

WFG Rate and Form Bulletin



To: All Pennsylvania Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: March 27, 2023
Bulletin No.: PA 2023-04
Subject: Reminder - ALTA 2021 Forms effective April 1, 2023

As a reminder, the new ALTA 2021 Forms approved for use in Pennsylvania become effective on **April 1, 2023**. After March 31, 2023, some existing forms will be withdrawn and can no longer be issued. Due to the withdrawal of the old forms, there is no overlap period where both versions will be available. In preparing for the implementation of the new forms, we suggest that you confirm with your software supplier that the required revisions and new forms will be available to you by April 1, 2023.

The list of forms being replaced is set forth below. For further information, please refer to Bulletins PA2023-02, PA2022-02, and PA2022-01, or contact underwriting.

Forms Being Replaced

All six (6) of the 2021 ALTA policy forms (07-01-2021) being adopted are replacements for existing policy forms with existing rates. There are no rate or charge changes for these forms.

- (1) Owner's Policy (as modified by TIRBOP)
- (2) Loan Policy (as modified by TIRBOP)
- (3) Short Form Residential Loan Policy – Current Assessments (as modified by TIRBOP)
- (4) Expanded Coverage Residential Loan Policy – Current Assessments (as modified by TIRBOP)
- (5) Short Form Expanded Coverage Residential Policy – Current Assessments
- (6) Homeowner's Policy (as modified by TIRBOP)

Sixteen (16) endorsement forms are being replaced, which provide substantially the same coverage as the existing forms. There are no rate or charge changes for these forms.

- (1) TIRBOP 500 (ALTA 11 as modified by TIRBOP) – Mortgage Modification (L)
- (2) TIRBOP 501 (ALTA 11) – Mortgage Modification (L)
- (3) TIRBOP 710 (ALTA 6) – Variable Rate Mortgage (L)
- (4) TIRBOP 710-6.2 (ALTA 6.2) – Variable Rate Mortgage – Negative Amortization (L)

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- (5) TIRBOP 810 (ALTA 4.1) – Condominium – Current Assessments (O/L)
- (6) TIRBOP 900 (ALTA 8.1) – Environmental Protection Lien (L)
- (7) TIRBOP 1150 (ALTA 14.2) – Future Advance – Letter of Credit (L)
- (8) TIRBOP 1220 (ALTA 14.3) – Future Advance – Reverse Mortgage (L)
- (9) TIRBOP 1260 (ALTA 12 as modified by TIRBOP) – Aggregation (L)
- (10) TIRBOP 1312 (ALTA 28.1) – Encroachments – Boundaries and Easements (L)
- (11) TIRBOP 1313 (ALTA 28.1) – Encroachments – Boundaries and Easements (O)
- (12) TIRBOP 1500 (ALTA 32) – Construction Loan (L)
- (13) TIRBOP 1510 (ALTA 32.1) – Construction Loan – Direct Payment (L)
- (14) TIRBOP 1530 (ALTA 14) – Future Advance – Priority (L)
- (15) TIRBOP 1540 (ALTA 14.1) – Future Advance – Knowledge (L)
- (16) TIRBOP 1600 (ALTA 10) – Assignment (L)

The revised 2021 ALTA CPL (04-02-2021) replaces the existing CPL and provides essentially the same protections. Unlike the previously adopted CPL, which is being replaced, the revised CPL is not modified by TIRBOP. The charge for the CPL remains the same at \$125.

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