



WFG Rate and Form Bulletin

To: All Pennsylvania Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: May 31, 2024
Bulletin No.: PA 2024-05
Subject: **EFFECTIVE August 1, 2024** – Revised Policy and Endorsement Forms, New Endorsements, and Revised Rate Manual

The Title Insurance Rating Bureau of Pennsylvania (“TIRBOP”), of which WFG National Title Insurance Company (“WFG”) is a member, has obtained approval from the Pennsylvania Insurance Department (“PID”) for the following changes with an effective date of **August 1, 2024**:

- (1) One (1) revised Policy: Expanded Coverage Residential Loan Policy – Current Assessments (as modified by TIRBOP);
- (2) Six (6) revised Endorsements: PA 500, 1080, 1100, 1331, 1332, and 1420.
- (3) Two (2) new Endorsements: PA 1212 and 1670 (ALTA 48); and
- (4) Revisions to the Rate Manual.

With the adoption of the revised policy form and endorsements, the existing policy form and existing six (6) endorsement forms being replaced will be withdrawn. **After August 1, 2024, only the revised Policy and Endorsements can be used.**

Revised Policy Form

This is a minor revision to correct a typographical error under Covered Risks paragraph 28(h). The current form misidentifies an endorsement as “TIRBOP PA 1590 (ALTA 9.10-06) (Restrictions, Encroachments, Minerals – Current **Assessments** – Loan Policy),” when the correct title of the Endorsement is “Current **Violations**”. There is no change in coverage or Charge for this revision.

Revised Endorsement Forms

Six (6) endorsement forms are being replaced, which provide the same coverage as the existing forms. There are no changes to the Charge for these Endorsements:

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(1) TIRBOP 500 (ALTA 11 as modified by TIRBOP) – Mortgage Modification (L)

This Endorsement is revised to make clear that other Endorsements applicable to a loan policy are brought down along with the underlying policy being modified as to the Date of Policy; and there is now a provision to specifically exclude any Endorsements that are not being brought down.

(2) TIRBOP 1080 – Abbreviated Form Endorsement(s) (L)

This Endorsement is revised to update the list of endorsement forms to conform to current naming and numbering conventions in the Rate Manual.

(3) TIRBOP 1100 – Waiver of Arbitration (O/L)

This Endorsement is revised to eliminate the year “2006” from the footer reference to Owner’s and/or Loan Policies, because the 2006 Policies have been replaced with more recent versions.

(4) TIRBOP 1331 (ALTA 29.2-06) – Interest Rate Swap – Direct Obligation – Defined Amount (L)

(5) TIRBOP 1332 (ALTA 29.3-06) – Interest Rate Swap – Additional Interest – Defined Amount (L)

These Endorsements are revised to be consistent with existing provisions in the Rate Manual. Specifically, each form now includes language in the footer indicating that it is prohibited for use in connection with policies covering 1-4 family residential property.

(6) TIRBOP 1420 (ALTA 36.1-06) – Energy Project – Leasehold/Easement (L)

This Endorsement is revised to correct a typographical error in the footer.

New Endorsement Forms

Two (2) new endorsement forms are being adopted, each with an associated Charge:

(1) TIRBOP 1212 – Access (O/L)

New Rate Manual Section 6.42.1

This endorsement provides coverage in the event that there is no pedestrian access to the land or resulting from the fact that the land does not directly abut a specified physically open public street. When issued relative to a Loan Policy, the charge for this endorsement is \$200.00.

When issued relative to an Owner’s Policy, the Charge for this endorsement is 10%, calculated in accordance with Section 5.2. Use of this endorsement is prohibited in conjunction with the issuance of a policy insuring 1-4 family residential property.

(2) TIRBOP 1670 (ALTA 48) – Tribal Waivers and Consents (O/L)

New Rate Manual Section 6.93

This endorsement must be executed by both the named Insured and an Authorized Representative of a Tribe, as published in the Federal Register. Under this endorsement, with regard to matters related to the policy, the Tribe waives rights of sovereign immunity from suit and consents to jurisdiction and venue of federal and state courts. In the event the Tribe has an ownership interest in the named Insured, under this endorsement the Insured waives rights of

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sovereign immunity from suit and consents to jurisdiction and venue of federal and state courts. The Charge for this endorsement is \$200.00.

Specific Manual Revisions

In addition to adding Sections and Charges for the new Endorsements covered above, the Rate Manual has been revised to update the Table of Contents, as well as the following changes:

Section 5.9(E) has been updated to reflect the 2021 ALTA Loan Policy, which replaced the 2006 ALTA Loan Policy when the prior Manual became effective April 1, 2023.

Section 5.10(A) has been revised to omit unintended limiting language. The Leasehold Endorsements were not intended to be limited to only the standard Owner's or Loan Policies, and can be attached to any owner's policy (1130) or any loan policy (1140), including short form and/or expanded coverage policies. **Section 6.32** and **Section 6.33** have likewise been revised to reflect this change.

The headings of **Section 6.9**, **Section 6.28**, **Section 6.29**, **Section 6.57.1**, **Section 6.57.2**, and **Section 6.66** have been updated to reflect the new effective date of the revised Endorsements, as set forth above.

Section 6.29 has also been revised to avoid limiting the issuance of PA 1100 Endorsement with only the 2021 Owner's Policy and/or 2021 ALTA Loan Policy. This Endorsement can be issued with any approved policy form that contains an arbitration provision.

Section 6.42.1 and **Section 6.93** have been added to address the new PA 1212 and PA 1670 Endorsements, as set forth above.

Besides the new Charges for the new Endorsements (PA 1212 and PA 1670), there has been no change in the currently approved rates for the revised policy form or revised endorsement forms.

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 the effective date. After August 1, 2024, only the revised forms should be used and the prior forms should no longer be used.

Copies of the WFG policy and endorsements forms, effective August 1, 2024 can be found here: [WFG Underwriting - Pennsylvania Forms](#) and the Rate Manual can be found here: [WFG Underwriting - Pennsylvania Rates](#). The Rate Manual and TIRBOP forms can also be accessed after August 1, 2024 through TIRBOP's website here: [TIRBOP Rate Manual and Forms](#).

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