

UNDERWRITING BULLETIN - TEXAS

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RE: Survey Coverages in the T-17 and T-19

This Bulletin represents an updating of WFG's rules regarding providing the survey coverages contained in the T-17 and T-19 endorsements.

Both the T-17 and T-19 endorsements contain affirmative survey coverages. Neither of the Procedural Rules which govern these endorsements (P-9b[14] and P-50B) require that the title company be provided a survey as a condition to issuance.

You may issue the T-17 and/or the T-19 endorsement without deleting the survey coverages from those endorsements even if you do not have a survey in the following situations:

1. The insured property is a 1-4 family platted residential lot, either improved or unimproved; and,
2. The transaction is a re-sale of an existing home, not the initial purchase of a newly constructed home; or,
3. The transaction is a home equity loan, a reverse mortgage, or a conventional refinance.

In all other transactions, including all acreage transactions and all construction transactions, the survey coverages contained in the T-17 and T-19 must be deleted if you do not have a survey.

Attached are samples of the T-17 and T-19 endorsements in which the survey coverages have been deleted.

This Bulletin does not change existing rules that require a survey before you can give a lender the survey amendment authorized by Procedural Rule P-2.

Bruce L. Goldston
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