



TRANSACTIONAL LIABILITY INSURANCE FOR REAL ESTATE ASSETS & REAL ESTATE FINANCE

# Done deal

Helping investors undertake real estate transactions securely, efficiently and cost-effectively



# **DUAL Asset Underwriting, part of the DUAL Group – the world’s largest international underwriting agency – provides specialist insurance solutions for a wide range of asset types.**

No transaction is too large, too small or too complex for our team of experienced underwriters, who have worked on real estate projects of all shapes and sizes, from iconic trophy buildings, mortgage or ground rent portfolios, through to hotels, pubs, leisure and high street shop units.

With property transactions being underwritten by increasingly complex financial structures, it makes sense to mitigate unnecessary risk at the earliest possible stage.

## Insurance protection to facilitate closing on time, every time

DUAL Asset Underwriting (DAU) brings world class, market leading Transactional Liability Insurance to your real estate deal. This enables a risk assuming counter-party to manage any weaknesses or legal deficiencies and ensure your deal closes securely and on time, every time.

We know you have a choice. DAU's team is the most experienced in the market, and is backed by leading insurers. Face to face access to our underwriters makes us an invaluable partner in your transactional team.

We can trade internationally through the DUAL Group office network in 13 countries, and through Lloyd's of London worldwide.

As Lloyd's largest international coverholder, the DUAL Group has the range of products and expertise to facilitate your real estate transactions securely, efficiently and cost-effectively.

## Insurance to improve liquidity of real estate and mortgage assets

Throughout the life cycle of real estate asset ownership, DAU's Transactional Liability Insurance can be used to manage specific due diligence risks and better structure your real estate transaction and financing.

### 1 Acquisition

DAU's extensive range of **Specific Risk** policies manage problems identified during the due diligence or issues that cause mortgage lenders concern. Our wide range of policies can facilitate easier negotiations with counter-parties and real estate lenders.

They facilitate transactions and provide an alternative way to close the deal on time without renegotiating the deal or loan terms. Typical **Specific Risk** policies include: **violation of planning/zoning; inadequate easements or servitudes; violation of legal restrictions; missing deeds and mortgage certificates; breach of public procurement or tender rules; infringements of rights of light or air; restitution and expropriation of land; breach of inheritance laws, including Italian donation risk.**

### 2 Asset Management & Refinancing

DAU's **All Risks** policies can insure a comprehensive basket of ownership and lending risks for both investors and real estate lenders. They insure investors and banks for borrower ownership and mortgage security risks to refinance assets more efficiently.

Where asset ownership issues develop whilst you are an owner, DAU has products that can help you manage the situation or insure the problem, ready for exit. If a dispute arises, DAU's unique **Real Estate After The Event Litigation** insurance (**ATE**) can help preserve the asset and protect your balance sheet.

### 3 Exit

DAU's **Specific Risk and All Risks** policies can help manage contingent risks on exit in several different ways, depending on your transaction. Transactional Liability Insurance can avoid contentious negotiations and involvement in escrow arrangements and accelerate the distribution of funds for closed-end real estate funds.

**Specific Risk** policies or our ATE litigation policy can help prepare difficult assets for sale and provide buyers with the comfort they need to proceed. DAU's **All Risks** policies complement or replace the need for traditional **Warranty & Indemnity** policies to allow more efficient transaction structuring or to replace/enhance otherwise inadequate warranties. This application is especially valuable where time and fee budgets are constrained. We can demonstrate experience of structuring policies which have tangibly enhanced asset value and/or improved lending terms.

**For more information about DUAL Asset Underwriting's Transactional Liability Insurance for Real Estate, please contact our underwriting team directly to discuss your requirements, or arrange a face to face meeting:**

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### About DUAL

DUAL Asset Underwriting Limited (Company Registration No. 08494511) is an Appointed Representative of DUAL Corporate Risks.

DUAL Corporate Risks Limited is authorised and regulated by the Financial Conduct Authority No. 312593. Registered in England and Wales No. 4160680, registered office: Bankside House, 107 Leadenhall Street, London, EC3A 4AF.

DUAL Corporate Risks is part of the DUAL Group.

The award-winning DUAL Group - the world's largest international underwriting agency - is the underwriting division of the Hyperion Insurance Group. The DUAL Group is an established and respected leading underwriter with annual gross written premiums in excess of GBP 350 million employing over 250 people worldwide.

The DUAL Group is Lloyd's largest international coverholder.

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