

WFG Underwriting Bulletin



To: All Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: June 2, 2020

Bulletin No.: NB 2020-12

Subject: Temporary Courthouse Closures in Response to Protests

We've received reports that a small number of courthouses and recording offices will be closed today and tomorrow in response to George Floyd protests.

Just as we advised with COVID related closings, you may continue to close normally, and WFG will continue to insure the "gap" created by a temporary inability to record. All of our standard policy forms automatically provide coverage for the recording "gap," so no special endorsement or language is required for this coverage.

WFG does NOT require an indemnity agreement from the Seller or Borrower as a condition of insuring the post-closing – recording gap, so no change to your current Seller or Borrower Affidavit forms is necessary, although individual agents may choose to add indemnity language.

When a WFG commitment has been issued by an authorized agent or office, WFG's policy and CPL protections will remain in force as if the transaction was properly recorded on the date of disbursement.

In all cases, we encourage use of e-recording, and the recordings must be accomplished as soon as the recording office re-opens.

Please note that, especially in states where "dry" closings are the norm, disbursing before recording has been completed may require changes to your escrow and loan closing instructions, and compliance with good funds and other laws.

As this situation evolves, and particularly if the number of office closings increases, we may have to modify these guidelines. We will not do this without prior notice to you.

As always, the WFG underwriting team is available to assist with any questions you may have.

NOTE: 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.