

WFG Underwriting Bulletin



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

From: WFG Underwriting Department

Date: August 22, 2019

Bulletin No.: PA 2019-11

Subject: Philadelphia Court Outage – August 21, 2019

The Pennsylvania Land Title Association (PLTA) has reported that online access to the dockets of the Court of Common Pleas in the First Judicial District (“FJD”) is currently down. The Municipal Court dockets appear to be functioning normally.

If you are unable to obtain current and customary docket information from the Phila. Court of Common Pleas by other methods (other than online), you must include the following requirement and exception for all Philadelphia commitments:

REQUIREMENT

NOTICE: Websites and computer programs associated with the City of Philadelphia's First Judicial District court system have been temporarily shut down. In order to close this transaction, you must obtain advance approval from WFG Underwriting. Further, this commitment may be revised to include additional requirements and exceptions based upon the Company's review of the Public Records.

EXCEPTION

THE PHILADELPHIA OFFICE OF JUDICIAL RECORDS' ONLINE SYSTEM IS DOWN AND THE RECORDS ARE UNAVAILABLE DUE TO A TECHNICAL ISSUE. THE POLICY WILL NOT INSURE AGAINST ANY JUDGMENT, CLAIM OR LIEN THAT WOULD NORMALLY APPEAR IN THE PHILADELPHIA OFFICE OF JUDICIAL RECORDS, INCLUDING THOSE OF THE COMMON PLEAS AND

MUNICIPAL COURT OF PHILADELPHIA, UNTIL A COMPLETE SEARCH OF THAT
INDEX IS POSSIBLE

We will continue to provide updates as new information becomes available.

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.