

WFG Underwriting Bulletin



To: All WFG Agents and WFG Offices Doing Business in Iowa
From: WFG Underwriting Department
Date: September 9, 2016
Bulletin No. IA 2016-01
Subject: WFG Requirements to Issue a Title Insurance Policy for Iowa Real Estate

Introduction:

Periodically, you may be asked to issue a title insurance policy for Iowa real estate. By statute, Iowa Title Guaranty is the only title insurer authorized by the State of Iowa to issue policies. However, you may issue a WFG National Title Insurance Company policy for Iowa real estate provided the Underwriting Guidelines below are followed.

Underwriting Guidelines:

To issue a WFG policy for Iowa real estate, we require the following in addition to an amendment to your agency contract appointing you to issue policies in Iowa:

1. That an Iowa attorney certify an abstract of the property to WFG and your agency; and
2. That a policy be issued to the insured by Iowa Title Guaranty for the same transaction; and
3. That the closing/disbursement/documents must be handled by either an Iowa licensed closing agent or a person exempt from such licensing (Iowa Attorney):

<http://mortgage.nationwidelicencingsystem.org/slr/PublishedStateDocuments/IA-Closing-Agent-License-Description.pdf>

An application to be an Iowa Closing Agent can be found here:

<http://mortgage.nationwidelicencingsystem.org/slr/Pages/DynamicLicenses.aspx?StateID=IA>

Essentially, each insured will be an insured under two policies: one from Iowa Title Guaranty and one from WFG. The question will arise as to why anyone would want two title insurance policies insuring the same risk? This is a question for the proposed insured to answer for themselves; however, many lenders and buyers will elect to purchase coverage from Iowa Title Guaranty and another title insurer.

Conclusion:

You are not authorized to issue a WFG policy for Iowa real estate unless the Underwriting Guidelines above are followed. Failure to follow these Guidelines may subject you to regulatory action by the State of Iowa.

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.