

WFG Underwriting Bulletin



To: All Maryland Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: May 20, 2019
Bulletin No. MD 2019-04
Subject: Resolution to Baltimore City Ransomware Attack

On Friday afternoon, May 17, 2019, the Mayor of Baltimore issued the following press release:

<https://content.govdelivery.com/accounts/MDBALT/bulletins/2459686>

Please carefully review the introduction to the press release and the section at the bottom under “**REAL ESTATE TRANSACTIONS**”.

Essentially, the City will begin accepting requests for lien certificates **in person** at the Municipal Building located at 200 N. Holliday Street, in Room 1, starting on May 20, 2019, from 7:00 a.m. until 7:00 p.m. These hours will last for the week of May 20. The property seller/transferor will be required to sign an affidavit affirming their obligation to pay outstanding charges within 10 days of receipt of an invoice from the City.

Most importantly, from a title insurance perspective, signing the affidavit will remove responsibility by the new property owner for property debts or liens of the seller/transferor.

Please direct any questions about the press release to Ned Livornese, Maryland Underwriter, at nlivornese@wfgnationaltitle.com, or John Micciche, Maryland Agency Manager, at jmicciche@wfgnationaltitle.com.

Although this solution is cumbersome, it does provide a pathway out of the ransomware crisis for real estate transactions.

NOTE: This Bulletin is for the sole purpose of establishing underwriting positions and policies reflecting WFG National Title Insurance Company’s best business judgment. 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.