



To: All Arizona Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: January 3, 2023
Bulletin No.: AZ 2023-01
Subject: Arizona Rate Filing-Effective March 1, 2023

Dear WFG Agent,

WFG National Title Insurance Company has filed new rates for Arizona, which will be effective March 1, 2023.

The updated manual can be accessed here: [Arizona Title Rate Manual effective 3-1-23.pdf \(wfgunderwriting.com\)](#). The manual is also available at [wfgunderwriting.com](#). A brief summary of the changes can be found on the following pages.

Please contact your software provider to update the rates in your system.

For any questions regarding the new rates or any other bulletins, please contact your WFG Arizona Underwriter.

Here is a brief summary of most of the changes:

1. The effective date is changed from 2-11-19 to 3-1-23
2. The Table of Contents is updated
3. The Introduction section was revised for clarity and consistency (Section 1)
4. Various definitions were added to Section 2. These definitions are then used in other sections of the Manual in order to reduce redundancy, avoid repeating the same or similar definitions and to add clarity and consistency. The newly defined terms include:
 - Basic Rate
 - Builder
 - Developer
 - Development Project
 - Investor
 - The definition of "Offering Provider" was clarified to expressly include additional WFG subsidiaries.
 - The definition of "Short Form Policy" was clarified to address an ambiguity in the prior rate manual. Some had suggested the lack of "standard exceptions" in a short form policy

- required them to charge a higher rate as it then constituted an Extended Coverage Policy. Such was never the intent.
5. Adjustment to Basic Rate Table.
 6. Reduction of Premium for refinance transactions. In Section 5.2, the rate was lowered and computations were simplified by applying a flat rate of \$5.40 for each additional \$10,000 increment of coverage, instead of the previous graduated rate formula of:
 - For each \$10,000, or fraction thereof, above \$1,000,000, add \$8.00
 - For each \$10,000, or fraction thereof, above \$2,000,000, add \$13.44
 - For each \$10,000, or fraction thereof, above \$5,000,000, add \$12.48
 - For each \$10,000 or fraction thereof, above \$10,000,000, add \$11.52
 - For each \$10,000 or fraction thereof, above \$25,000,000, add \$10.56
 - For each \$10,000 or fraction thereof, above \$55,000,000, add \$9.60
 - For each \$10,000 or fraction thereof, above \$75,000,000, add, \$8.64
 7. In section 7.1, the length of time during which a customer could hold open a title insurance binder was increased from 12 months to 3 years.
 8. Added Section 8-Lender's Special Rates
 9. Increased coverage limits for Mortgage Priority Guarantee (Section 9.3) and Residential Limited Coverage Mortgage Modification Policy (Section 9.4).
 10. Added Commercial, Investor & Builder/Developer Rates in chapter 10
 11. Revised language Section 12 Closing Protection Coverage. The language of section 12 was clarified and a confusing clause "and twenty-five dollars (\$25.00) for each additional applicant for title insurance." was removed.
 12. Revised rates and updated Endorsement Section 13. The endorsement table was revised to be applicable to both the 2006 and 2021 ALTA policy and endorsement forms, and rates were amended. The CLTA counterparts were added parenthetically to the ALTA form references; and new endorsement forms were added and some removed, as follows:
 - Removed ALTA 1
 - Added ALTA 3.3 and 3.4
 - Added ALTA 18.3
 - Added ALTA 34 and 34.1
 - Added ALTA 47, 47.1, 47.2, 47.3 Operative Law Endorsements
 - Added ALTA JR1 and JR2 Endorsements
 - Added CLTA 100.4, 100.12, 100.13, 102.5, 103.5, 103.7, 107.10, 111.9 & 122 endorsements
 - Added WFG Patent endorsement
 - Added Deletion of Natural Person endorsement

NOTE: This Bulletin is intended for use by title issuing offices, title insurance agents and approved attorneys of WFG National Title Insurance Company only. Reliance by any other person or entity is unauthorized. This bulletin is intended solely for the purpose of establishing underwriting policies and/or procedures of WFG National Title Insurance Company.