



## **UNDERWRITING BULLETIN**

**To:** All Wisconsin Agents of WFG National Title Insurance Company

**From:** WFG Underwriting Department

**Date:** March 19, 2014

**Bulletin No.:** WI 2014-1

**Re:** Blanket Exceptions in Owners Policies

Recently, the Wisconsin Office of the Commissioner of Insurance made an inquiry concerning “broad exceptions that limit the coverage of the title insurance policy” in owners policies of title insurance (Standard Owners and Homeowners Policies).

These “blanket exceptions” have been used in Schedule B of loan policies issued in connection with residential refinances rather than taking specific exception to items discovered during the title examination.

Examples of these exceptions include, but are not limited to:

1. Covenants, conditions and restrictions of record.
2. Easements, if any, appearing in the public records.

It is our policy that these blanket exceptions are not used for owners policies. Please check your owners and homeowners policy forms to ensure that such exceptions do not appear on Schedule B and be sure to take specific exceptions for any record matters disclosed by the title examination when issuing an owners or homeowners policy.

NOTE: This Bulletin is intended for use by title issuing offices, title insurance agents and approved attorneys of WFG National Title Insurance Company and any reliance by any other person or entity is unauthorized. This bulletin is intended solely for the purpose of underwriting policies of WFG National Title Insurance Company.