

Dear Stewart Partners,

We hope that you all enjoyed the long weekend and the Boston Marathon. We know that these short weeks can sometimes feel long, so in this week's update we are focusing on only one topic: the new 2021 ALTA forms and the newly released STG GOLD endorsement. In the near future, our Underwriting Team will also be hosting a series of webinars on the new 2021 ALTA forms and new STG endorsements. Stay tuned for dates and times.

- *ALTA 2021 Policy Forms and title production software*

This summer, ALTA published new policy forms and endorsements. The following commonly issued policy forms were revised, among others. These are referred to as the 2021 policy forms:

- Owner Policy (standard coverage)
- Loan Policy (standard coverage)
- Homeowner's Policy (expanded coverage)
- Expanded Coverage Residential Loan Policy (expanded coverage)

The existing policy forms, which we commonly refer to as the 2006 standard Owner / Loan, and the 2013 Homeowner's and Expanded Coverage Residential Loan policies (sometimes referred to as the "enhanced" policies) **have not** been retired and **may continue to be issued**. To view our bulletin on the new forms, which provides a summary of the changes follow this link: <https://www.virtualunderwriter.com/en/bulletins/2021-6/mu2021002.html>

The various title production software companies, such as E-Closing, Qualia, and SoftPro, have received the new forms from Stewart so that they can be uploaded into their systems. We understand that not all vendors have pushed the new forms through to all their users. If you have any questions about when the new forms will be available to you through the title production software company you use, please reach out to your software representative. Also, please don't hesitate to connect with your Stewart account representative for information. We encourage the use of the new owner policy forms as they become available and loan policy forms as they may be requested by your lenders.

- *New Hampshire & Rhode Island – availability of the 2021 ALTA forms*

We know that many of you are cross border agents in our neighboring states of New Hampshire and Rhode Island. Both states require that forms be filed and approved by their respective regulatory bodies prior to use of any new forms. It is important to note that if you are an issuing agent for New Hampshire, the 2021 ALTA policy forms **have not yet been approved** for use by the New Hampshire Insurance Department. For issuing agents in Rhode Island, the forms have been approved and may be used. To view our bulletin issued to Rhode Island issuing agents, follow this link: <https://www.virtualunderwriter.com/en/bulletins/2021-9/ri2021001.html>

- *STG Gold Endorsement*

In conjunction with the new 2021 ALTA Policy Forms, Stewart has developed the STG Gold Endorsement. This is a Stewart specific endorsement; it is not an ALTA form and is only available for issuance by Stewart agents when the 2021 ALTA Homeowner's (expanded) policy is issued to a buyer of a **single-family home or condominium unit**. There is no additional charge for this endorsement. We recommend that this endorsement always be issued when the transactions meet all the following requirements:

1. Property being purchased is a single-family home or condominium unit; and
2. The buyer intends to occupy the home as a principal place of residence or as a second home; and
3. The 2021 Homeowner's (expanded) policy is being issued.

What does the STG Gold Endorsement do?

The STG Gold Endorsement provides additional coverage and protections to the insured. Some of the key benefits include extending the availability of this kind of policy, subject to policy provisions, to a buyer that is a business entity, including corporations and LLCs, and expanding the post-policy coverage provisions of the policy. It also broadens the continuation of coverage provisions, including if there is a transfer to a spouse, child, or grandchild without consideration. To view our recently issued bulletin on this endorsement, follow this link: <https://www.virtualunderwriter.com/en/bulletins/2021-9/ma2021004.html>

- *Stewart's Massachusetts COVID-19 Resource Page & Information Page – URL CHANGE*

Our easy reference page, which provides you quick access to all our Mid-Week updates, gap coverage affidavits, and bulletins that specifically relate to COVID and other emergency orders, has moved. Save this new URL as bookmark in your web browser for easy access: <https://www.stewart.com/en/state-pages/massachusetts-agents/underwriting-resources/covid-19.html>

Stewart Title Guaranty Company - Massachusetts

200 5th Avenue, Suite 301, Waltham, MA 02451 Phone: 800-628-2988 Fax: 781-697-3336

Monarch Place - 1414 Main Street, Suite 1835, Springfield, MA 01144 Phone: 413-930-8090 Fax: 978-964-0565

Tiziano Doto, Agency Services Manager - tiziano.doto@stewart.com

Jutta R. Deeney, VP, State Counsel - jutta.deeney@stewart.com

Shannon Coleman, Underwriting Counsel - scoleman@stewart.com

Christine Provost, Associate Senior Underwriting Counsel - christine.provost@stewart.com

Tracie Kester, Underwriting Counsel - tracie.kester@stewart.com

Paula M. Cuculo, Underwriting Counsel - paula.cuculo@stewart.com

General MA Underwriting Mailbox - massuwing@stewart.com

Tracy Hawkins, Agency Sales Representative Sr. - tracy.hawkins@stewart.com

Rita Kelly-Parsley, Agency Sales Representative Sr. - rita.kelly-parsley@stewart.com

Tom Potito, Agency Sales Representative Sr. - tom.potito@stewart.com

Mary Blomerth, Agency Sales Representative Sr. - mary.blomerth@stewart.com

Lyslie A. DeMeo, Agency Sales Representative, Sr. - ldemeo@stewart.com