



## WFG Rate and Form Bulletin



To: All Minnesota Policy-issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: December 10, 2018  
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Subject: New Rate and Form Filing

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**Please be advised that WFG National Title Insurance Company has recently filed a revision to its State of Minnesota - Manual of Title Insurance Premiums, a copy of which is hereto attached. The new rates and forms contained therein will become effective for use on January 1, 2019.**

The formatting of the Manual has been changed to incorporate all of the previous rate and form filings and provisions, with a number changes and additions, and including previously filed Lender's Special and Bulk Loan Rates. Several Endorsements have been added, many with premium charges as set forth on the final ten pages of the Manual. Aside from the added Endorsements, the significant changes to the previous Rate and Rules Manual are as follows:

- The formerly separate rate tables for owners and loan policies are now combined into one Basic Rate Table in Section 3.1 on page 6. It contains separate columns for (1) Owner's & Leasehold Owner's Policies; (2) Acquisition Loan Policies; and (3) Finance Loan Policies, as further explained in Section 2.1 Definitions on page 2 of the Manual.
- Rate reductions for Owner's Policies, as set forth in the Basic Rate Table, are minor, with the rate charged per \$1,000 for policy liabilities between \$50,001 and \$100,000 reduced \$0.25. Likewise, the rate charged per \$1,000 for policy liabilities between \$250,001 and \$300,000 have been reduced \$0.25. Similarly, the rate charged per \$1,000 for policy liabilities between \$500,001 and \$1,000,000 have been reduced \$0.25, with the rate charged per \$1,000 for policy liabilities exceeding \$1,000,000 being reduced \$0.50. The former Reissue Rates have been eliminated. Finally, the Minimum Rate for an Owner's Policy was increased to \$200.
- As set forth in Section 4.1 on page 7 of the Manual, the charge for an Expanded Coverage Owner's Policy (the ALTA Homeowner's Policy) is now 110% of the standard Owner's Policy rate in the Basic Rate Table.

- Rate changes for Loan Policies are more dramatic, with the elimination of the former Reissue Rates. As noted above, Loan Policy rates have now been divided into two separate categories: Acquisition (a/k/a Purchase Money) Loan Policies, whose rate charged per \$1,000 is increased \$0.25 for the first \$150,000 of liability, then reduced by \$0.25 per \$1,000 for policy liabilities between \$300,001 and \$1,000,000. The rate is also reduced \$0.50 per \$1,000 for policy liabilities exceeding \$1,000,000. Again, the former Reissue Rates have been eliminated; however, Simultaneous Issue Rates still apply as set forth in Section 6 on page 9 of the Manual. The Minimum Rate for an Acquisition Loan Policy – excepting those, which qualify for the Simultaneous Issue Rate – is increased to \$200.
- The rate for Finance Loan Policies (for refinances and second mortgages) is a new rate, partially factoring in previous discounts afforded by the former Reissue Rate. See the Basic Rate Table for these new rates.
- As set forth in Section 5.1 and 5.2 on page 8 of the Manual, the charge for an Expanded Coverage Loan Policy is now 110% of the respective Loan Policy rate in the Basic Rate Table.
- The former Construction Loan Policies rate has also been eliminated.

Click [HERE](#) to download a PDF version of the Minnesota Manual of Title Insurance Premiums.

**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.**

