



UNDERWRITING BULLETIN

Date: September 30, 2014

From: Randy Williams, National Rate Administrator, WFGNTIC

To: All Direct Operations and Agents of WFGNTIC

Bulletin No: NJ - 2014-02.RF

RE: Revised Rate Manual from New Jersey Title Insurance Rating Bureau

Please be advised that as of Wednesday, October 1, 2014, the updated and revised Manual of Rate and Charges for the New Jersey Title Insurance Rating Bureau (NJTIRB) becomes effective. As a member of the NJTIRB, WFG National Title Insurance Company has adopted the new rates and forms, filed by the Rating Bureau and approved by the New Jersey Insurance Commissioner. As of that date, please discard the current Rate and Rule Manual and begin using the new Rate Manual. A copy of the revised and update Rate and Rule Manual is attached for your reference.

The updated Manual includes the following three endorsements.

NJRB 5-161 ALTA Endorsement 43-06 Anti-Taint: This endorsement may be issued with a Loan policy only; the charge for the issuance of this endorsement is 10% of the underwriting charge with a minimum of \$100. This endorsement insures against loss or damage sustained by the Insured by reason of the loss of priority of the lien of the Insured Mortgage, where a portion of the indebtedness secured by the Insured Mortgage is a "Revolving Credit Loan" and another portion is a "Term Loan", as security for the amount of the Indebtedness advanced as the Term Loan, resulting from reductions and subsequent increases of the outstanding principal amount of the Indebtedness payable as the Revolving Credit Loan.

NJRB 5-162 New Jersey Contract Vendee's Endorsement: This endorsement may be issued with a Loan or Owner's Policy. The charge for issuance is 10% of the underwriting charge, with a \$100 minimum. This endorsement provides coverage against loss or damage sustained or incurred by reason of the entry of a final, non-appealable judgment by a court of competent jurisdiction determining that the insured does not have the right to obtain a fee simple title to the Land under the Contract terms, provided that the insured shall have complied with all of the terms and conditions thereof.

NJRB 5-163 New Jersey Options Endorsement: This endorsement may be issued with a Loan Policy or Owner's Policy. The charge for issuance of this endorsement is 10% of the underwriting charge, with a minimum of \$100. When affixed to a policy, this endorsement provides insurance against loss or damage sustained or incurred by reason of the entry of a final, non-appealable judgment by a court of competent jurisdiction determining that the insured does not have the right to obtain a fee simple title to the Land under the terms of said option, provided that the Insured shall have complied with all of the terms and conditions thereof.

Article 3: General Rules has been updated as follows:

Section 3.1.1 Policy Issued at a time other than Acquisition of Title: This section has been revised and states that when property is acquired for nominal consideration, the underwriting rate shall be calculated in accordance with Section 3.1.2. which provides that the rate shall be based upon at least the fair market value of the property as established to the insurer's satisfaction.

Section 3.1.3 Conversion of Estate Insured: This section provides how the Standard Underwriting Rate shall be calculated.

Section 10.73 ALTA 33-06 Disbursement: The wording is changed to add the word "Disbursement" in front of Coverage instead of simply Coverage.

Section 10.91 ALTA 12.1-06 Aggregation - State Limits - Loan: This section now specifies the premium charged is tied into the issuance of New Jersey policies only.

If you should have any questions or concerns, please contact your local management or WFG Agency Support. An electronic copy of this revised and updated Rate Manual will be uploaded to the WFG Underwriting webpage (<http://wfgunderwriting.com/>) and can be reviewed there. WFG Agency Support can also assist you with obtaining the new forms now available.

If you have any specific questions about the content of this manual, please contact me at rwilliams@wfgnationaltitle.com.

NOTE: This Bulletin is intended for use by title issuing office, title insurance agents and approved attorneys of WFG National Title Insurance Company and 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.

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