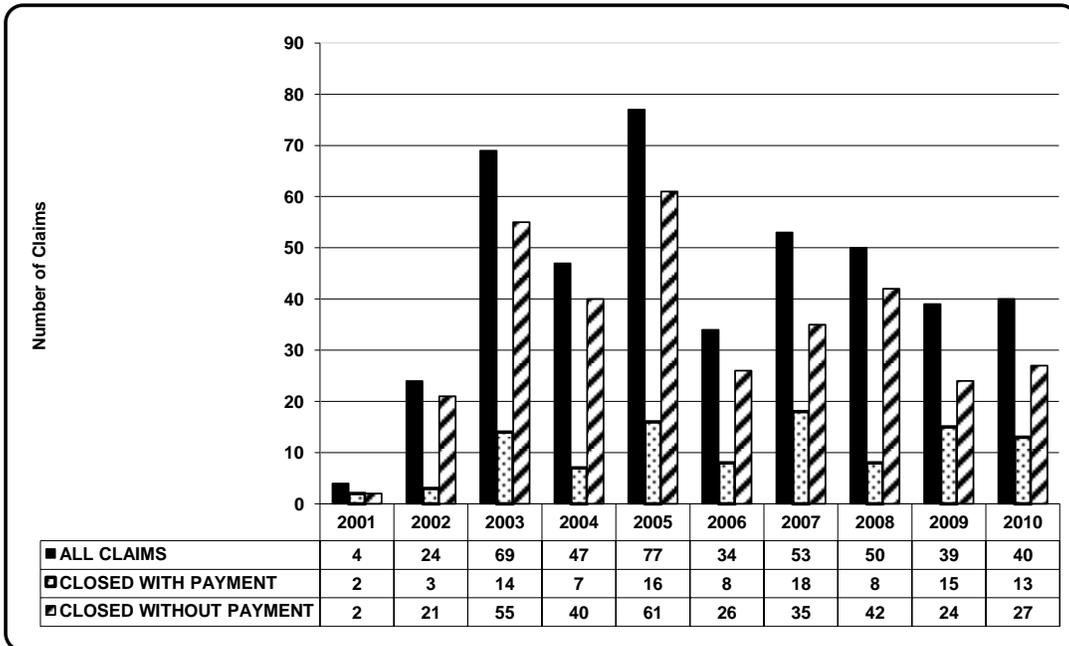


NON-CONTRACTUAL RELATIONSHIP WITH CLAIMANT

Average Paid Indemnity & Average Loss Expense



Claim Count



**PREMIUM
AND
LOSS DATA**

PAGE 19 SUPPLEMENT REAL ESTATE MALPRACTICE EXPERIENCE

WITH MARKET SHARE

2010 EXPERIENCE

NAIC Company Code	Company Name	Market Share	Written Premium	Earned Premium	Losses Paid	Incurred Losses	Loss Ratio
20443	CONTINENTAL CASUALTY COMPANY	52.34%	\$1,021,171	\$1,029,772	\$183,470	\$4,723	0.46%
29459	TWIN CITY FIRE INSURANCE COMPANY	24.09%	\$469,924	\$376,808	\$544	\$25,522	6.77%
31194	TRAVELERS CASUALTY AND SURETY COMP/	12.88%	\$251,247	\$332,521	\$75,000	\$95,000	28.57%
22322	GREENWICH INSURANCE COMPANY	4.80%	\$93,626	\$105,233	\$20,449	\$118,903	112.99%
25895	UNITED STATES LIABILITY INSURANCE COM	3.95%	\$77,140	\$71,459	\$34,000	\$68,437	95.77%
35408	IMPERIUM INSURANCE COMPANY	1.94%	\$37,913	\$26,823	\$0	\$7,415	27.64%
24767	ST PAUL FIRE & MARINE INSURANCE COMP/	0.00%	\$0	\$3,645	\$1,190,692	\$985,389	27033.99%
TOTAL		100.00%	\$1,951,021	\$1,946,261	\$1,504,155	\$1,305,389	67.07%

