

## WFG Informational Bulletin

To: All Texas Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: May 22, 2020  
Bulletin No.: TX-2020-11  
Subject: TDI Issues Bulletin on Rate Rule R-5.F and Simultaneous Issuance of Owner's and Loan Policies

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As a result of the COVID-19 outbreak, some purchasers have not been able to obtain funding and a Loan Policy within 90 days to qualify for the simultaneous issue rate, pursuant to Rate Rule R-5.F. Consequently, the Texas Department of Insurance ("TDI") has issued [Commissioner's Bulletin # B-0028-20](#) advising that it will not cite title agents and title insurance companies who charge the "simultaneous issuance" premium described in Rate Rule R-5.F for Loan Policies issued more than 90 days after the Owner's Policy of \$5 million or more if the following conditions are met:

- All parties, including the title agent and title insurance company, agree to the Rate Rule R-5.F premium;
- the owner's policy is dated between December 14, 2019, and April 2, 2020;
- the loan policy is issued no later than 60 days after the 90-day deadline in paragraph 1.a of Rate Rule R-5.F; and
- the requirements for Rate Rule R-5.F are otherwise met.

For any questions regarding the foregoing, please email [TitleExaminations@tdi.texas.gov](mailto:TitleExaminations@tdi.texas.gov).

If you have any additional questions, please contact Texas underwriting counsel at [SWLegal@wfgnationaltitle.com](mailto:SWLegal@wfgnationaltitle.com).

*Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.*