



To: All Utah Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: July 8, 2020  
Bulletin No: UT 2020-01  
Subject: New Closing Protection Letter form and File Issuance Charge

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Please note that as of July 1, 2020, the Utah Department of Insurance approved a new form of the Closing Protection Letter, for use in Utah. Although there might be a short lag, the new form will be integrated into the WFG Agency Support system and it will be generated in place of the form previously issued.

In addition to the new form, WFG has decided it was appropriate, pursuant to Utah Code section 31A-4-117, to charge a fee for the issuance of each Closing Protection Letter. The rate filed with the Utah DOI, which will become effective as of August 1, 2020, reads as follows:

**WFG CLOSING PROTECTION LETTER:**

*Pursuant to Utah law, upon request WFGNTIC may provide a closing protection letter (CPL) to a person (or entity) who is a party to a real estate transaction for which a WFGNTIC title insurance policy or policies will be issued. In compliance with said law, WFGNTIC charges a fee of \$25 for each party protected by the CPL issued, which fee is deemed to be earned upon the closing of the real estate transaction for which the CPL is provided. If the transaction is cancelled and does not close, the CPL fee is waived. The CPL fee shall be remitted in its entirety to WFGNTIC. WFGNTIC agents do not receive any portion of the CPL fee, which shall not be subject to any agreement allowing the division of premium.*

Whenever a Closing Protection Letter is required by any party to a transaction, the above referenced fee will be assessed for each individually produced letter. The fee, pursuant to Utah law, is not to be split in any fashion and is to be credited solely to the Underwriter.

The above rate will be incorporated into the next edition of the Schedule of Rates for the State of Utah when it is next updated and revised. In the meantime, this new Closing Protection Letter issuance rate should be applied to all letters issued.

**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/or procedures of WFG National Title Insurance Company.**