# Overview & Outlook for the Property/Casualty Insurance Industry

**July 2003** 



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#### Presentation Outline

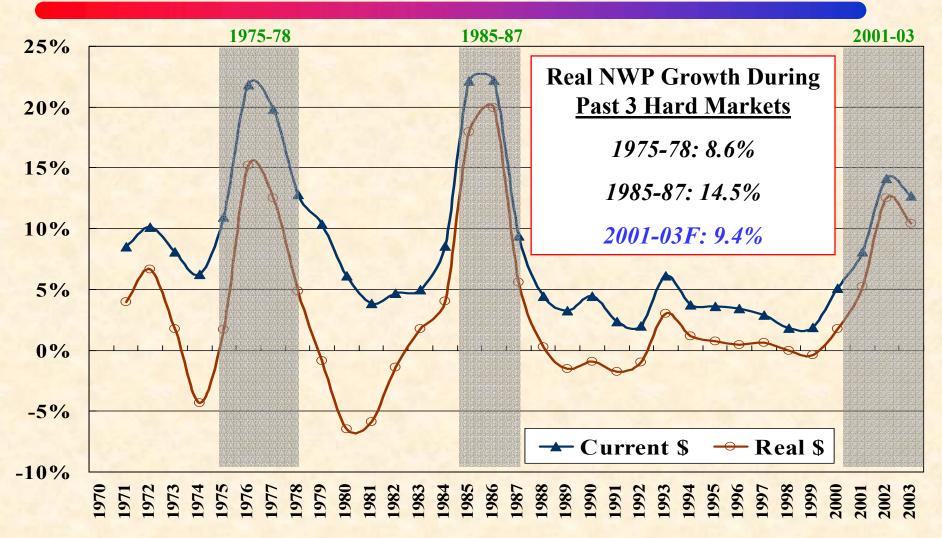
- Hard Market
  - > Pricing & Affordability
  - > P/C Profitability
  - ➤ Underwriting Performance
  - > Investment Performance
- Credit/C.L.U.E.
- Tort Environment
- Q&A

## HARD MARKET:

# IMPACT ON PRICING & AFFORDABILITY



## Strength of Recent Hard Markets by Real NWP Growth



Note: Shaded areas denote hard market periods. Source: A.M. Best, Insurance Information Institute

\*2003 figure is estimate on first quarter result.



## Council of Insurance Agents & Brokers Rate Survey

#### First Quarter 2003

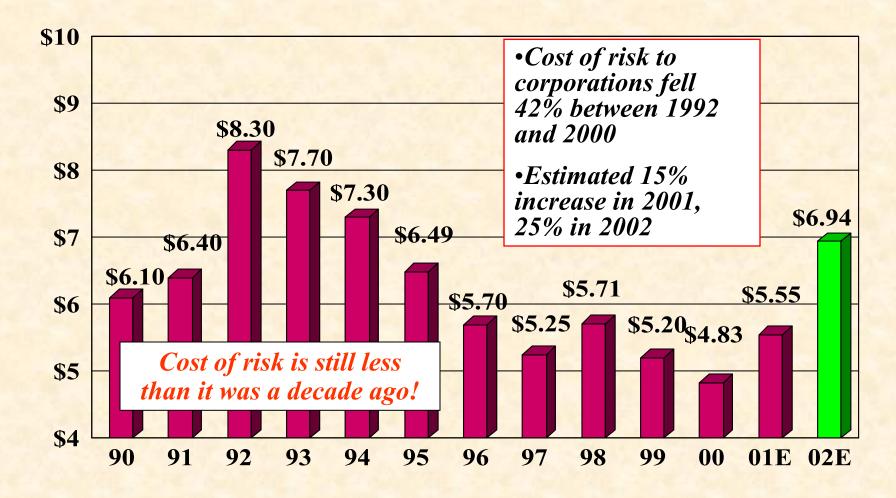
#### Rate Increases By Line of Business

No Change		Up 1-10%	10-20%	20-30%	30-50%	50%-100%	>100%
Comm. Auto	8%	23%	40%	19%	5%	0%	0%
Workers Comp	7%	20%	35%	23%	7%	2%	0%
General Liability	7%	23%	42%	20%	3%	0%	0%
Comm. Umbrella	4%	12%	28%	27%	15%	8%	1%
D&O	3%	6%	25%	28%	15%	8%	2%
Comm. Property*	8%	24%	35%	17%	4%	0%	0%
Construction Risk	7%	5%	27%	23%	16%	3%	0%
Terrorism Terrorism	13%	17%	19%	10%	2%	1%	1%
Business Interr.	13%	33%	28%	7%	1%	0%	0%
Surety Bonds	9%	14%	19%	10%	4%	0%	2%
Med Mal	2%	2%	5%	8%	18%	14%	8%

<sup>\*9%</sup> of respondent reported a decline.



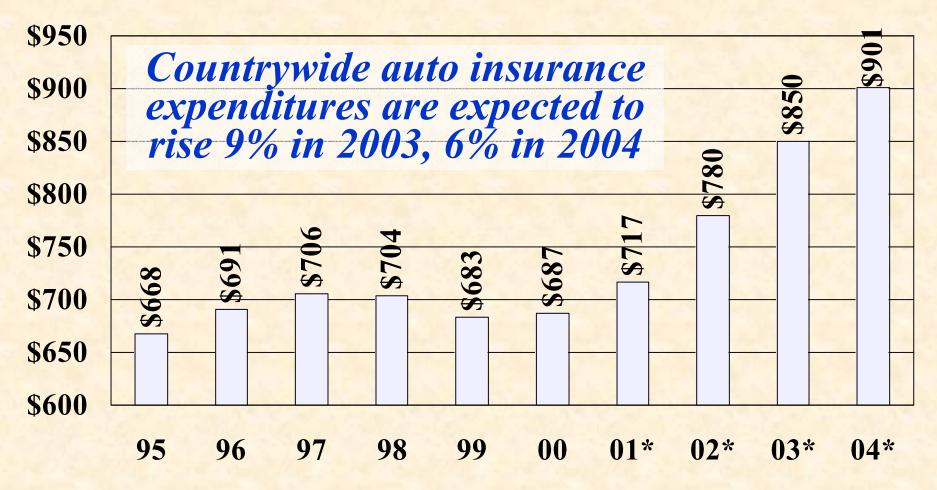
## Cost of Risk per \$1,000 of Revenues: 1990-2002E



Source: 2001 RIMS Benchmark Survey; Insurance Information Institute estimates.

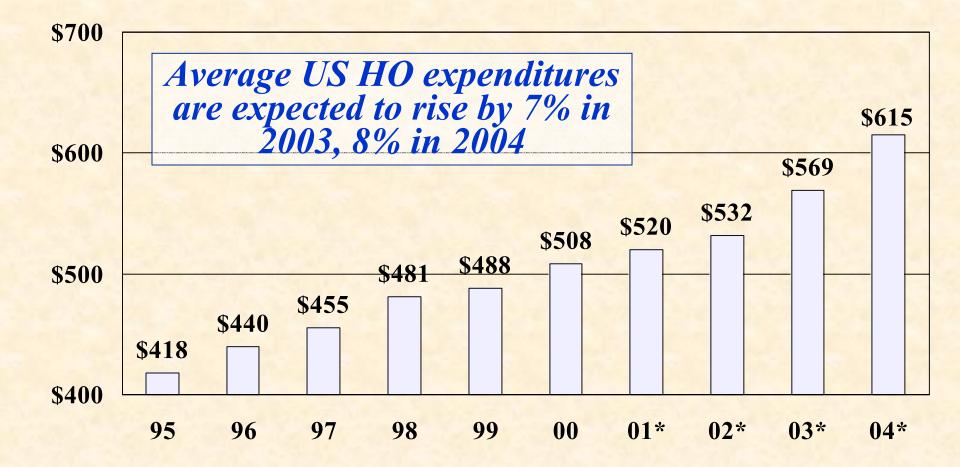


## Average Expenditures on Auto Insurance: US



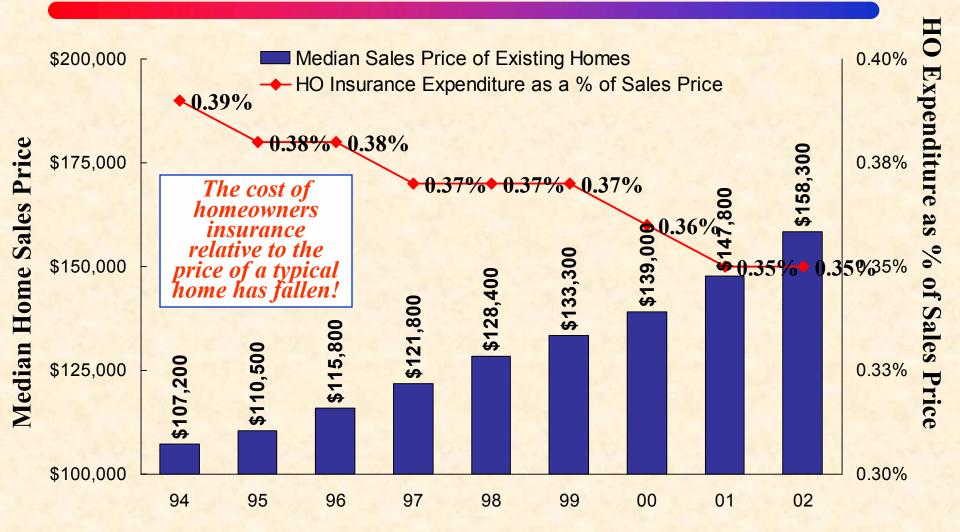
\*Ill Estimates; Estimates for 2001-2003 based on BLS CPI data for motor vehicle insurance. Source: NAIC, Insurance Information Institute

#### Average Expenditures on Homeowners Insurance: US



\*Ill Estimates; Estimates for 2001-2003 based on BLS CPI data for tenants and household insurance. Source: NAIC, Insurance Information Institute

## Homeowners Insurance Expenditure as a % of Median Home Price



Source: Insurance Information Institute calculations based on data from National Association of Realtors, NAIC.

## HARD MARKET:

## IMPACT ON PROFITABILITY





# Highlights: Property/Casualty First Quarter 2003 (\$ Millions)

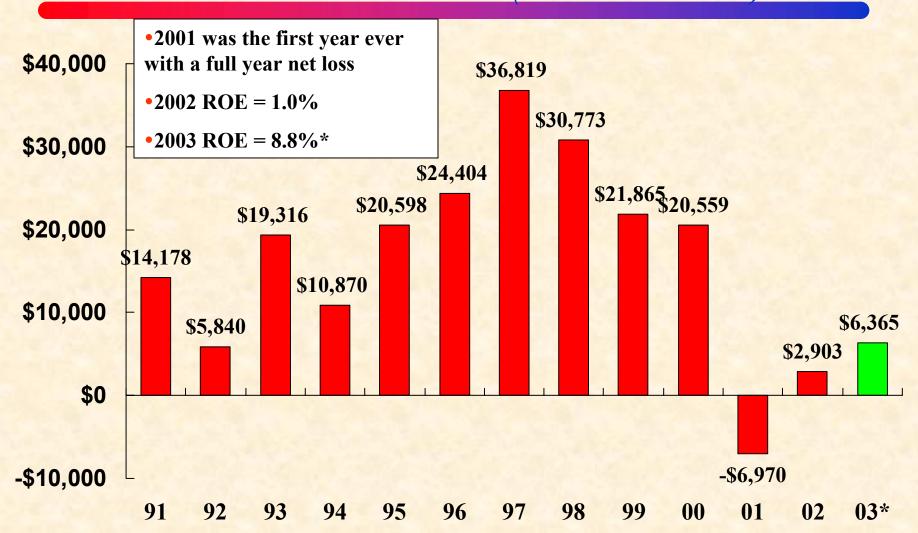
	2003	2002	Change
Net Written Prem.	\$101,329	\$89,874	+12.7%
Loss & LAE	69,956	63,185	+10.7%
Net UW Gain (Loss)	(1,461)	(3,644)	-59.9%
Net Inv. Income	8,984	9,007	-0.3%
Net Income (a.t.)	6,365	5,279	+20.6%
Surplus*	289,167	285,235	+1.4%
Combined Ratio**	99.5	107.2	-7.7 pts.

