



To: All WFG agents doing business in Illinois
From: Stanley J. Czaja, Underwriting Counsel, Indiana and Illinois
Date: February 17, 2022
Bulletin No: IL 2022-03
Subject: **Update to New Disclosure of Financial Interest Form ("DS-1 Form") - Goes Into Effect 3-1-22**

To All WFG Agents doing business in Illinois,

This update is a supplement to our IL 2022-02 Informational Bulletin regarding the new DS-1 Disclosure Form that goes into effect on March 1, 2022. Yesterday, the Illinois Real Estate Lawyer's Association hosted a webinar with members from the IDFPR present to answer questions that title industry professionals have regarding the new DS-1 Disclosure Form.

With respect to the Estimated Seller and Buyer Title and Escrow Charges, there was some initial confusion as to whether the Producer has to disclose both the percentage (%) of the Owner's and Loan Policy premiums that the Producer is receiving AND the actual dollar (\$) amount or either the percentage (%) of the Owner's and Loan Policy premiums OR the actual dollar (\$) amount.

We received confirmation that the Producer must disclose either (i) the percentage of title premium OR (ii) the dollar amount of title premium that the Producer is estimated to receive from the transaction in accordance with their title agency contract and that the Producer is not required to disclose both the percentage and the dollar amount.

Again, please refer to our bulletin IL 2022-22 for complete information and instructions regarding the new DS-1 Disclosure Form.

Finally, please make certain that all Producers of title business with whom you work use the new DS-1 Form commencing March 1, 2022. Note that the Illinois Licensing/Registration Number for WFG National Title Insurance Company is: TU.0000036.

If you have any questions at all pertaining to this Bulletin or with Illinois transactions in general, please do not hesitate to contact me at (773) 706-3779 or via email at SCzaja@title.com.



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