

## WFG Underwriting Bulletin



To: All PA WFG Policy Issuing Agents; All PA WFG Title Examiners and Offices  
From: WFG Underwriting Department  
Date: December 4, 2020  
Bulletin No.: PA 2020-08  
Subject: Delaware County, PA Servers and Systems are Unavailable

---

Officials in Delaware County report malware issues that disabled their computer systems, which will affect the availability of records in the Recorder of Deeds, court dockets, and other resources. They expect to have portions of their systems back online shortly.

The Recorder of Deeds, Robert A. Auclair, is asking title companies to “continue to submit filings as they normally would. E-filings are strongly encouraged over mail-in and hand delivery. Please understand that documents will continue to be recorded in the chronological order received, but that recording will be delayed by the number of days that the server remains disabled.”

During this period, we offer this guidance to our agents:

**For transactions in which you have a valid search**, during this unavailability of County records you may proceed to closing without a bringdown, provided that you obtain an [affidavit](#) and indemnity from your borrower or buyer and seller, and obtain an update as soon as practicable. Continue with the recording process you have in place, and retain proof of delivery.

**If you do not have a valid search**, or it is contingent upon receipt of other information that is not available, then a commitment cannot be issued nor can that information be omitted from the policy.

We recognize that this may create a great inconvenience for you and your clients, and we are willing to be flexible with our requirements as much as is reasonable. Please feel free to reach out to us for assistance with your specific situation.

[Click this link to download the Buyer / Borrower Affidavit](#)

**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.

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