



WFG Rate and Form Bulletin

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

From: WFG Underwriting Department

Date: March 6, 2020

Bulletin No.: PA 2020-01

Subject: Revisions to Pennsylvania Manual of Rates **effective May 1, 2020**. (TIRBOP Rate/Rule Filing of December 10, 2019)

The Title Insurance Rating Bureau of Pennsylvania (“TIRBOP”) has obtained approval from the Pennsylvania Insurance Department (“PID”) for the following rate changes to certain endorsements and other revisions to the TIRBOP Rate Manual with an effective date of **May 1, 2020**:

It was noted by TIRBOP in this filing that the current rates for most endorsements priced using flat rates have not been changed for many years. So, the main goal of this Rate/Rule Filing was to request a rate increase for any endorsements that are priced using fixed or flat rates, some were priced at \$50, others \$100, \$250 and \$500. All of those have either doubled or increased by \$200, as follows:

- All the following endorsements currently priced at **\$50.00** will be **\$100.00**, effective May 1, 2020:
 - (1) **PA 100**
 - (2) **PA 300**
 - (3) **PA 400 (ALTA 7-06)**
 - (4) **PA 710 (ALTA 6-06)**
 - (5) **PA 710-6.2 (ALTA 6.2-06)**
 - (6) **PA 810(ALTA 4.1-06)**
 - (7) **PA 820(ALTA 5.1-06)**
 - (8) **PA 900 (ALTA 8.1-06)**
 - (9) **PA 1020**
 - (10) **PA 1220 (ALTA 14.3-06)**

- All the following endorsements currently priced at **\$100.00** will be **\$200.00**, effective May 1, 2020:

- (1) PA 910 (ALTA 8.2-06)
- (2) PA 1100
- (3) PA 1200 (ALTA 17-06)
- (4) PA 1230 (ALTA 18-06)
- (5) PA 1240 (ALTA 18.1-06)
- (6) PA 1250 (ALTA 19-06)
- (7) PA 1252 (ALTA 19.2-06)
- (8) PA 1260 (ALTA 12-06)
- (9) PA 1270 (ALTA 25-06)
- (10) PA 1271 (ALTA 25-06)
- (11) PA 1280 (ALTA 22-06)
- (12) PA 1530 (ALTA 14-06)
- (13) PA 1540 (ALTA 14.1-06)
- (14) PA 1560 (ALTA 37-06)
- (15) PA 1620 (ALTA 39-06)
- (16) PA 1660 (ALTA 34-06)

- All the following endorsements currently priced at **\$250.00** will be **\$450.00**, effective May 1, 2020:

- (1) PA 1210 (ALTA 17.1-06)
- (2) PA 1290

- All the following endorsements currently priced at **\$500.00** will be **\$700.00**, effective May 1, 2020:

- (1) PA 1033 (ALTA 9.6-06)
- (2) PA 1251 (ALTA 19.1-06)
- (3) PA 1312 (ALTA 28.1-06)
- (4) PA 1314 (ALTA 28.3-06)
- (5) PA 1316 (ALTA 28.2-06)
- (6) PA 1340 (ALTA 35-06)
- (7) PA 1341 (ALTA 35-06)
- (8) PA 1400 (ALTA 31-06)
- (9) PA 1410 (ALTA 36-06)
- (10) PA 1420 (ALTA 36.1-06)
- (11) PA 1430 (ALTA 36.2-06)
- (12) PA 1440 (ALTA 36.3-06)
- (13) PA 1551 (ALTA 17.2-06)
- (14) PA 1570 (ALTA 40-06)
- (15) PA 1600 (ALTA 10-06)
- (16) PA 1630 (ALTA 42-06)
- (17) PA 1640 (ALTA 43-06)

In addition to increasing the price of the flat fee endorsements above, the PID also approved increases and changes to the following effective May 1, 2020:

- **Rate Manual Section 5.8** covers the ALTA Short Form Residential Loan Policy. The flat rate charge for this policy increases from \$100.00 to **\$200.00**.
- **Rate Manual Section 5.9** covers Enhanced Coverage Residential Policies. The flat rate charge for these policies increases from \$200.00 to **\$400.00**.
- **Rate Manual Section 5.11** covers Mechanic's Lien Insurance. Under paragraph **5.11 (B)**, Construction Mortgage, the flat rate charge for the issuance of PA 1520 Endorsement increases from \$100.00 to **\$200.00**.

There are also increases to the minimum charge for endorsements priced as a percentage of the otherwise applicable rate if the minimum charge is **\$100.00 or less**.

- All the following endorsements currently priced at **\$75.00** will be **\$150.00**, effective May 1, 2020:

- (1) **PA 301**
- (2) **PA 1030**
- (3) **PA 1031 (ALTA 9.1-06)**
- (4) **PA 1032 (ALTA 9.2-06)**
- (5) **PA 1034 (ALTA 9.7-06)**
- (6) **PA 1035 (ALTA 9.8-06)**
- (7) **PA 1313 (ALTA 28.1-06)**
- (8) **PA 1315 (ALTA 28.3-06)**
- (9) **PA 1317 (ALTA 28.2-06)**
- (10) **PA 1450 (ALTA 36.4-06)**
- (11) **PA 1460 (ALTA 36.5-06)**
- (12) **PA 1470 (ALTA 36.6-06)**
- (13) **PA 1471 (ALTA 36.6-06)**
- (14) **PA 1480 (ALTA 9.3-06)**
- (15) **PA 1590 (ALTA 9.10-06)**
- (16) **PA 1650 (ALTA 45-06)**

- All the following endorsements currently priced at **\$50.00** will be **\$100.00**, effective May 1, 2020:

- (1) **PA 1015**

- All the following endorsements currently priced at **\$100.00** will be **\$200.00**, effective May 1, 2020:

(1) **PA 1271 (ALTA 25-06)**

The other change made to the Rate Manual is the deletion of **Section 5.9 (I)** (that's the letter I), which prohibited the postponement of the issuance of an Enhanced Coverage Residential Policy. With this deletion the postponement (or "holding open") of an ALTA Homeowner's Policy (which is one of the "Enhanced Coverage Residential Policies" covered in the Rate Manual at section 5.9) is permitted and now controlled by section 5.2 (E) and 5.3 (E).

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.

A copy of the new Rate Manual effective May 1, 2020 is attached. [TIRBOP Rate Manual \(eff. 5-01-20\).pdf](#)

WFG endorsements and all filed forms can be found at

<https://wfgunderwriting.com/pennsylvania/forms>

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.