

# ALPS Application for Lawyers' Professional Liability Insurance

# Real Estate Supplement - Maine

Real Estate includes legal activities dealing with all aspects of real property transactions including, but not limited to, real estate conveyances, title searches and property transfers, leases, construction contracts (building contracts), condominiums and cooperatives, mortgages, condemnation and eminent domain, zoning and land use planning, property taxes, real estate development and financing. This category does not include environmental law areas such as air and water pollution.

**If more than one attorney practices in this area, one supplement will suffice.**

Name of Applicant Firm: \_\_\_\_\_

1. Is the firm involved in the negotiating or structuring of real estate transactions?  Yes  No

a. **If yes, please describe in detail on a separate sheet.**

b. **If no, do you review the documents with the parties at time of closing?**  Yes  No

2. Does your firm represent more than one party in any real estate transaction?  Yes  No

**If yes, do you explain your role to all parties in writing?**  Yes  No

**If you do not disclose your role in writing, please explain by separate attachment.**

3. Does this firm undertake examination of title, legal descriptions, or survey matters?  Yes  No

**If yes, what percentage of your total firm's work is in examination of titles, legal descriptions or survey matters?** \_\_\_\_\_

4. Does the firm prepare loan documents on behalf of a lender in conjunction with real estate transactions?  Yes  No

5. Describe how the firm addresses issues created by environmental problems and conditions for clients and whether it expressly declines to offer advice on such matters.

6. What percentage of the firm's real estate transactions are: Commercial: \_\_\_\_\_ Residential: \_\_\_\_\_

What is the value of the largest real estate transaction you have been involved in in the last five (5) years: Commercial: \_\_\_\_\_

Residential: \_\_\_\_\_

7. Do any of the attorneys in the firm perform closings?  Yes  No

**If yes, answer the following (a,b,c,d,e) below:**

a. Please identify those individuals who perform closings.

b. Does the firm undertake responsibility for preparing or reviewing closing documents and closing calculations, e.g., preparing settlement statements or determining prorations?  Yes  No

**If no, please explain.**

c. Are the documents reviewed by an attorney?  Yes  No

**If no, please explain.**

d. What percentage of your firm's real estate practice involves real estate closing? \_\_\_\_\_

e. Estimated number of closings in the past 12 months? \_\_\_\_\_

8. Does the firm or any attorney in the firm perform work for a lending institution, real estate agent or closing company under a contract or other relationship in which the firm or attorney agrees to perform real estate closings for a fee?  Yes  No

**If yes, please provide a copy of the contact(s) or explain the relationship in detail by separate attachment.**

**If you have answered no to all of the questions above, please provide a description of your Real Estate Practice by separate attachment.**

**NOTICE TO MAINE APPLICANTS:** It is a crime to provide false, incomplete or misleading information to an Insurance Company for the purpose of defrauding the Company. Penalties may include imprisonment, fines or a denial of insurance benefits.

**I understand information submitted herein becomes part of my firm's Professional Liability Application and is subject to the same terms and conditions.**

Applicant Signature

Position

Date (mm/dd/yyyy)