<sup>\*</sup>Comparison with year-end 2002.

<sup>\*\*</sup>Comparison is with full year 2002 combined ratio. Comparable 1st quarter 2002 figure is 102.2.



#### P/C Net Income After Taxes 1991-2003\* (\$ Millions)

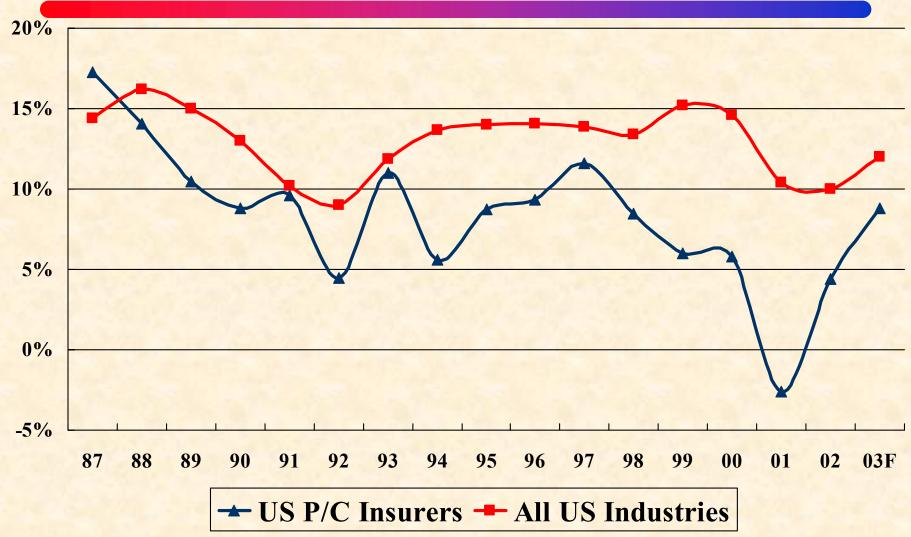


\*First quarter

Sources: A.M. Best, ISO, Insurance Information Institute.



### ROE: P/C vs. All Industries 1987–2003E\*

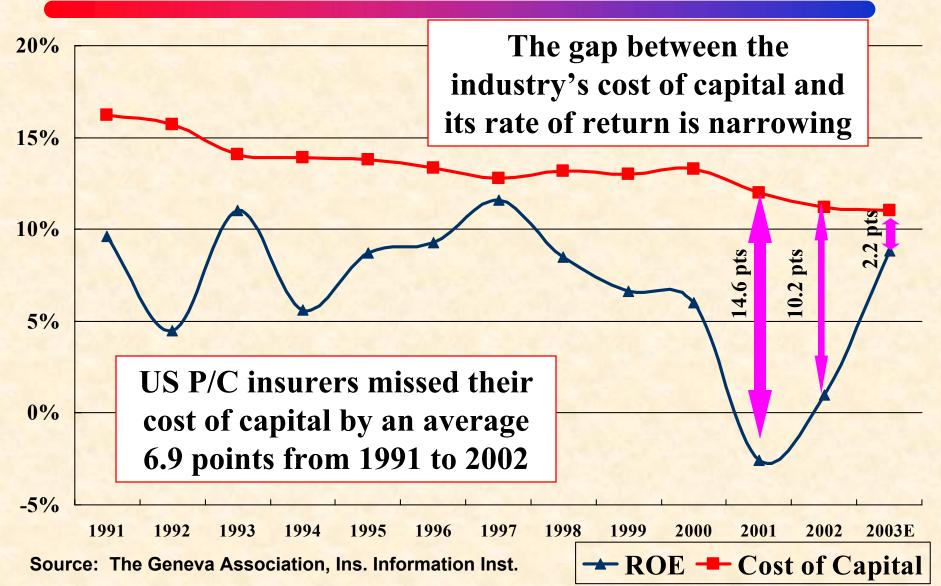


\*2003 p/c estimate based on first quarter data.

Source: Insurance Information Institute; Fortune

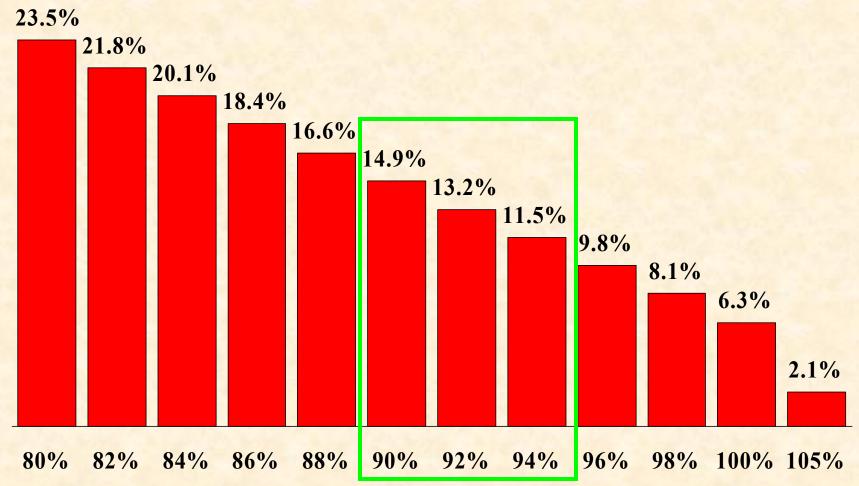


### ROE vs. Cost of Capital: US P/C Insurance: 1991 – 2003E



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#### After-Tax ROE for Selected AY Combined Ratios\*



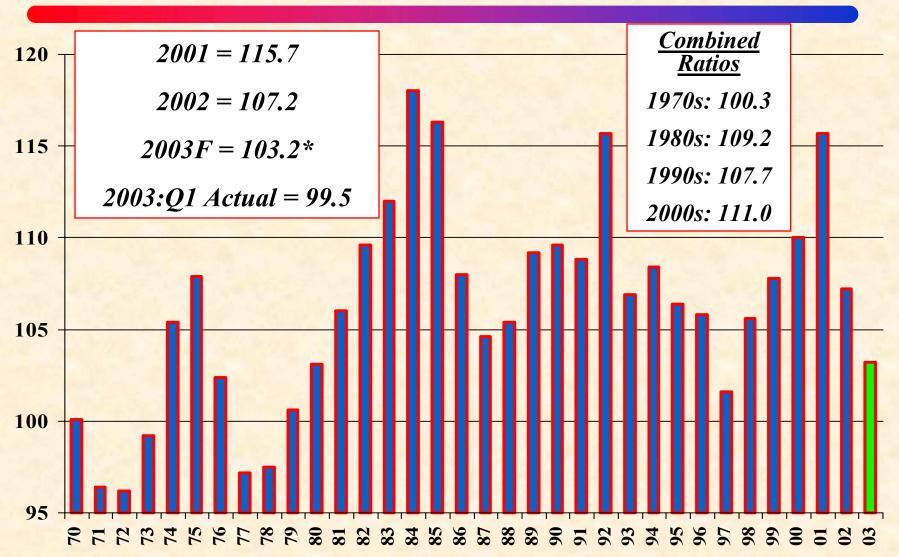
<sup>\*</sup>Assumes 4% tax-equivalent yield, 28% expense ratio and 140% premium/surplus ratio Source: Dowling & Partners Securities

## HARD MARKET:

# IMPACT ON UNDERWRITING PERFORMANCE



#### P/C Industry Combined Ratio

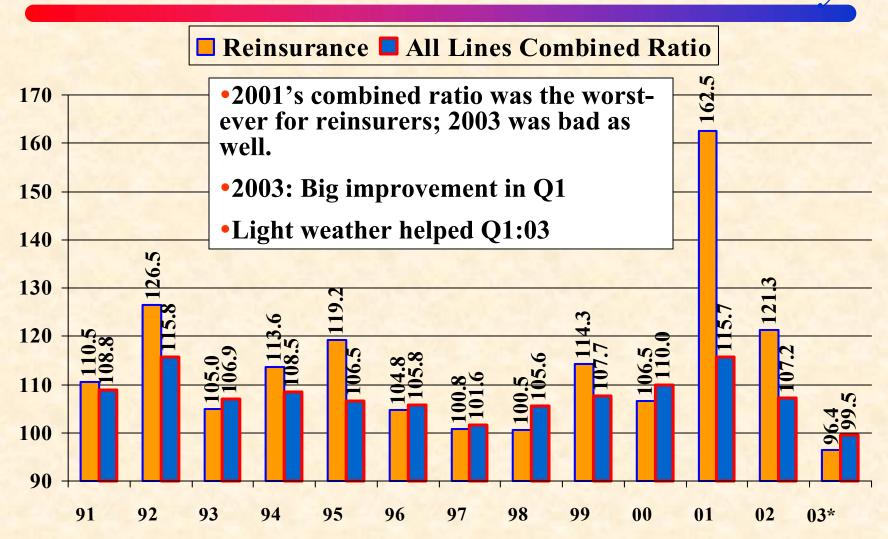


Sources: A.M. Best; III

\*Based on III Earlybird Survey, February 2003.

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### Combined Ratio: Reinsurance vs. P/C Industry

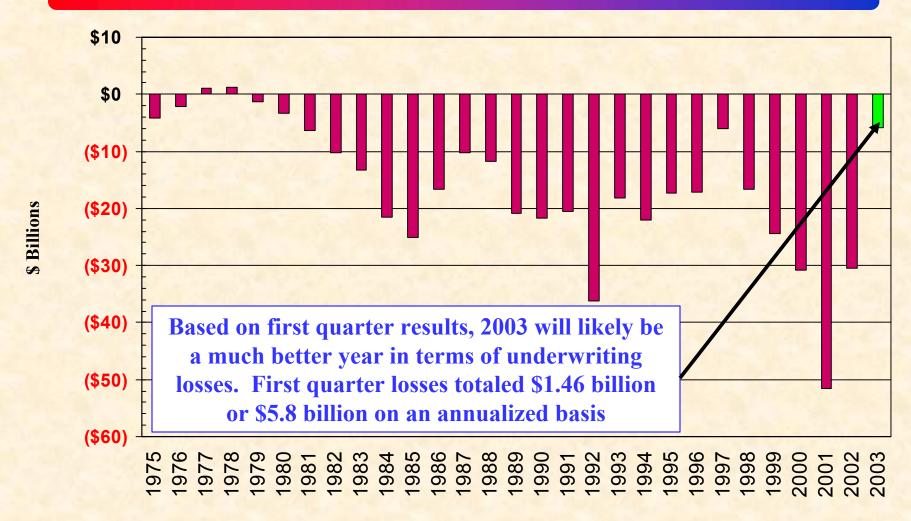


\*First quarter 2003 figures from RAA, ISO.

