



WFG Rate and Form Bulletin



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

From: WFG Underwriting Department

Date: September 17, 2019

Bulletin No.: PA 2019-14

Subject: Revisions to Pennsylvania Manual of Rates; New and Revised Endorsements; the Withdraw of Ten Endorsements; and a Revised Closing Protection Letter, all of which become effective **October 1, 2019.**

The Title Insurance Rating Bureau of Pennsylvania (“TRIBOP”) has obtained approval from the Pennsylvania Insurance Department for the following with an effective date of **October 1, 2019:**

- (1) Six (6) revised endorsements; and
- (2) Four (4) new endorsements; and
- (3) the withdrawal of ten (10) currently approved endorsements; and
- (4) a revised Closing Protection Letter

Six (6) Revised Endorsements:

- (1) **TIRBOP 100** - revised to describe the coverage provided by this endorsement to better match the language used by the American Land Title Association (“ALTA”) in its endorsements.
- (2) **TIRBOP 1250 (ALTA 19-06)** - footer was amended to delete “as modified by TIRBOP” since it wasn’t modified by TIRBOP; also changed the name to match the ALTA form of endorsement to “Continuity – Multiple Parcels.”
- (3) **TIRBOP 1270 (ALTA 25-06)** - revised to update language to mirror the language in the ALTA 25-06 endorsement.
- (4) **TIRBOP 1271 (ALTA 25-06)** - revised to update language to mirror the language in the ALTA 25-06 endorsement.
- (5) **TIRBOP 1530 (ALTA 14-06)** - revised to update language to mirror the language in the ALTA 14-06 endorsement. The change relates to the brackets surrounding optional language in paragraph 4 of the endorsement.
- (6) **TIRBOP 1540 (ALTA 14.1-06)** - revised to update language to mirror the language in the ALTA 14.1-06 endorsement. The change relates to the brackets surrounding optional language in paragraph 4 of the endorsement.

Four (4) New Endorsements:

- (1) **TIRBOP 1252 (ALTA 19.2-06) (Contiguity – Specified Parcels)** - New Rate Manual Section 6.46.2. The charge for this endorsement is \$100 and the use of this endorsement is prohibited in conjunction with the issuance of owner's and/or loan policies insuring 1-4 family residential property. Can be affixed to an Owner's and/or Loan Policy.
- (2) **TIRBOP 1316 (ALTA 28.2-06) (Encroachments – Boundaries and Easements – Described Improvements)** - New Rate Manual Section 6.55.3. The charge for this endorsement is 10%, calculated in accordance with Section 5.2, unless it is issued with TRIBOP Endorsement PA 1020 or PA 1034, in which case the charge will be \$500. The use of this endorsement is prohibited in conjunction with the issuance of a loan policy insuring 1-4 family residential property. Can be affixed to a Loan Policy only.
- (3) **TIRBOP 1317 (ALTA 28.2-06) (Encroachments – Boundaries and Easements – Described Improvements)** - New Rate Manual Section 6.55.4. The charge for this endorsement is 20%, calculated in accordance with Section 5.2, unless it is issued with TRIBOP Endorsement PA 1031, PA 1032 or PA 1035, in which case it will be priced at 5%, calculated in accordance with Section 5.2, with a minimum charge of \$75.00. The use of this endorsement is prohibited in conjunction with the issuance of an owner's policy insuring 1-4 family residential property. Can be affixed to an Owner's Policy only.
- (4) **TRIBOP 1611 (ALTA 23.1-06)(Co-Insurance – Multiple Parcels)** - New Rate Manual Section 6.87.1. While there is no charge for this endorsement, Section 5.12 describes the manner by which the charge for the liability assumed by each Insurer is calculated. The use of this endorsement is prohibited in conjunction with the issuance of policies insuring 1-4 family residential property. Can be affixed to an Owner's and/or Loan Policy.

A brief description of the coverage provided by each of these new endorsements is contained in the Rate Manual.

Ten (10) Withdrawn Endorsements:

1. TIRBOP 100 (however, a revised form of this endorsement has been approved in this same filing so this continues to be available)
2. TIRBOP 101 (withdrawn for lack of demand)
3. TIRBOP 102 (withdrawn for lack of demand)
4. TIRBOP 103 (withdrawn for lack of demand)
5. TIRBOP 104 (withdrawn for lack of demand)
6. TIRBOP 1250 (ALTA 19-06) (replaced with revised form)
7. TIRBOP 1270 (ALTA 25-06) (replaced with revised form)
8. TIRBOP 1271 (ALTA 25-06) (replaced with revised form)
9. TIRBOP 1530 (ALTA 14-06) (replaced with revised form)
10. TIRBOP 1540 (ALTA 14.1-06) (replaced with revised form)

Revisions to the Closing Protection Letter (CPL):

The revisions to the CPL appear in paragraphs 3f and 3n of the Conditions and Exclusions section of the CPL and relate to various forms of fraud that are excluded when perpetrated by unrelated third parties to the real estate transaction.

There has been no change in the currently approved rates for the endorsements that have undergone revisions.

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

[Click here for a copy of the new Rate Manual effective October 1, 2019](#)

WFG endorsements and all filed forms can be found at <http://wfgunderwriting.com/pennsylvania>

NOTE: This Bulletin is intended for use by title issuing offices, title insurance agents and approved attorneys of WFG National Title Insurance Company only. Reliance by any other person or entity is unauthorized. This Bulletin is intended solely for the purpose of establishing underwriting policies and procedures of WFG National Title Insurance Company.