



UNDERWRITING BULLETIN

To: All WFG Maryland Policy-issuing Agents

From: Underwriting Department

Date: September 30, 2014

Bulletin No.: MD 2014-01

Re: Maryland Statutory Title Insurance Commitment Disclaimer Language

In response to a decision by the Maryland Court of Appeals, 100 Investment Limited Partnership v. Columbia Town Center, 430 Md. 197 (2013), that created tort liability for title agents arising from errors contained in title insurance commitments, the 2014 Maryland General Assembly enacted legislation to clarify that a title commitment is not a representation of the state of the title. Senate Bill 624 and House Bill 679 were signed into law with an effective date of October 01, 2014.

The new legislation requires that a title commitment contain the following statement:

THIS DOCUMENT CONSTITUTES A STATEMENT OF THE TERMS AND CONDITIONS ON WHICH A TITLE INSURER IS WILLING TO ISSUE A POLICY OF TITLE INSURANCE IF THE TITLE INSURER ACCEPTS THE PREMIUM FOR THE POLICY. IT IS NOT A REPRESENTATION AS TO THE STATE OF TITLE AND DOES NOT CONSTITUTE AN ABSTRACT OF TITLE.

WFG National Title Insurance Company has amended its title insurance commitment form for Maryland to include the language now required by statute. Notwithstanding the effective date of the new legislation, you should begin using the revised Maryland title insurance commitment form immediately.

Please contact Maryland underwriting counsel if you have any questions.

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