Source: A.M. Best, ISO, Reinsurance Association of America, Insurance Information Institute



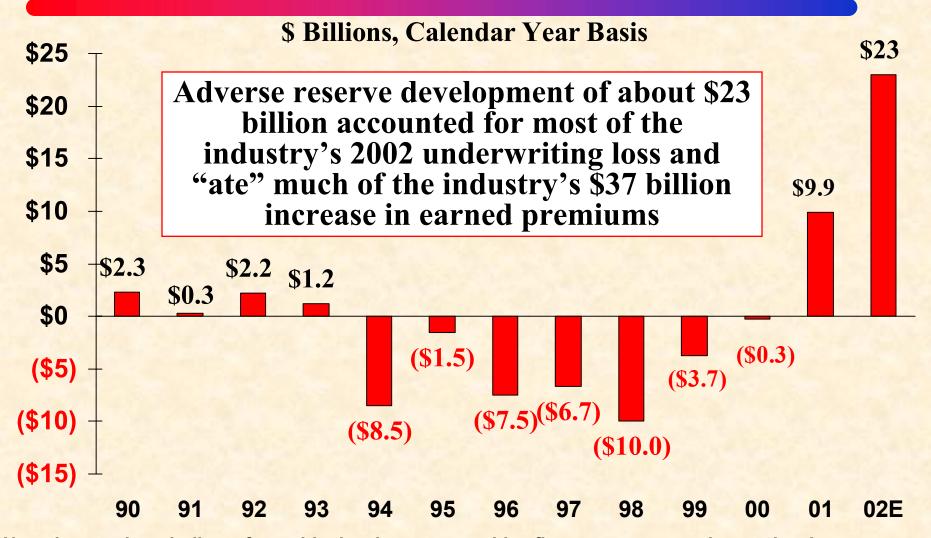
### Underwriting Gain (Loss) 1975-2003\*



\*2003 figure of \$5.84 billion is annualized based on first quarter underwriting loss of \$1.46 billion Source: A.M. Best, Insurance Information Institute



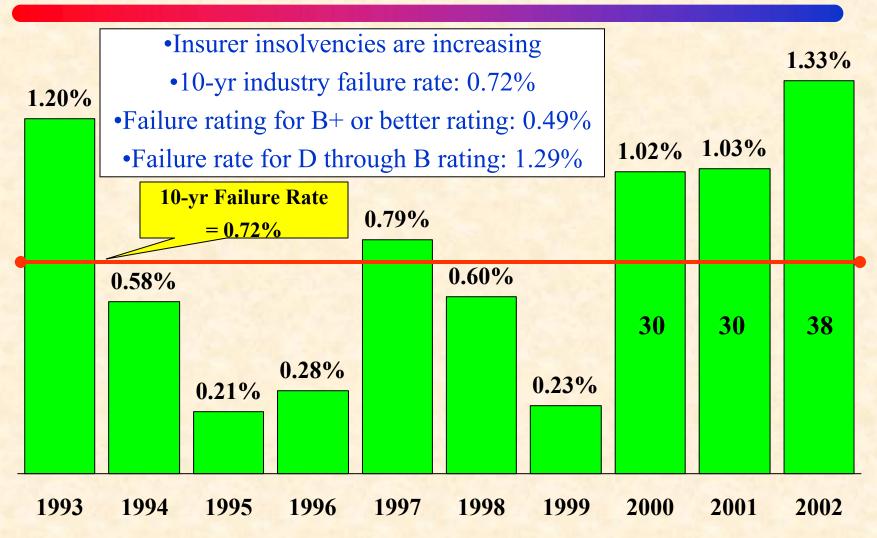
#### P/C Insurance Industry Prior Year Reserve Development\*



<sup>\*</sup>Negative numbers indicate favorable development; positive figures represent adverse development. Source: A.M. Best, Morgan Stanley, Dowling & Partners Securities



## P/C Company Insolvency Rates, 1993 to 2002



Source: A.M. Best; Insurance Information Institute

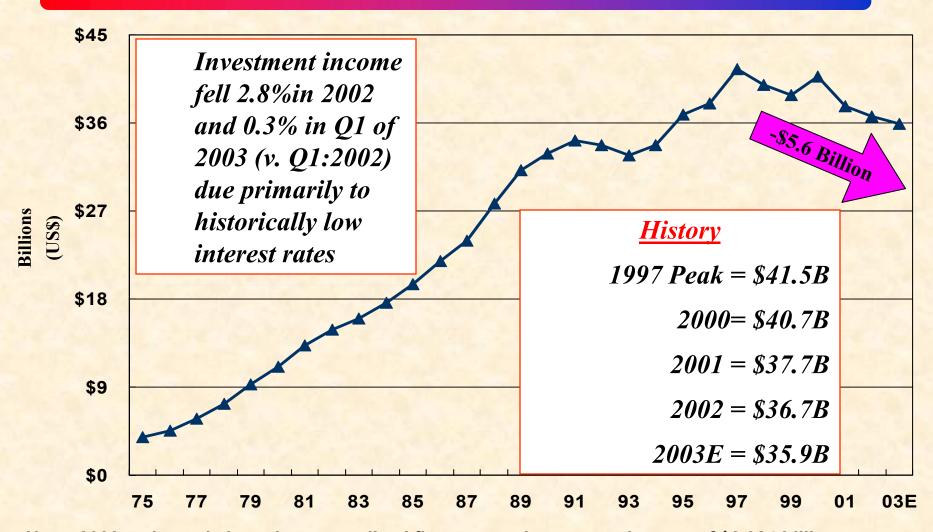
## HARD MARKET:

## THE ROLE OF INVESTMENT PERFORMANCE





#### Net Investment Income

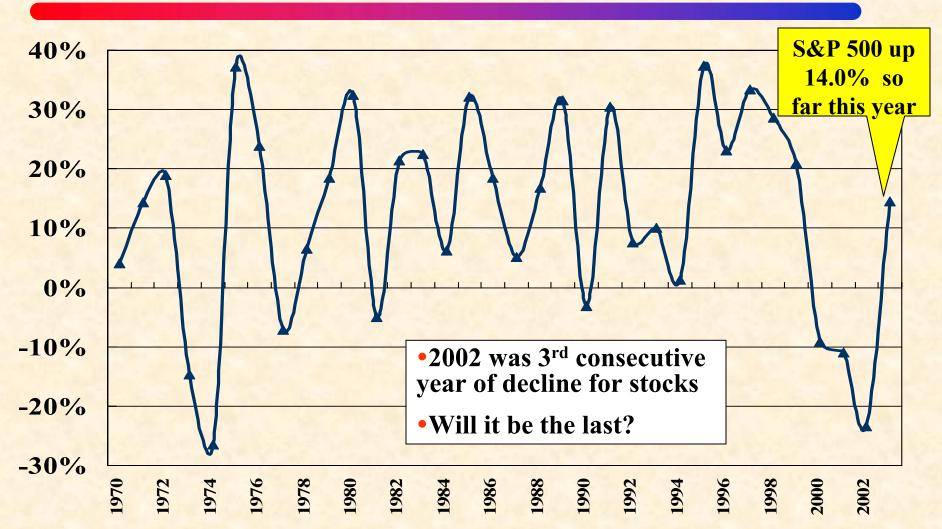


Note: 2003 estimate is based on annualized first quarter investment income of \$8.984 billion.

Source: A.M. Best, Insurance Information Institute



#### Total Returns for Large Company Stocks: 1970-2003\*

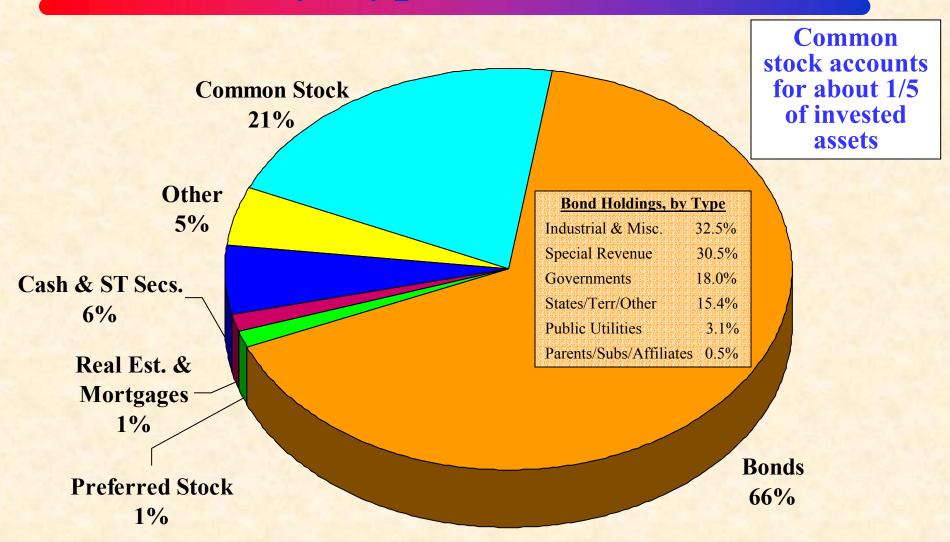


\*As of July 18, 2003.

Source: Ibbotson Associates, Insurance Information Institute



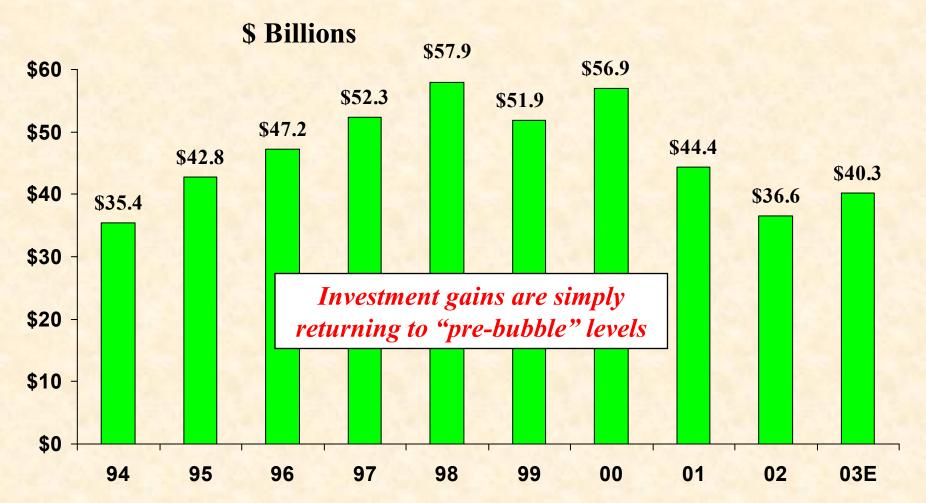
## P/C Industry Investments, by Type (as of Dec. 31, 2001)



Source: A.M. Best, Insurance Information Institute



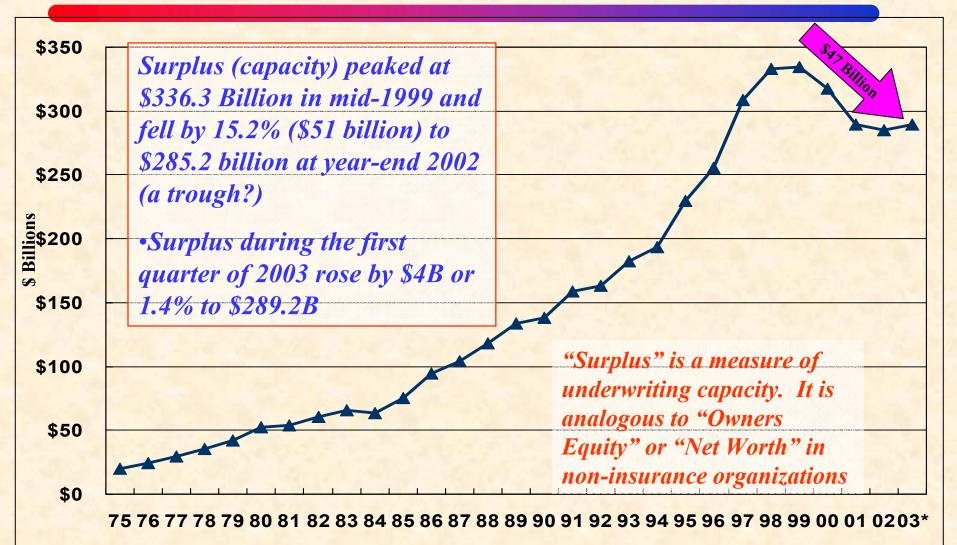
#### Property/Casualty Insurance Industry Investment Gain\*



<sup>\*</sup>Investment gains consists primarily of interest, stock dividends and realized capital gains and losses. Source: Insurance Services Office; Insurance Information Institute estimate annualized as of 3/31/03.



