

# WFG Underwriting Bulletin



To: All New Mexico Policy Issuing Agents of WFG National Title Insurance Company  
From: New Mexico Underwriting Department  
Date: March 2, 2016  
Bulletin No. NM2016-02  
Subject: 2016 Title Insurance Regulations: Renumbering of Schedule B Standard Exceptions

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## **2016 Order of the Superintendent of Insurance Effective March 1, 2016**

### A. Schedule B Exceptions

1. NMAC §13.14.5.9, is amended to delete "RESERVED" in the list of standard exceptions.

The new exceptions shall appear as follows in the commitment and all policies (except No. 8, which does not appear in policies) where appropriate:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Easements, or claims of easements, not shown by the public records.
- (3) Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matter which would be disclosed by an accurate survey and inspection of the premises.
- (4) Any lien, claim or right to a lien, for services, labor or materiel heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).
- (6) Water rights, claims or title to water.
- (7) Taxes for the year \_\_\_\_\_, and thereafter. (See 13.14.5.12 NMAC)
- (8) Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

**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.**