



Mortgage Protection Insurance

One of the industry-specific coverages you can depend on from The Hartford

Your mortgage portfolio may represent more than half of your financial institution's total assets.

- Although you require borrowers to have insurance for their property prior to closing on a mortgage loan, what if that coverage is insufficient, lapses or becomes non-existent and a property loss occurs?
- Despite the best trained mortgage administration staff, errors and omissions can occur.

Failing to properly protect your mortgage operations could affect your bottom line.

Mortgage Protection Insurance

The Hartford's Mortgage Protection Insurance is designed to comprehensively protect your financial institution from exposures related to mortgage financing with three key areas of coverage:

- Mortgagee's Interest (Mortgage Impairment)
- Mortgagee's Liability
- Mortgagee's Errors or Omissions

Why Choose The Hartford for Mortgage Protection Insurance?

The Hartford offers:

- The coverages and limits you need
- Protection for the collateral of the mortgages you own or service
- Comprehensive liability coverage for mortgage servicing errors or omissions
- Coverage for both residential and commercial mortgages
- Specialized claims handling for Mortgage Protection losses

At The Hartford, we're committed to bringing you the specialized products and services you need to properly protect your financial institution.

Mortgagee's Interest

When a borrower fails to maintain proper insurance as required by the mortgage agreement, Mortgagee's Interest (also referred to as Mortgage Impairment) protects your outstanding loan balance and accrued interest if a loss or physical damage occurs resulting from fire, wind, hail, flood and other specified perils as required in your mortgage contract.

- Coverage automatically provided during 'unknown' insurance lapses
- 90-day coverage window from the time you learn that a property owner has failed to maintain insurance
- Built-in coverage for Foreclosed Properties
- Optional coverage for Mobile Homes
- Optional coverage for Business Personal Property (BPP)
- Option to add Trust Properties
- Optional Seizure and Sale coverage

Claims Scenario: A mortgage borrower stops paying their insurance premiums and coverage is cancelled. The property burns down and the borrower defaults on the mortgage payments. The Hartford's Mortgage Protection Insurance will reimburse your bank for the outstanding loan balance plus accrued interest (but not more than the amount that would have been payable under the required insurance, had it been in force).

Mortgagee's Liability

Your financial institution may offer hazard insurance escrow or flood determination services. Mortgagee's Liability provides your business with protection from losses relating to errors or omissions in procuring or maintaining property hazard insurance and in determining flood zone.

- Errors or Omissions coverage for losses related to:
 - Escrow for Hazard Insurance
 - Special Flood Hazard Area Determination

Claims Scenario: Your financial institution escrows for hazard insurance for a mortgaged property. Due to your administrative error the payments for the hazard insurance are not made to the insurance company. The property burns down, and the hazard insurance you were responsible for maintaining is nonexistent. The Hartford's Mortgage Protection Insurance will cover your legal liability up to the amount that the policy that was not maintained on account of your error would have paid.

Mortgagee's Errors or Omissions

If your financial institution services mortgages, Mortgagee's Errors or Omissions provides protection from lawsuits and damage claims from borrowers, and other parties who have an interest in the mortgage, related to servicing errors or omissions.

- Errors or Omissions coverage, on a claims-made basis for claims arising out of:
 - Real Estate Tax Administration Services
 - Mortgage Life And Disability Insurance Placement Services
 - Mortgage Guaranty Insurance Placement Services
 - Document Custodial Services
 - Recordation Services

Claims scenario: Your financial institution makes an error in accurately recording and releasing mortgages which have been sold to another entity. The Hartford's Mortgage Protection Insurance protects your business from claims by the secondary loan market or investors related to those properties.

The Hartford – In a position of trust since 1810.

Mortgage Protection Insurance is one of the industry-specific property & casualty coverages The Hartford offers financial institutions. As a trusted insurance provider with nearly 200 years of experience and an A+ A.M. Best rating, The Hartford offers the right products and services to comprehensively protect your financial institution and the financial strength and stability to deliver on our commitments.

Choose The Hartford

Talk to your independent insurance agent today about getting a quote from The Hartford or learn more at MB.TheHartford.com/FinancialServices. To find an agent near you, email FinancialInstitutions@TheHartford.com.

This document outlines in general terms the coverages that may be afforded under a Hartford policy. All policies must be examined carefully to determine suitability for your needs and to identify any exclusions, limitations or any other terms and conditions that may specifically affect coverage. In the event of a conflict, the terms and conditions of the policy prevail. All Hartford coverages described in this document may be offered by one or more of the property and casualty insurance company subsidiaries of The Hartford Financial Services Group, Inc.

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