# Policyholder Surplus: 1975-2003\*

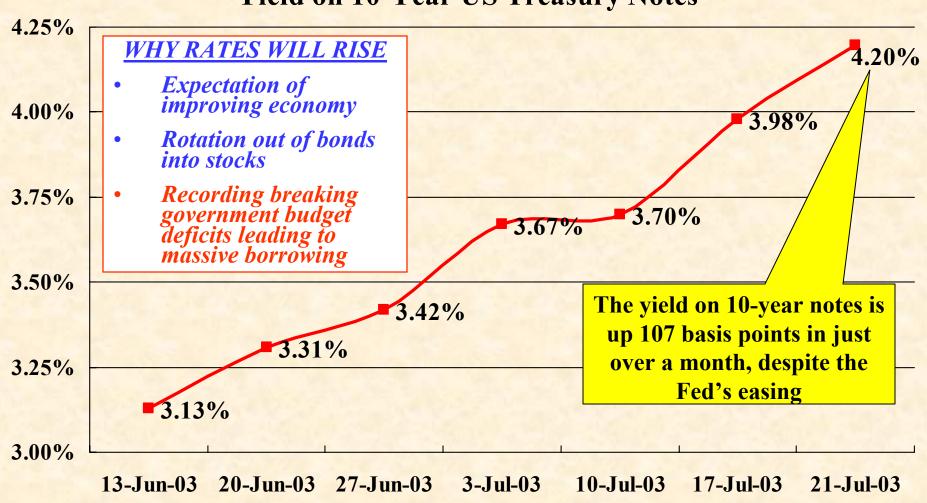


Source: A.M. Best, Insurance Information Institute

\*First Quarter

# ...But is the Bond Bubble LL About to Burst? Rates Will Rise!

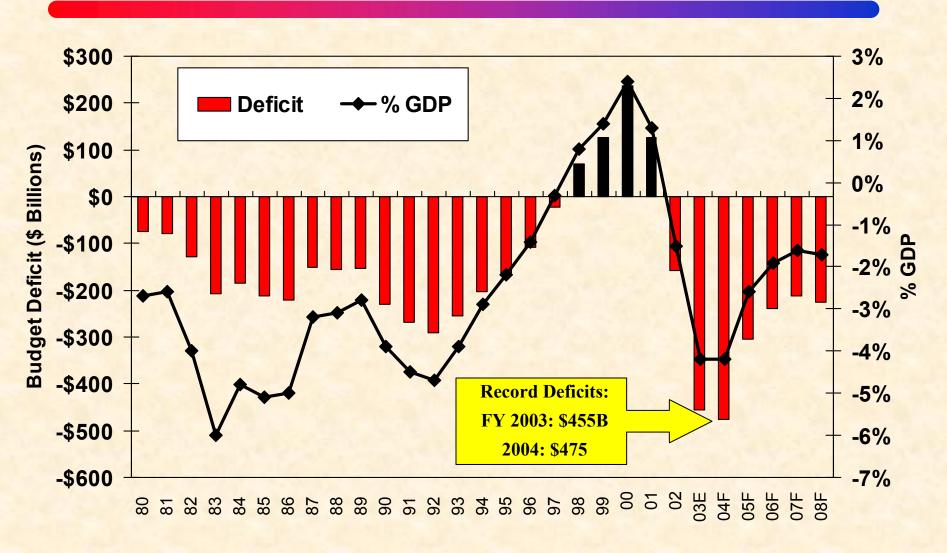




Source: Board of Governors of the Federal Reserve; Insurance Information Institute



# Federal Budget Deficit: Is it Out of Control?



Source: Congressional Budget Office, Office of Management and Budget (July 2003); Insurance Information Institute

## THE CONTROVERSY OVER CREDIT & C.L.U.E.



# Why Do Insurers Use Credit Information?



# Why Insurers Use Credit Information in Insurance Underwriting

- 1. There is a <u>strong correlation</u> between <u>credit standing</u> and <u>loss ratios</u> in both auto and homeowners insurance.
- 2. There is a <u>distinct</u> and <u>consistent decline</u> in relative <u>loss</u> <u>ratios</u> (which are a function of both claim frequency and cost) as <u>credit</u> standing <u>improves</u>.
- 3. The relationship between credit standing and relative loss ratios is statistically *irrefutable*.
- 4. The odds that such a relationship does not exist in a given random sample of policyholders are usually between 500, 1,000 or even 10,000 to one.

Source: Insurance Information Institute.

## What You Might Not Know About Insurance Scoring

- 1. Insurers have been using credit since early 1990s
  - > Credit has been used in commercial insurance for decades
- 2. Insurance scores do *not* use the following information:
  - > Ethnicity Nationality Religion Age
  - > Gender Marital Status Familial Status Income
  - > Address Handicap
- 3. Insurance scoring is revenue neutral
- 4. Increased use of credit information is a fact of life in the 21<sup>st</sup> century (*Why?*: Works for trust-based relationships)
  - > Loans Leases Rentals Insurance
  - > Utilities Background Checks Empl. Screening
  - > NEXT: Preferred airport screening for frequent fliers

Source: Insurance Information Institute



# Intuition Behind Insurance Scoring\*

#### 1. Personal Responsibility

- Responsibility is a personality trait that carries over into many aspects of a person's life
- It is intuitive and reasonable to believe that the responsibility required to prudently manage one's finances is associated with other types of responsible and prudent behaviors, for example:
  - Proper maintenance of homes and automobiles
  - Safe operation of cars

#### 2. Stability

It is intuitive and reasonable to believe that financially stable individuals are likely to exhibit stability in many other aspects of their lives.

#### 3. Stress/Distraction

Financial stress could lead to stress, distractions or other behaviors that produce more losses (e.g., deferral of car/home maintenance).

Source: Insurance Information Institute

<sup>\*</sup>This list is neither exhaustive nor is it intended to characterize the behavior of any specific individual.

# Consequences of Banning Use of Credit in Insurance Underwriting

#### Banning the use of credit information will:

- Raise premiums for good drivers and responsible homeowners to subsidize those with poor loss histories by millions of dollars each year.
- Decrease incentives to drive safely
- Decrease incentives to properly maintain cars and homes
- Force insurers to rely on less accurate types of information, such as DMV records.
- Make non-standard risks more difficult to place
- Increase size of residual market pools/plans

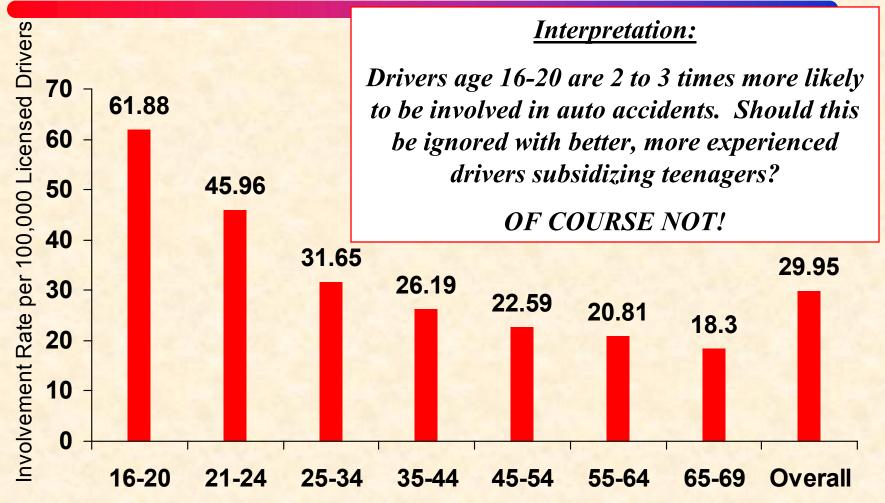
### Risk & Loss

Accounting for Differences in Losses by Risk Characteristics Makes Insurance Pricing More Equitable





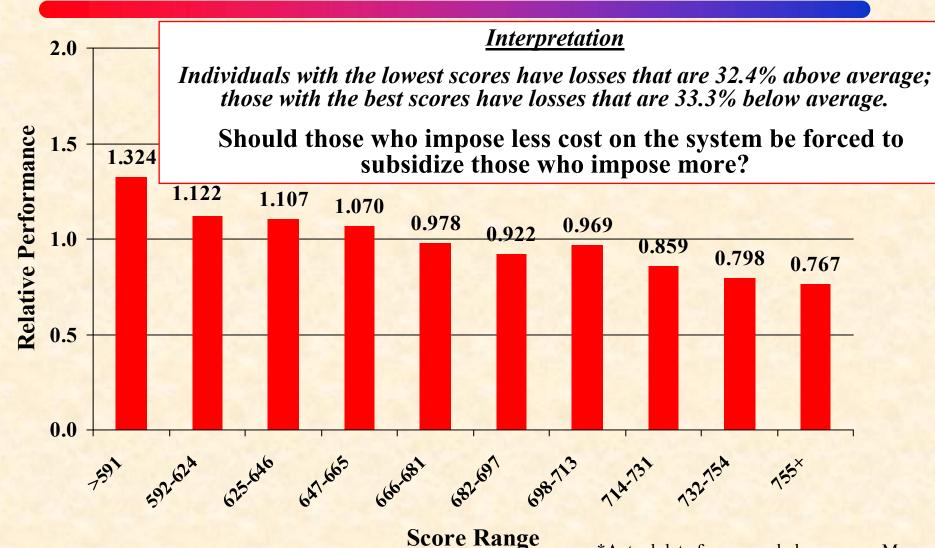
## Age of Drivers Involved in Auto Accidents, 2000



Source: National Highway Traffic Safety Administration, Traffic Safety Facts 2000.



## Credit Quality & Auto Insurance\*



Source: Tillinghast Towers-Perrin

<sup>\*</sup>Actual data from sampled company. More examples are given later in this presentation.

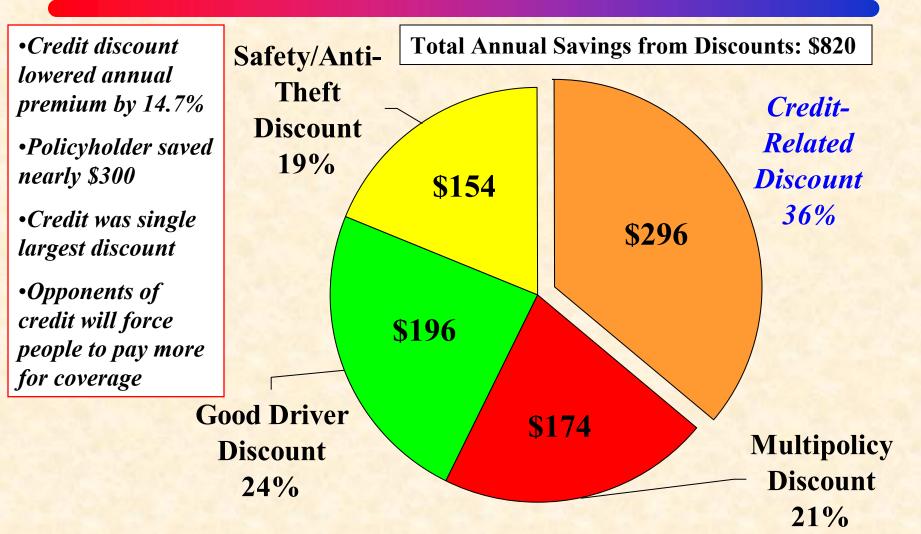
## Actual Example:

How Insurer Use of Credit
Benefits Consumers &
What Consumers Stand to Lose

## Example: Insurance Savings from Use of Credit Information

- Insured lives in Westchester County, NY (NYC suburb)
- 2 fully insured vehicles (\$250K/\$500K liability, \$1000 deductible)
  - > 2000 Nissan Xterra & 1994 Honda Civic
- Insured's biannual premium was \$862 (March 2003 renewal)
  - > No accidents or moving violations on record
- Insured's credit-related discount for the 6-month period was \$148 out of \$410 in total discounts.
  - > Credit-related discount saves consumer nearly \$300/year
  - > Effectively lowers premium by 14.7%
  - Should this (and millions of other) consumers be denied this discount? Some regulators and consumer groups want you to pay more unnecessarily and subsidize bad drivers.
- August 2002 FICO Score = 777 (out of 850) (= 72<sup>nd</sup> percentile)
  - i.e., 28% have better (higher) scores, 72% have lower (worse) scores

