



NEW JERSEY UNDERWRITING BULLETIN 2015-03

TO: All New Jersey Policy Issuing Agents of WFG National Title Insurance Company

FROM: WFG Underwriting Department

DATE: December 17, 2015

BULLETIN NO.: 2015-03

SUBJECT: New Forms and Revisions to the NJ Manual of Rates and Charges

The New Jersey Land Title Insurance Rating Bureau has received approval for new title insurance forms, the withdrawal of four forms and revisions to the Manual of Rates and Charges. **These changes are applicable for all applications or orders for title insurance received on or after February 15, 2016. The attached version of the Manual of Rates and Charges is also effective on February 15, 2016.**

New Forms:**Policies:**

1. ALTA Expanded Coverage Residential Loan Policy – Current Assessments (04/02/2015) (New Jersey Variation) (NJRB 2-17)
2. ALTA Short Form Expanded Coverage Residential Loan Policy – Current Assessments (04/02/2015) (New Jersey Variation) (NJRB 2-18)
3. ALTA Short Form Residential Loan Policy – Current Violations (04/02/2015) (New Jersey Variation) (NJRB 2-19)

Endorsements:

1. ALTA Endorsement 9.6.1-06 (Private Rights – Current Assessments – Loan Policy) (New Jersey Variation) (NJRB 5-169)
2. ALTA Endorsement 19.2-06 (Contiguity – Specified Parcels) (NJRB 5-170)
3. ALTA Endorsement 28.3-06 (Encroachments – Boundaries and Easements – Described Improvements and Land Under Development) (New Jersey Variation) (NJRB 5-171)

FORMS that have been withdrawn:**Policies:**

1. ALTA Expanded Coverage Residential Loan Policy (New Jersey Variation) (NJRB 2-11)
2. ALTA Short Form Expanded Coverage Residential Loan Policy (10/22/03) (New Jersey Variation) (NJRB 2-14)
3. ALTA Short Form Residential Loan Policy (12/03/12) (New Jersey Variation) (NJRB 2-15)

Endorsements:

1. ALTA Endorsement 9.6-06 (Private Rights – Loan Policy) (New Jersey Variation) (NJR 5-138)

Revisions made to the Manual of Rates and Charges

1. **Page i** has been amended to give flexibility in the wording used to make disclosures required by federal, state or local laws, rules or regulations relating to real estate or closing practices, truth-in-lending, consumer protection or the like.
2. **Section 10.10** was amended to replace reference to ALTA 9.6-06 with reference to ALTA 9.6.1-06 in this section.
3. **Section 10.102** is a new section and was added to reflect the charge for ALTA Endorsement 19.2-06 (NJR 5-170) to be the same as the charge for its sister endorsements ALTA 19-06 (NJR 5-119) and ALTA 19.1-06 (NJR 5-120) found in Manual of Rates and Charges sections 10.57 and 10.58 respectively, namely \$50.00, as the risks are comparable. In the case of simultaneously issued policies containing this endorsement, only a single \$50.00 charge would be made.
4. **Section 10.103** is a new section and was added to reflect the charge for ALTA Endorsement 28.3-06 (NJR 5-171) to be the same as the charge for its sister endorsements ALTA Endorsement 28-06 (NJR 5-127), ALTA Endorsement 28.1-06 (NJR 5-141) and ALTA Endorsement 28.2-06 (NJR 5-159) found in Manual of Rates and Charges sections 10.66, 10.77 and 10.92, respectively, namely \$25.00, as the risks are comparable.

In preparing for the implementation of the new rate structure, we suggest that you confirm with your software supplier that the required revisions will be available to you by the effective date.

Please contact your local WFG underwriter, James F. Clarke, Esq., with any questions.

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.