



UNDERWRITING BULLETIN TO LOUISIANA AGENTS

From: Stephen G. Sklamba, State Underwriting Counsel
Dated: August 20, 2012
Bulletin No: LA12-02
Name: Standard Exceptions for (a) Commitments – Schedule B-II; (b) Owners Policy -
Schedule B-I; and (c) Long Form Loan Policy – Schedule B-I

In our continuing effort to provide support to agents, and insure the protection of WFG, you as “Agent”, and the “Insured” named in the commitment and/or policies, below are the standard exceptions to be used for “Owners” and “Long Form Loan” Policies and/or Commitments issued by your office/agency.

The following may be added manually or added to your forms by your software provider. This memo is in word format so that the following can be copied or distributed, as needed.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the year _____ and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records.
3. Rights or claims of parties other than the Insured in actual possession of any or all of the property not shown in the public records.
4. Encroachments, overlaps, boundary line disputes, shortage in square footage, acreage or area, right of access, ingress and egress, or other matters which would be disclosed by a current, complete and accurate survey and inspection of the premises.
5. Unrecorded easements or claims of easements not shown by the public records.

6. Any claim, lien or privilege, or right to a claim, lien or privilege, imposed by law, for work, services, labor, material or parts, heretofore or hereinafter furnished for the improvement, construction, erection, reconstruction, modification, repair, demolition or other physical change of the property herein, or any part hereof, whether or not such claim, lien or privilege imposed by law is filed and shown by the public records.
7. Boundary line disputes, fence encroachments and/or misalignments, driveway or sidewalk encroachments, violations of set back or side line restrictions, encroachments of carports, garages and other improvements not attached to the building or residence. (residential only)
8. Item 3 (Rights or claims of parties...) above is deleted for 1-4 family residential only.
9. Ownership or lack thereof of oil, gas and other minerals occurring in liquid or gaseous form, or of any elements or compounds in solution, emulsion, or association with such minerals, and any lease, grant, servitude, royalty interest, exception, any prior reservation or conveyance, together with release of damages, pertaining to such minerals.
10. The mortgage(s) as hereinafter described and filed of record.
 - (a) Mortgage by Insured recorded at

NOTE: Add property specific exceptions as additional items. (recorded servitudes, easements, restrictive covenants, etc.)