## Example (cont'd): Credit Discount Can Save \$100s per Year\*



<sup>\*</sup>Annualized savings based on semi-annual data from example

Source: Insurance Information Institute

## Review of the Evidence:

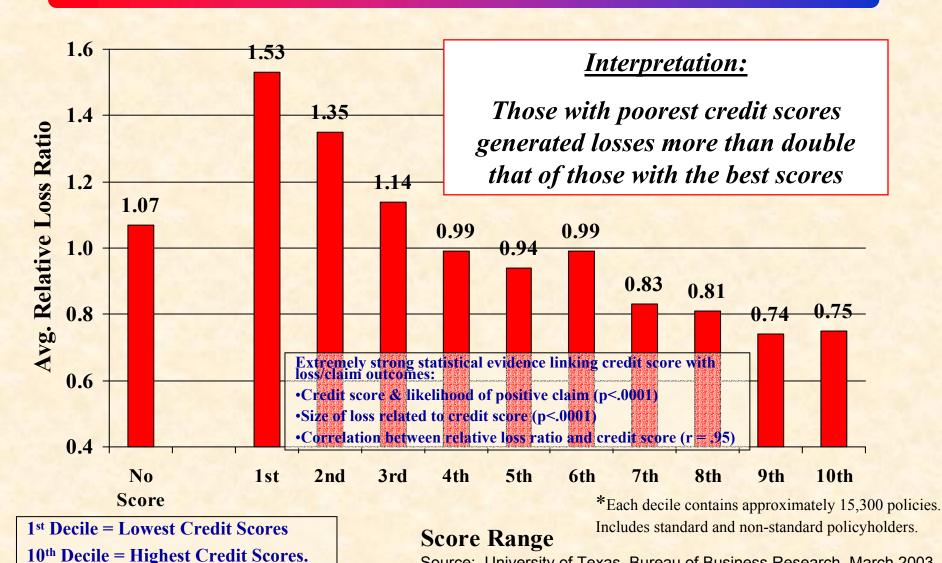
## 3 Recent Analyses

(detailed review available in III credit presentation)





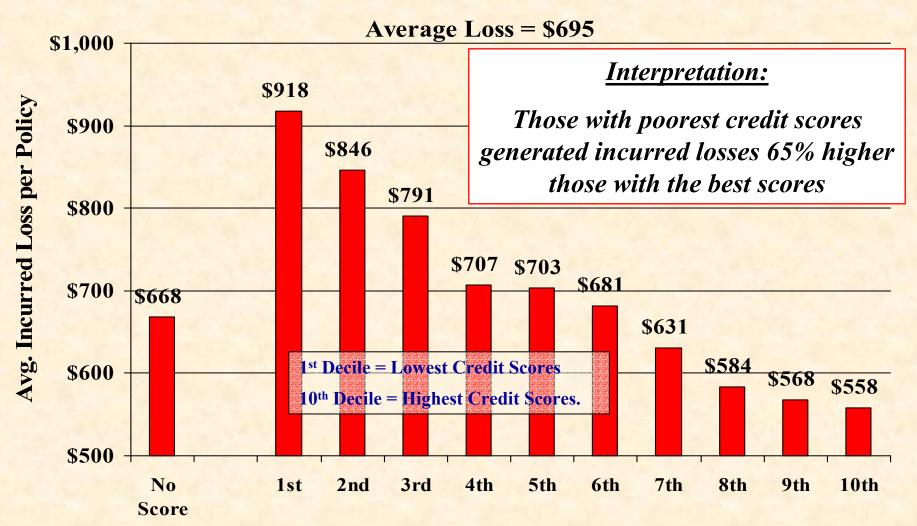
### Texas Auto: Relative Loss Ratio (by Credit Score Decile, Total Market)\*



Source: University of Texas, Bureau of Business Research, March 2003.



### Texas Auto: Average Loss per Policy (by Credit Score Decile, Total Market)



Score Range

Source: University of Texas, Bureau of Business Research, March 2003.



### NAIC (EPIC) Study (June 2003)

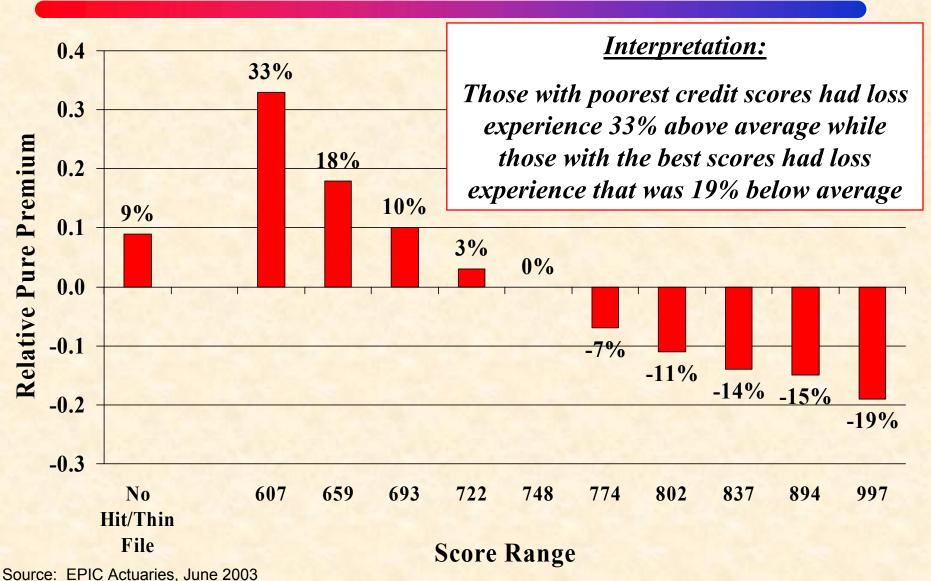
• Analyzed random sample of claim records totaling 2.7 million earned car years from all 50 states for period from 7/1/00 through 6/30/01

#### **4 MAJOR FINDINGS:**

- 1. Insurance scores were found to be *correlated* with the propensity of loss (primarily due to frequency)
- 2. Insurance scores *significantly* increase accuracy of the risk assessment process, even after fully accounting for interrelationships with other variables.
- 3. Insurance scores are among the 3 *most important* risk factors for each of the 6 coverage types studied
- 4. Study results apply generally to all states and regions



## Indicated Relative Pure Premium by Insurance Score (PD Liability)\*





## Importance of Rating Factors by Coverage Type

Coverage	Factor 1	Factor 2	Factor 3
BI Liability	Age/Gender	Ins. Score	Geography
PD Liability	Age/Gender	Ins. Score	Geography
PIP	Ins. Score	Geography	Yrs. Insured
Med Pay	Ins. Score	Limit	Age/Gender
Comprehensive	Model Year	Age/Gender	Ins. Score
Collision	Model Year	Age/Gender	Ins. Score

Source: The Relationship of Credit-Based Insurance Scores to Private Passenger Automobile Insurance Loss Propensity Michael Miller, FCAS and Richard Smith, FCAS (EPIC Actuaries), June 2003 (Presented at June 2003 NAIC meeting).

## Washington State Study on Credit Scoring in Auto UW & Pricing

#### STUDY DESIGN

- WA State study released in January 2003 required under ESHB 2544, which also restricted the use of scoring
- Conducted by Washington State University (WSU)
- Objective was to determine who benefits/is "harmed" by scoring, impact of scoring on rates, disparate impacts on "the poor" or "people of color"
- Sampled about 1,000 auto policyholders from each of 3 insurers: age, gender, zip, inception date, score/rate class.
- Study's models typically explain only 5% 15% of variation (very low R-square in regression analyses)
- WSU contacted policyholders asked: ethnicity, marital status, income, details of experience if cancelled

## Washington State Study on Credit Scoring in Auto UW & Pricing

#### **SUMMARY OF FINDINGS**

- Statistically the findings are extremely weak, leading even the study's author to conclude: "The ...models only explain a fraction of the variance in score or discount found in the sample population" and that "...while there are statistically detectable patterns in the demographics of credit scoring, most of the variation among individual scores is to due to random chance or other facts not in this data."
- Study's models typically explain only 5% 15% of variation (very low R-square in regression analyses).
- Strongest and most consistent finding is that credit score is positively associated with *age* 
  - Implication: banning on scoring creates disparate impact on older, more experienced drivers

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### Problems With Such Studies

- Already statistically irrefutable evidence that scoring works. This fact is ignored in WA study.
- Ignores fact that scoring is 100% blind to ethnicity, color, gender, marital status, income, location, etc.
- Introduces the divisive issue of race into an issue where it does not belong (and doesn't exist today)
- Perpetuates false stereotype that minorities and the poor are incapable of managing their finances responsibly
- Puts regulators in awkward position of determining who is a minority, who is poor
- Lead to disparate impacts on groups such as older drivers, people who file few claims, and millions of minorities and low income people who benefit today
- Leads to poor public policy decisions that produce perverse economic incentives (e.g., subsidies to drivers who have higher relative losses)

### CREDIT:



## Communications Strategies

- •Know that Insurers Support Good Public Policy Regarding Credit (NCOIL-like model)
- •Be Very Familiar with Supporting Studies
  - > Issue suffers from "death by anecdote" syndrome
  - > Intransigence (surprise at use, personal credit woes)
  - > Helps to be able to convey statistical concepts to lay people
- •Understand Rationale for Use of Credit Info
- •Understand Consequences of Banning/Severely Restricting Use
- •Reframe Issue: Be able to Show How it Benefits Majority of Consumers

## Comprehensive Loss Underwriting Exchange Reports (CLUE)

#### Why Insurers Use CLUE:

- Enormous informational asymmetry between homeowner and insurer
  - Reduction of that asymmetry means that policyholder pays a price more closely associated with the risk assumed
  - > Overall pricing system is more fair, equitable
  - Claim frequency depends on property AND owner

#### Consumers Who Learn About CLUE, Like It!

- Majority of Americans, when CLUE is explained to them, believe CLUE is a good idea
- Most buyers would want to see seller's CLUE report
- Most sellers want buyers to see their CLUE report
- Why do some realtors want to hide info from buyers?



HE WALL STREET JOURNAL SERVICE.

Is Your House

## Some Groups Want to Ban C.L.U.E. Reports

## Policies at a premium Insurers keep a sec

Did you know that the insurance companies keep a secret database with information about you and your property called the Comprehensive Loss Underwriting Exchange or C.L.U.E.? If you didn't, you're not alone, C.L.U.E. keeps a record of every time you contact your insurance company with questions about possible claims and counts them against you!

#### What They Know About You

history of your home

Here are just some of the "Causes of Loss" to insurers C.L.U.E. tracks:

- · Workers Compensation
- . Damage to Property of Others
- · Dog Bites
- · Fire/Smoke Damage
- · Flood/Water Damage
- · Slip/Fall
- · Vandalism/Theft
- · Lost Property-Wedding Ring

Some of these things have nothing to do with property damage.

#### Did you also know that with C.L.U.E....

- Two claims in three years your insurance policy can get cancelled?
- · Homebuyers are getting their policies cancelled after they move into their new home because insurance companies didn't check their own database?
- · Previous owners' claims on the property can affect your insurance?

C.L.U.E. not only promotes property stigmatization and redlining practices. it also is detrimental to homeowners' abilities to find insurance at affordable prices.

#### PROTECT THE AMERICAN DREAM OF HOMEOWNERSHIP!

It's time for legislation to protect homeowners from C.L.U.E.!

- •Ad run by realtors in AZ in January 2003: But how would homeowners be helped if CLUE is banned?
- •CLUE helps protect homebuyers by letting them see what problems a house has had before they buy it
- A house without problems or that has been properly repaired will command a premium, benefiting sellers
  - A house can be made safer and less expensive to insure if repairs have been made properly
  - Don't YOU want to know what you're buying before you make the biggest investment of your life???

## Comprehensive Loss Underwriting Exchange Reports (CLUE)

#### **CLUE** is:

- Available to homeowner for just \$12.95
- Can be shared online by property owner
- Can help a homeowner sell a home at a premium
  - > No claims
  - Claim properly addressed (e.g., new roof, plumbing upgraded)

Realtors who oppose CLUE are on the wrong side of this issue

Has the Cost of HO Insurance or Use of Credit/CLUE Harmed Homeownership in America or Created 'Adverse Impacts?'



