



WFG Rate and Form Bulletin

To: All Michigan Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: August 27, 2020
Bulletin No.: MI 2020-07
Subject: Proposed New Rate Filings for Residential (1-4 family) & Commercial less than \$1,000,000.00;
and for Commercial and Non-Residential for \$1,000,000.00 or more

NEW RATE FILING

WFG has filed a proposed rate filing for the Company's all-inclusive Manual of Title Insurance Premiums for Residential (1-4 family) Policies & Commercial Policies valued less than \$1,000,000.00, as well as the Manual of Title Insurance Premiums for Commercial and Non-Residential Policies for \$1,000,000.00 or more. Proposed effective date is September 1, 2020.

However, the recent filing has **not** yet been approved by the State of Michigan. **As such, the new rates are not effective as yet.** We understand that it will take time for you to update your systems so we wanted to send you a brief synopsis of those the proposed changes and copies of the proposed manuals so you would have an idea of what to expect.

The brief description of the proposed changes are as follows:

All Residential (1-4 Family) & Commercial less than \$1,000,000.00:

- Basic Rates for Owner's Policies:
 - Increased minimum
 - Amended liability tiers and the fee per thousand.
- ALTA Homeowner's Policy of Title Insurance:
 - Increased minimum
 - Amended liability tiers and the fee per thousand.
- Owner's Residential Resale: Amended the time frame from 60 months to 24 months.
- Basic Rates for Loan Policies:
 - Increased minimum
 - Amended liability tiers and the fee per thousand
- ALTA Expanded Coverage Residential Loan Policy:
 - Increased minimum
 - Amended liability tiers and the fee per thousand.

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

- Residential, newly constructed sales (one to four family dwellings): Amended (reduced) from 70% to 60% of the Basic Rate.
- Short-Term Construction Loan Policies: Amended from 40% Basic Rate to 60% of Basic Rate to correct an error in the last filing.
- ALTA Short Form Residential Limited Coverage Junior Loan Policy:
 - Increased the minimum
 - Changed the bracket to start at \$125,000 for the first tier
- Created a rate for the Residential Limited Coverage Mortgage Modification Policy
- Pulled the Endorsement section out of the manual because we created a separate manual for all endorsements
- Created rate calculation rule to round to the next thousand
- Created rate calculation rule to round premium amount up to the next dollar
- Established a section for Michigan Department of Transportation (MDOT) rates for Title Insurance Commitments and Policies Relating to Real Estate Acquired by or disposed of by MDOT.

Commercial and Non-Residential for \$1,000,000.00 or more:

- Basic Rates for Owner's and Loan Policies:
 - Increased minimum from \$2000 to \$2250 for the first million
 - Eliminated minimum charges
- ALTA Loan Policy with New Construction; created a tier level for the surcharge on new construction
- Pulled the Endorsement section out of the manual because we created a separate manual for all endorsements
- Created rate calculation rule to round to the next thousand
- Created rate calculation rule to round premium amount up to the next dollar

Endorsement Manual:

Created a separate Manual for endorsement forms and charges.

- Filed New ALTA Endorsement since last filing
- Update some ALTA Endorsements to the latest version
- Delete some MI specific endorsements

As a reminder again, this filing has not yet been approved. Once it is approved WFG will provide notice of its effective date.

If you have any questions relating to this or other bulletins, please contact Allan Dick at (248) 533-6450 (alland@wfgnationaltitle.com) or Kim O'Connor at (616) 265-2830 (koconnor@wfgnationaltitle.com).

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