



To: All Virginia Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: October 6, 2023
Bulletin No.: VA 2023-02
Subject: ESTATE FRAUD - Fraudulent List of Heirs and Real Estate Affidavits

Please be advised that our industry is experiencing an uptick in fraud involving the filing of false or inaccurate list of heirs and real estate affidavits. In the event your company encounters a situation where you have a list of heirs or real estate affidavit containing information you are not able to verify with other third-party sources (i.e. a valid obituary, an affidavit from an unrelated individual that is familiar with the decedent and family) then please contact underwriting counsel for further assistance.

Thank you.

For additional information, please consult with Kristopher Sleeth, Virginia Underwriting Counsel at KSleeth@wfgtitle.com, 571-347-0859.

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.