## Difficult to See Where Insurance Scoring/CLUE Hurting Real Estate Buyers

- "Record for Home Sales Likely in 2003"
  - > "Record low mortgage interest rates, a growing number of households, rising consumer confidence and an improving economy mean probably will set a third consecutive record for both existing- and new-home sales this year."
    - David Lereah, NAR Chief Economist, June 3, 2003
- "Existing Home Sales Still on a Roll in April"
  - > "Sales of existing homes single-family homes rose in April 2003 and are at the fifth highest level of activity ever recorded."
    - As reported on www.realtor.org on June 13, 2003
- "Most Metro Area Home Prices Rising Above Norms"
  - > "...short supply is continuing to put pressure on home prices in many areas, with more buyers than sellers..."
    - David Lereah, NAR Chief Economist, February 12, 2002



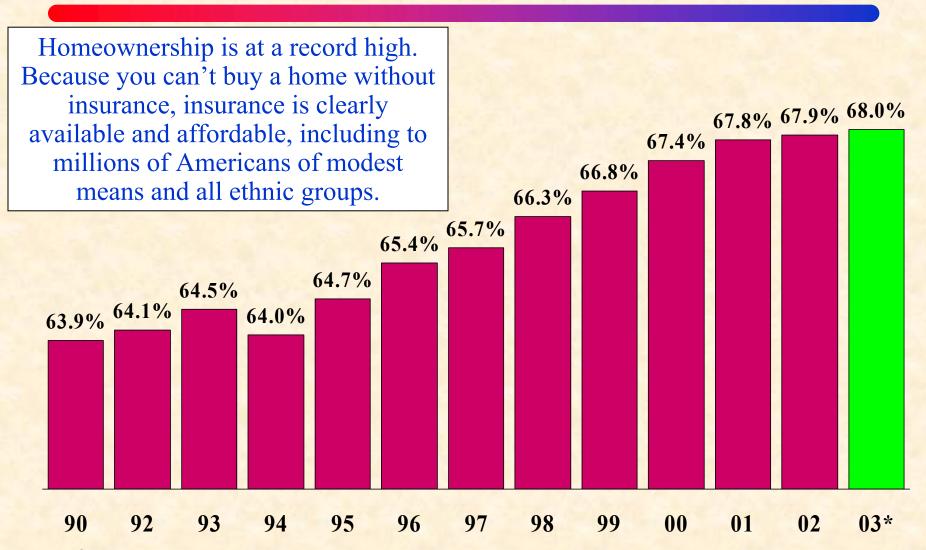
### New Private Housing Starts (Millions of Units)



Source: US Department of Commerce; Blue Chip Economic Indicators (7/03), Insurance Info. Institute

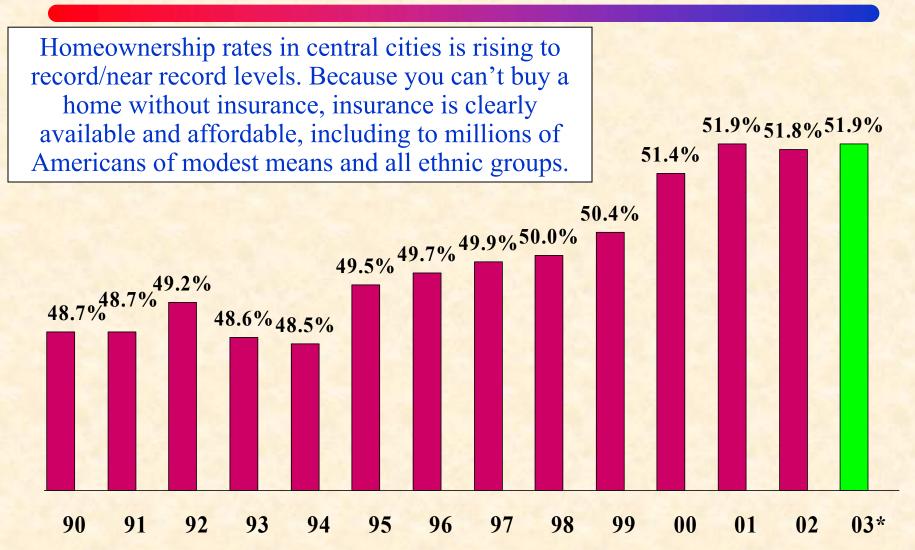
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### U.S. Homeownership Rates, 1990 to 2003\*



\* First Quarter Source: U.S. Census Bureau

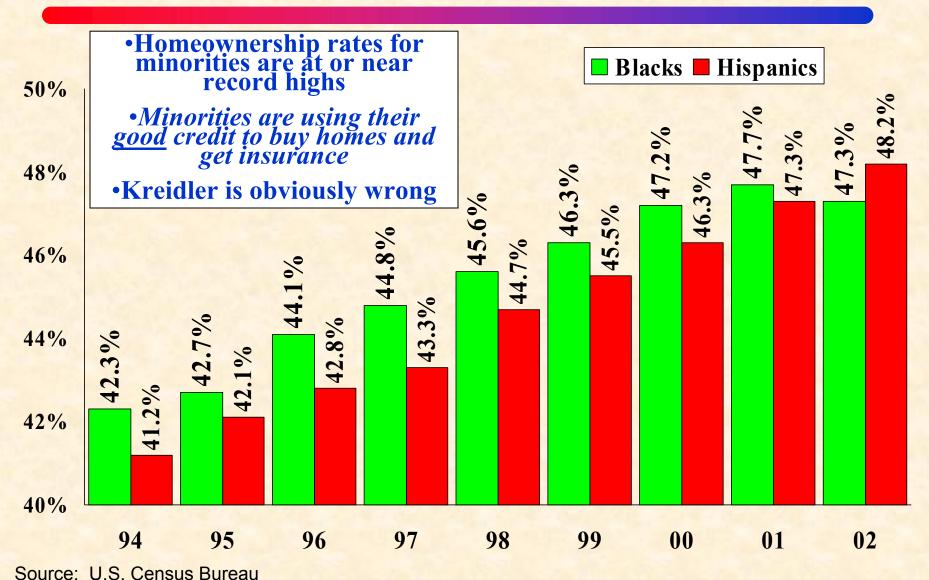
### Homeownership Rates in Central Cities, 1990 to 2003\*



\*First quarter 2003. Source: U.S. Census Bureau

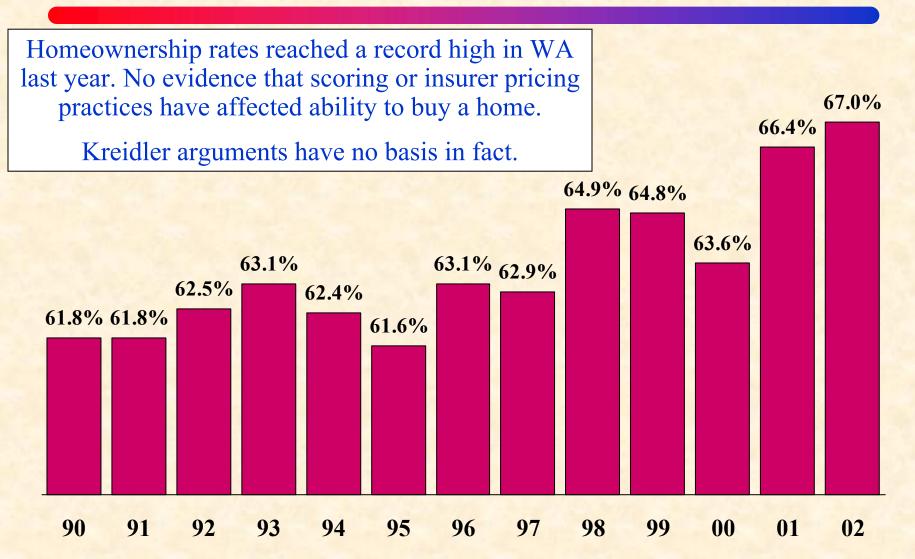
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### Homeownership Rates Among Minorities is Rising, 1994 to 2002





## Homeownership Rates in Washington State, 1990 to 2002



Source: U.S. Census Bureau

# TORT-ure ABUSE OF THE U.S. CIVIL JUSTICE SYSTEM





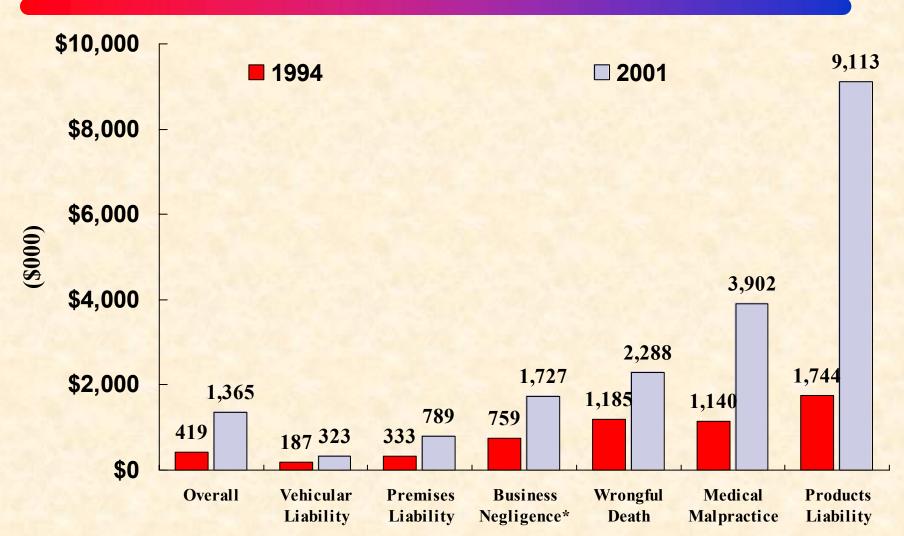
#### TORT-ure

- Asbestos
- "Toxic" Mold
- Medical Malpractice
- Construction Defects
- Lead
- Fast/Fattening Foods & Obesity
- Reality TV New S
- Arsenic Treated Lumber
- Guns
- Genetically Modified Foods (Corn)
- Pharmaceuticals & Medical Devices
- Security exposures (workplace violence, post-9/11 issues)
- Slavery
- What's Next?





### Average Jury Awards 1994 vs. 2001

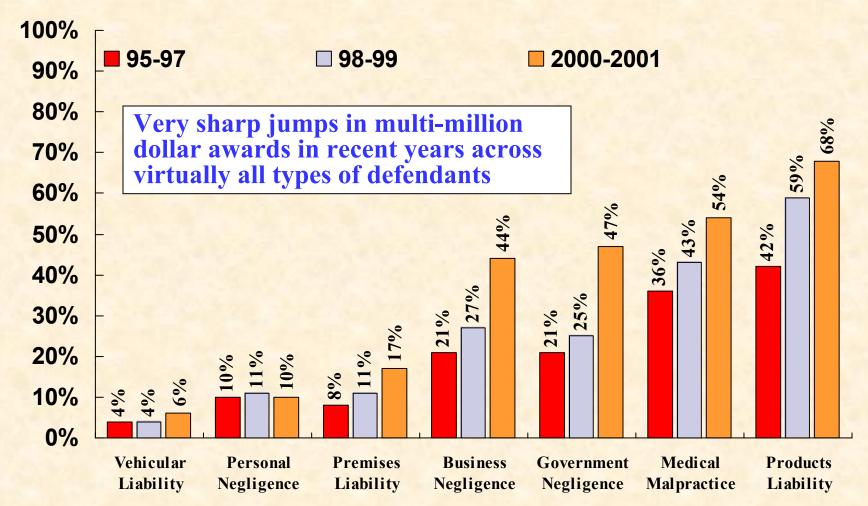


\*Figure is for 2000 (latest available)

Source: Jury Verdict Research; Insurance Information Institute.

