



PRODUCT HIGHLIGHT SHEET

MORTGAGEHOLDER'S PROTECTION POLICY

The **Mortgageholder's Protection Policy (MPP)**, also referred to as Mortgage Impairment Coverage (MI), is a hybrid insurance product that provides both first party property coverage and third party errors and omissions liability coverage. All financial institutions that originate, sell, securitize or service mortgages should have MPP coverage. Most secondary markets specifically require mortgage E&O coverage, which is included in the MPP for lenders who sell mortgages to these markets.

Mortgageholder's Interest (Coverage A)

Coverage protects the insured against loss of financial interest due to uninsured physical damage to mortgaged property, if:

- The borrower defaults on the mortgage; and
- The market value of the damaged property is less than the outstanding mortgage balance.

Coverage applies to causes of loss for which the insured requires the borrower to insure the mortgaged property, including flood.

Limits of Insurance can be provided up to \$25,000,000 per mortgage, subject to underwriting. Higher limits may be available.

Limits of Insurance for flood coverage are equal to those available under the National Flood Insurance Program.

Coverage Extensions:

- Includes all mortgages that the insured services for others under a written contract.
- Includes loss of mortgageholder's interest due to a failure to maintain public or private mortgage insurance.

Foreclosed Property (Coverage B)

Provides automatic temporary coverage for properties acquired through foreclosure. Coverage expires at the earliest of 1) 90 days after acquisition; 2) effective date of other insurance; or 3) expiration date of the policy.

Mortgageholder's Liability (Coverage C)

Provides coverage for the insured's legal liability resulting from their failure to:

- Maintain property insurance on the mortgaged property for the benefit of the borrower;
- Maintain other insurance for the benefit of the borrower;
- Pay real estate taxes on behalf of the borrower; and
- Identify mortgaged property that is located in a Special Flood Hazard Area.

Coverage for defense costs is provided in addition to the limits of liability.

Coverage is provided on an "Occurrence" basis. Retroactive coverage can be provided for compatibility with previous "Claims made" coverage.

Optional Coverages

Coverage can be broadened to include the following:

- Balance of Perils Coverage – broadens coverage to include losses resulting from physical damage caused by causes of loss that the mortgage documents do not require the borrower to obtain insurance.
- Government Confiscation – broadens coverage to include loss from seizure and sale of mortgaged property by a governmental agency.
- Secured Business Property – broadens coverage to include losses to loans collateralized by business property.
- Manufactured Homes, Condominiums, Security Interest E&O and Recordation E&O.
- E&O coverage for properties held in trust, mortgage life or mortgage disability insurance, mortgage document custodial services and failing to require or obtain Title Insurance

Secondary Mortgage Market Requirements

Mortgage E&O coverage, which is included in the MPP, is specifically required by most secondary mortgage markets, for those who originate and service mortgages.

Specifically designed Fannie Mae, Freddie Mac and Ginnie Mae Endorsements can be added to all policies to assist with compliance with all notification and coverage requirements of these entities.

This document contains examples which are offered for illustrative purposes only. Only the insurance policy can give actual terms, coverage, amount, conditions and exclusions for an insured. Coverages, features and product availability may vary from state by state and is subject to change without notice.