

WFG Underwriting Bulletin



To: All New York Policy-Issuing Agents of WFG National Title Insurance
From: New York Underwriting Department
Date: February 27, 2024
Bulletin No: NY 2024-05
Subject: ALERT: Joseph Ambalo; Elliot Ambalo; Etai Vardi; QN 48, LLC; South Bronx Ventures, LLC; BK 248, LLC; 71 Street Property, LLC; South Jamaica Holding, LLC

Effective immediately, all policy issuing agents are instructed not to accept any orders or close any transactions involving the persons/entities or properties listed below without prior written approval from WFG Underwriting.

Persons/Entities:

Joseph Ambalo
Elliot Ambalo
Etai Vardi
QN 48, LLC
South Bronx Ventures, LLC
BK 248, LLC
71 Street Property, LLC
South Jamaica Holding, LLC

If you are contacted in connection with a transaction involving the above persons/entities or properties, please contact WFG underwriting immediately for instructions.

NOTE: This Bulletin should not be interpreted as reflecting negatively upon the character of an individual or entity mentioned herein and 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.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.