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### Trends in Million Dollar Verdicts\*

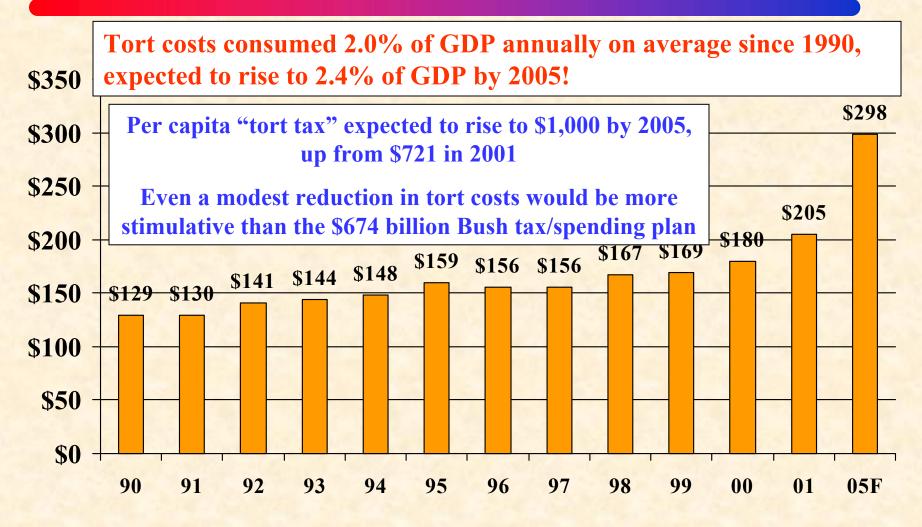


<sup>\*</sup>Verdicts of \$1 million or more.

Source: Jury Verdict Research; Insurance Information Institute.

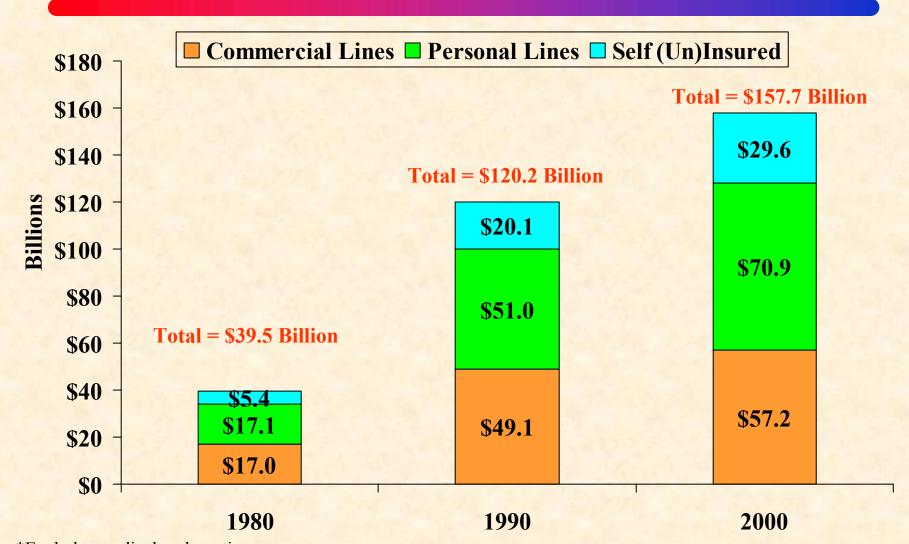


## Cost of U.S. Tort System (\$ Billions)



Source: Tillinghast-Towers Perrin. 2005 forecasts from Tillinghast.

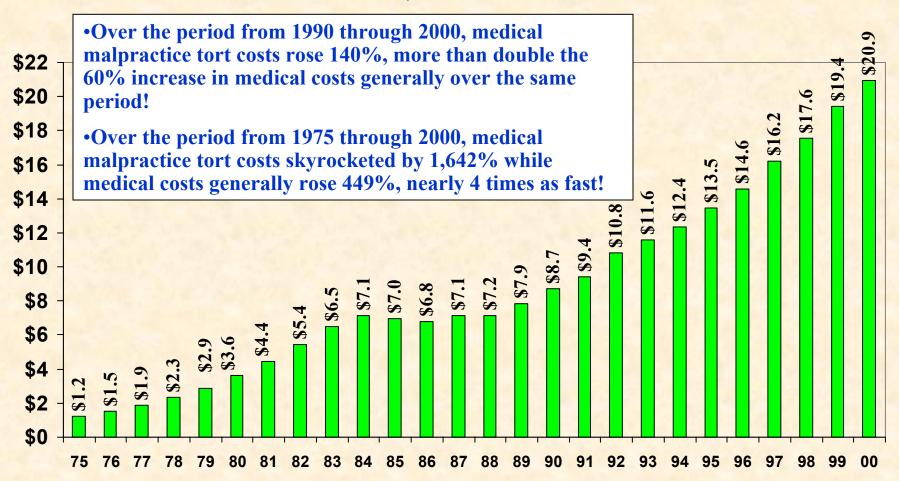
## Personal, Commercial & LL Self (Un) Insured Tort Costs\*



\*Excludes medical malpractice Source: Tillinghast-Towers Perrin

### Medical Malpractice: Tort Cost Growth is Skyrocketing

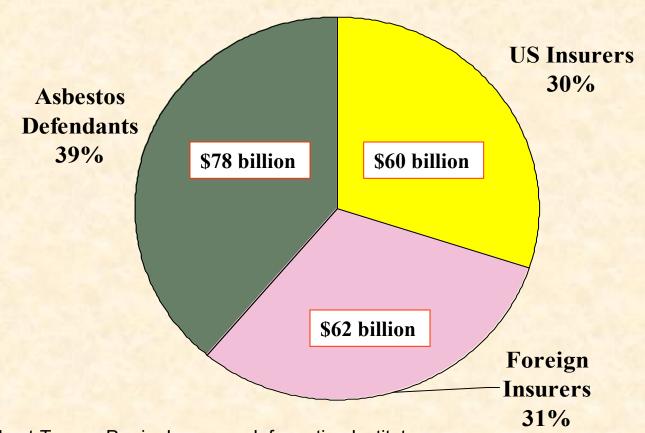
#### \$ Billions



Sources: Tillinghast-Towers Perrin, US Bureau of Labor Statistics, Insurance Information Institute

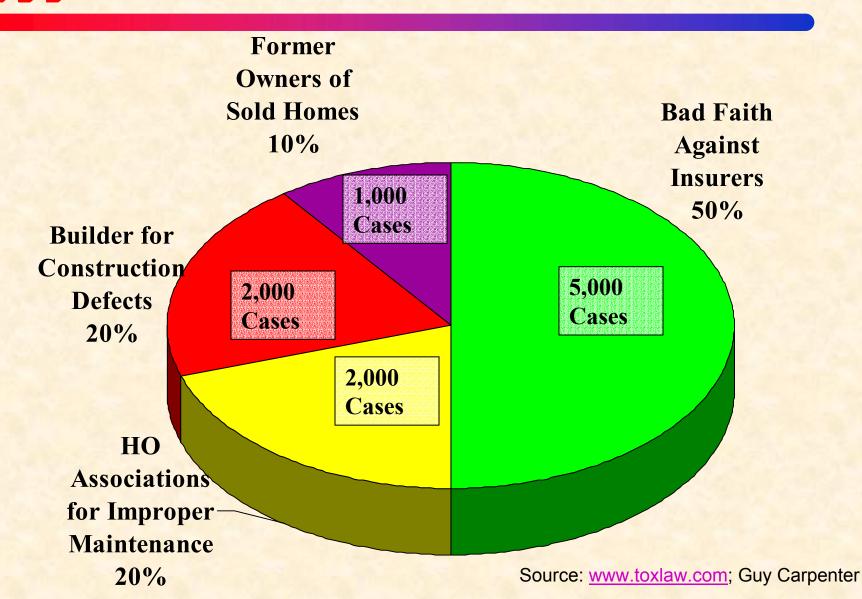
## Who Will Pay for the US Asbestos Mess?

**Estimated Total US Settlements & Expenses = \$200 billion** 



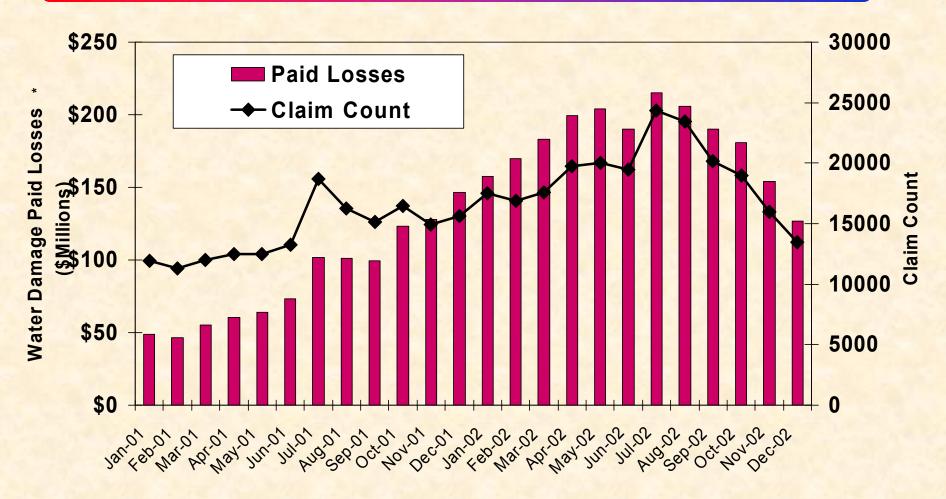
Source: Tillinghast-Towers Perrin; Insurance Information Institute

## U.S.: Documented Toxic Mold Suits





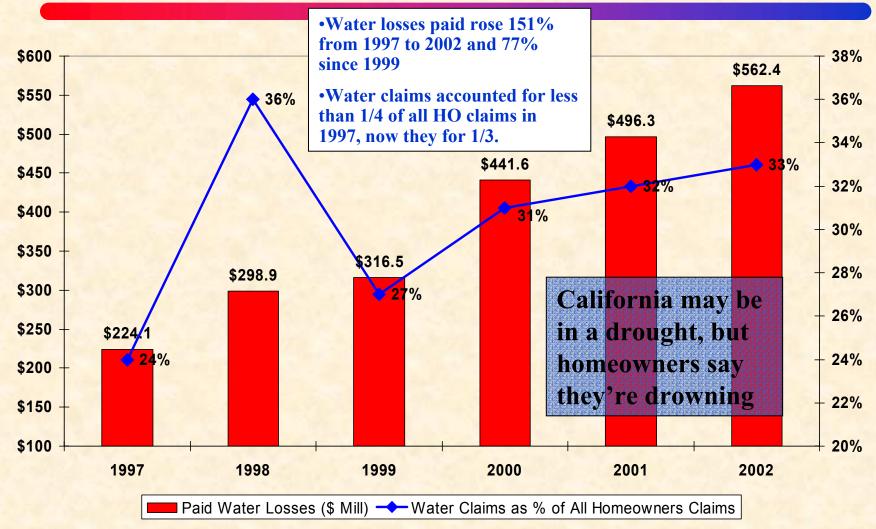
## Texas: Mold Losses/Claims Are Finally Moderating\*



<sup>\*</sup> Data are for TDI Cause 61: Discharge – Other Damage. Not all claims in cause 61 are mold and mold claims may also arise from other (non-water) causes of loss.



#### California: Surging Water Claim Frequency and Costs: Symptom of Growing Mold Problem



Source: Insurance Information Network of California; Insurance Information Institute



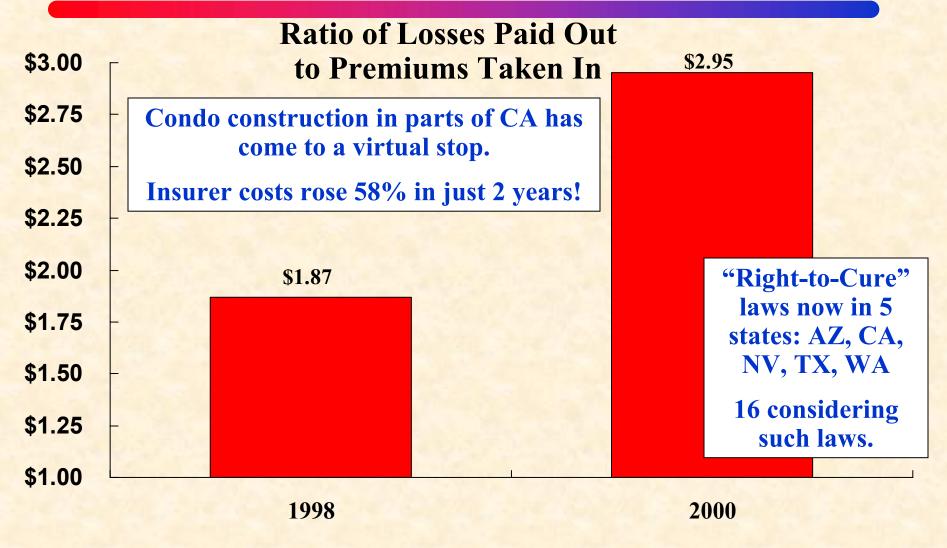
## Where are the Next Battlefields for Mold?