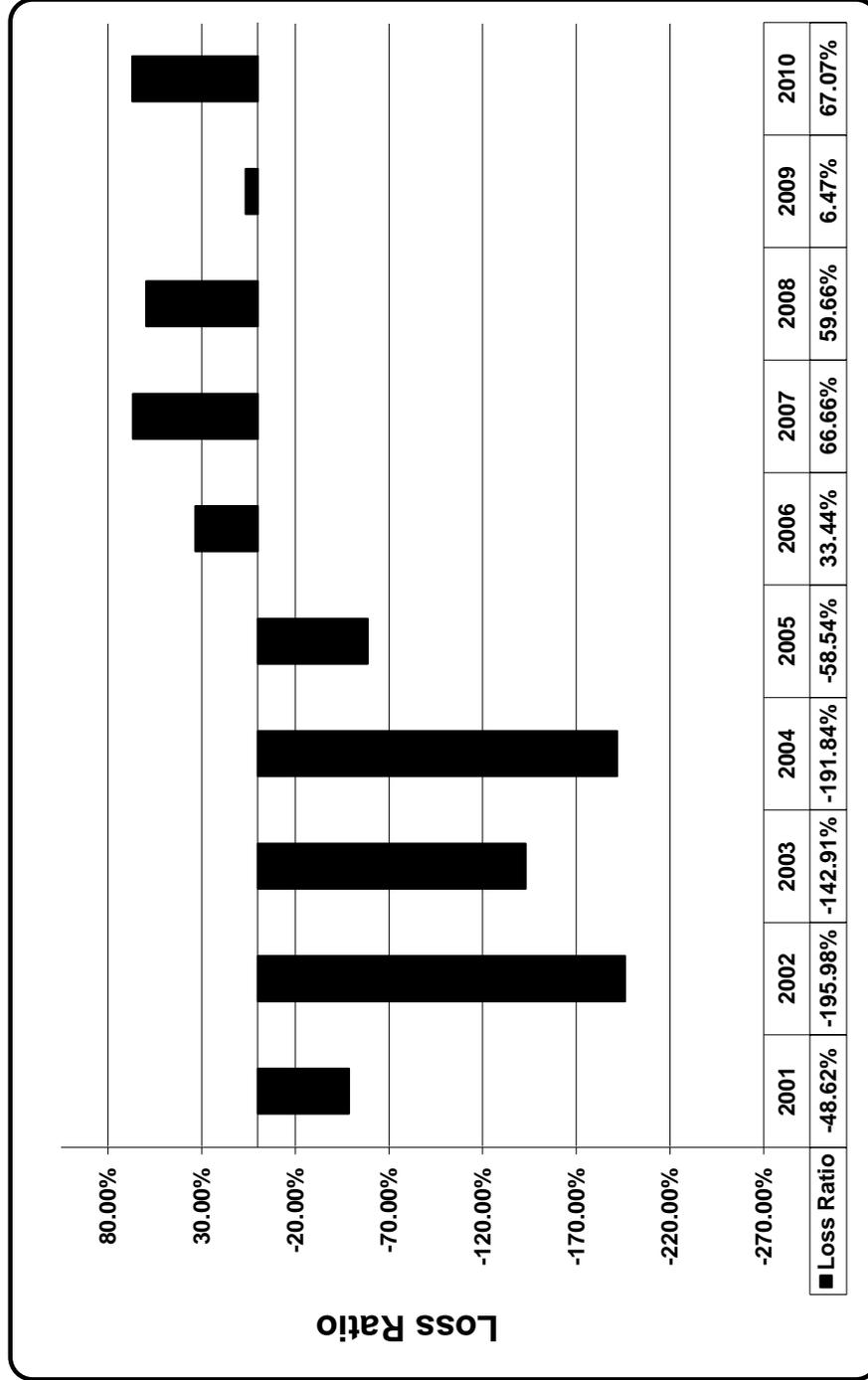
PAGE 19 SUPPLEMENT REAL ESTATE MALPRACTICE EXPERIENCE

TEN YEAR SUMMARY

Year	Direct Written Premium	Direct Earned Premium	Direct Losses Incurred	Direct Defense & Cost Containment Expense	Loss Ratio	Defense Costs	Losses Plus Defense Costs
2001	\$627,684	-\$274,156	\$133,283	\$184,549	-48.62%	-67.32%	-115.93%
2002	\$1,106,459	-\$86,912	\$170,332	\$103,499	-195.98%	-119.08%	-315.07%
2003	\$1,502,753	-\$545,691	\$779,853	\$398,228	-142.91%	-72.98%	-215.89%
2004	\$2,195,145	-\$537,235	\$1,030,640	\$461,071	-191.84%	-85.82%	-277.66%
2005	-\$875,718	-\$905,386	\$530,005	-\$98,836	-58.54%	10.92%	-47.62%
2006	\$2,221,705	\$2,361,731	\$789,714	\$740,916	33.44%	31.37%	64.81%
2007	\$2,581,948	\$1,984,075	\$1,322,615	\$666,471	66.66%	33.59%	100.25%
2008	\$1,857,153	\$1,845,056	\$1,100,820	\$1,086,019	59.66%	58.86%	118.52%
2009	\$1,702,926	\$1,953,965	\$126,327	\$723,866	6.47%	37.05%	43.51%
2010	\$1,951,021	\$1,946,261	\$1,305,389	\$300,705	67.07%	15.45%	82.52%
5 Year Average	\$10,314,753	\$10,091,088	\$4,644,865	\$3,517,977	46.03%	34.86%	80.89%
10 Year Average	\$14,871,076	\$7,741,708	\$7,288,978	\$4,566,488	94.15%	58.99%	153.14%

**PAGE 19 SUPPLEMENT
REAL ESTATE MALPRACTICE EXPERIENCE**

TEN YEAR LOSS RATIO SUMMARY



Insurance Consumer Hotline

Contact DIFP's Insurance Consumer Hotline
if you have questions about your insurance policy
or to file a complaint against an
insurance company or agent:

difp.mo.gov

800-726-7390



DIFP

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Financial Institutions &
Professional Registration

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JUNE 2011