

WFG Underwriting Bulletin



To: All Texas Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: April 28, 2022
Bulletin No.: TX 2022-04
Subject: Collin County Clerk Not Accepting Documents for Recording Until May 4, 2022

As of 12:00 p.m. on April 28, 2022, the Collin County Clerk has shut down its recording database in order to launch its new Land and Vital Records Management System. The database will be shut down until Wednesday, May 4, 2022. During this time, no in-person or electronic recording services will be available.

WFG is monitoring this situation and will advise you as soon as we learn that the computer system is back online and the County Clerk is accepting documents for recording. You may also visit the Collin County Clerk's website [here](#) for updated information.

While recording is unavailable, WFG will require an indemnity from the seller and/or borrower for any defects, liens, or other matters caused by the seller or borrower and attaching to the property during the gap period. The indemnity may be a separate agreement executed by the seller or borrower, or added to your standard affidavit of debts and liens. A form of the gap indemnity agreement [can be found here](#) for your use. With this indemnity, you may continue to close, and WFG will continue to insure the "gap" created by this temporary inability to record.

Additionally, please confirm that your e-recording vendor is accepting documents for recording, placing them in a queue for recording, and will record them as soon as recordings are accepted again in the order in which they were received. And if a mailed or delivered recording is returned unrecorded, like any returned recording, your office needs a policy and procedure for tracking and to make sure all unrecorded documents are resubmitted as soon as the recording office re-opens.

If you have any questions, please contact Texas underwriting counsel at SWLegal@wfgnationaltitle.com.

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.