- Homeowners issue probably crested in 2002
- Migration to commercial area affects many lines:
  - Commercial Property Commercial Liability
  - Products Liability Builders Risk/Construction Defects
  - ➤ Workers Comp...
- Hot Spots:
  - > Apartments/Condos/Co-ops Office Structures
  - Schools
    Municipal Buildings
  - Cars? (GM case in NC)
- Trend toward class actions since science doesn't support massive individual non-economic damages
  - Much more lucrative for trial lawyers to form class

Source: Insurance Information Institute.



#### Construction Defect Litigation Destroying CA Condo Market



Source: ISO, Insurance Information Institute



### Fast Food/Junk Science: Edible Asbestos?

- •Are the food service & manufacturing industry's vulnerable to suits over obesity?
- •McDonald's sued in late 2002 over allegations that their food makes people fat
- •Kraft sued earlier this year over trans fats in Oreo cookies

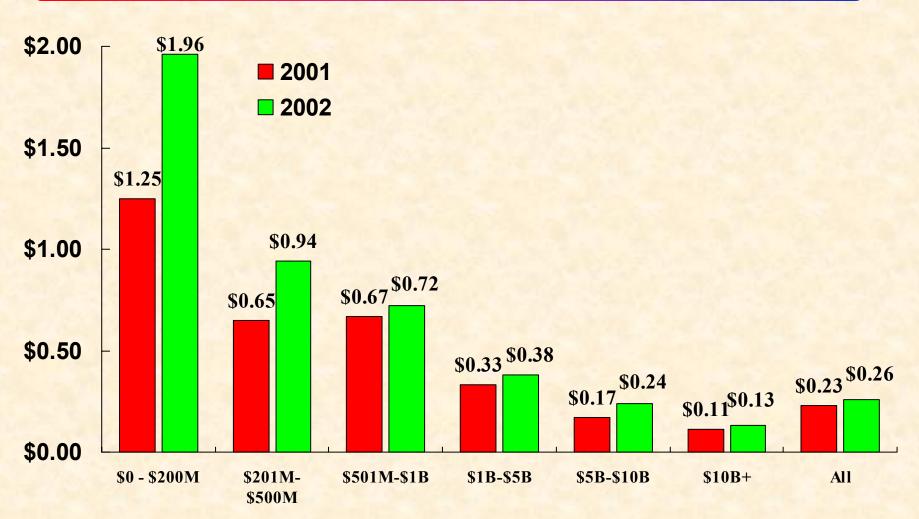






**UPDATE: TRANS FAT AND OREO® COOKIES** 

Liability: Average Cost per \$1,000 of Revenue\* 2001 vs. 2002



<sup>\*</sup>Across entire liability program

Source: Marsh, 2002 Limits of Liability Report



### Average Total Limits Purchased by All Firms\* (\$ Millions)

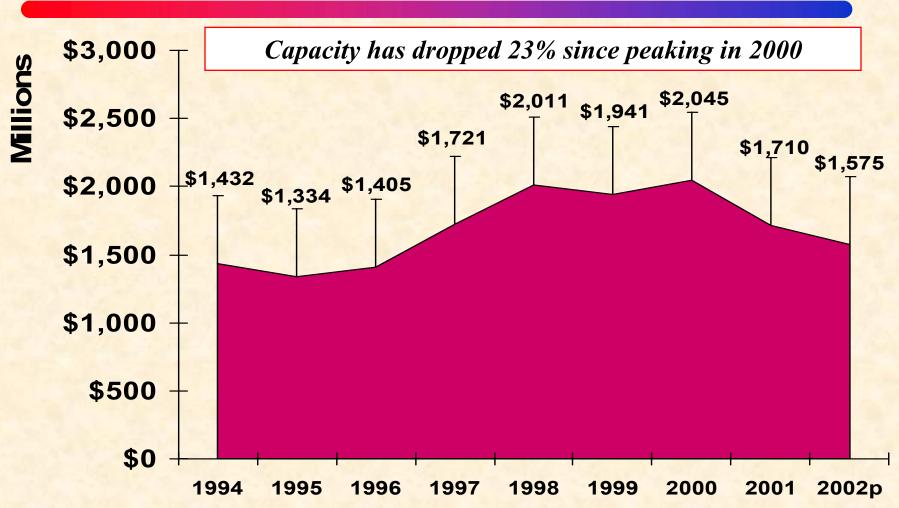


<sup>\*</sup>Includes underlying primary limits

Source: Limits of Liability 2002, Marsh, Inc.



#### Excess Liability Market Capacity



Source: Marsh, 2002 Limits of Liability Report



#### Business Leaders Ranking of Liability Systems for 2003

<b>Best States</b>
--------------------

- 1. Delaware
- 2. Nebraska
- 3. Iowa
- 4. South Dakota
- 5. Indiana
- 6. North Dakota
- 7. Utah
- 8. Virginia
- 9. Minnesota
- 10. New Hampshire

#### **Worst States**

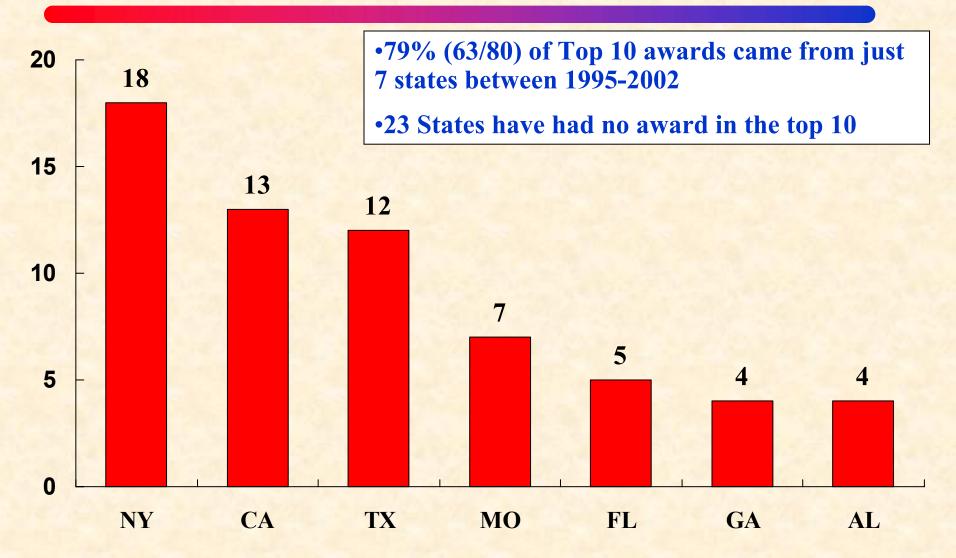
- 41. New Mexico
- 42. South Carolina
- 43. Hawaii
- 44. California
- 45. Arkansas
- 46. Texas
- 47. Louisiana
- 48. Alabama
- 49. West Virginia
- 50. Mississippi

Washington fell

from 3<sup>rd</sup> in 2002 to

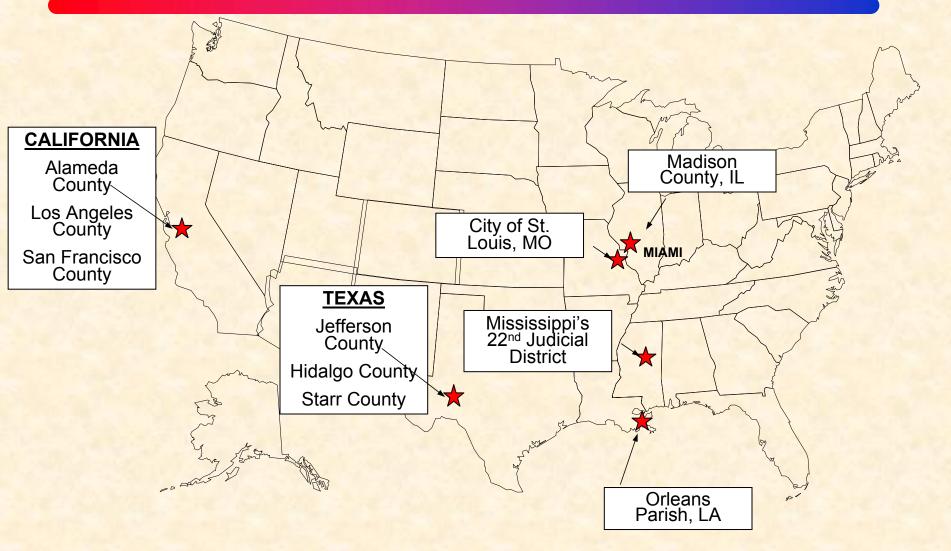
21st in 2003!

#### States With the Most Top 10 Jury Awards 1995-2002



Source: Lawyers Weekly USA; Insurance Information Institute.

#### The Nation's Judicial Hellholes: An International Embarrassment



Source: American Tort Reform Association; Insurance Information Institute

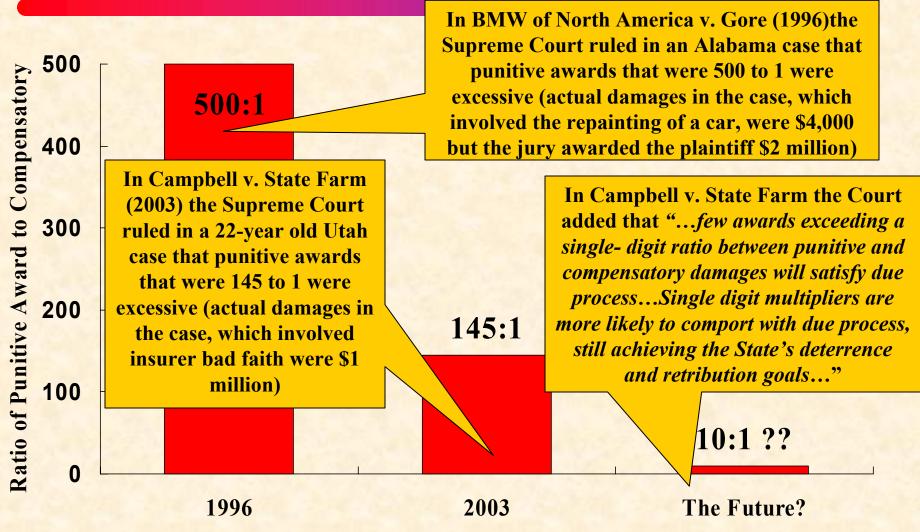


### There is a Glimmer of Hope for Tort Reform

#### Best Chance for Tort Reform in Years

- Medical Malpractice
  - > States—already happening: 20+ states have caps
  - > Federal reform discussed in Congress but bill failed in Senate
- Class Action Reform
  - Class Action Fairness Act
  - > Presently 2 or 3 votes short in the Senate. Vote in September
- Asbestos Reform
  - Fairness in Asbestos Injury Resolution of 2003
- Punitive Damages—What's Reasonable
  - Supreme Court ruled favorably in Campbell v. State Farm

# Are We Finally Seeing Punitives Reigned In by the Supreme Court?



Sources: Insurance Information Institute

#### Summary

- Profitability on the mend, but for how long?
- Underwriting still needs improvement
- Credit: Need to set the record straight in WA
  - **►** Adopt NCOIL-type model
- Tort system: A partial fix is in underway



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