

Dear Stewart Partners,

We are in the short window between Thanksgiving and Hanukkah celebrations, and the commencement of the Christmas holiday season and all of the activity that it brings. And, depending where you are, some of the first snowflakes of the season. We hope that this holiday season thus far has been relatively stress-free and as always, that you, your colleagues, friends, and family remain healthy.

In this week's update, we wanted to let you know about Stewart's new – and improved – overlimits form. This form, along with many others, can be found on our Virtual Underwriter website, which has undergone major design changes in recent months. In fact, Stewart is presenting a webinar today at 11 AM on "Navigating Through Virtual Underwriter," and we've included a link below. Finally, we are alerting you to a possible new rule which would significantly expand the FinCEN GTO reporting requirements.

- *Request for Approval to Issue Overlimits (Large) Policy or Extra Hazardous Coverage – NEW FORM!*

We are pleased to announce that Stewart has a new (and streamlined) form for you to use when requesting authority to issue an overlimits policy, sometimes referred to as a "high liability" policy. This includes policies involving special risks which require approval based upon our underwriting guidelines. The new form can be downloaded here:

<https://www.virtualunderwriter.com/en/forms/2021-12/stg-request-for-approval-to-issue-overlimits--large--policy-or-e.html>

This new form is only two pages long and can be downloaded in either PDF or Word format. Also included at the end of the form is the Request for Closing Protection Letter/Insured Closing Letter. Please note that you will not need to complete this CPL Request form unless you require a closing protection letter that exceeds the standard coverage limit of \$10 Million. If the policy amounts are less than \$10 Million, or you don't need a CPL, this page does not need to be filled out. However, it is now being included as part of the new overlimits form so that both can be requested and approved in conjunction with each other to streamline the process and expedite approval of both the CPL and policy.

The process to submit the form for approval remains the same. Once completed, please send the form with your title commitment, pro forma policy and/or title report to your Stewart underwriter for approval. In the alternative, you may email the documents to [PolicyApprovalRequest@Stewart.com](mailto:PolicyApprovalRequest@Stewart.com) and an underwriter will be assigned to review the request. We hope you find the form easier to use, but as always if you have any questions, please reach out to one of the Stewart underwriters for assistance.

- *Virtual Underwriter's New Look*

In last week's update, we provided links to several upcoming educational webinars being presented by Stewart, including one being offered today on navigating Virtual Underwriter. Stewart is excited to announce the official 'launch' of our new and improved Virtual Underwriter website which has undergone a site rebuild, and we wanted to take this opportunity to highlight all that the site has to offer. Virtual Underwriter, which may be

accessed via [www.virtualunderwriter.com](http://www.virtualunderwriter.com), is Stewart's online underwriting library and contains a wealth of information to assist you in your real estate conveyancing practice, and in the underwriting of Stewart title insurance policies. The site contains state specific real estate practices and forms, as well as bulletins and special alerts regarding the issuance of title insurance policies and other conveyancing matters which you should be aware of. You can also find underwriting guidelines, as well as sample policy and endorsement forms together with the requirements for their issuance, as well as guidance on frequently used policy exceptions. If your title production software doesn't have an endorsement form which you have been asked to issue, simply reach out to a member of our underwriting team for the form containing the Stewart logo and official countersignatures.

If you want to learn more about our relaunched Virtual Underwriter site, there is still time to register for today's webinar:

December 8th at 11 AM – "Navigating Your Way through the NEW Virtual Underwriter"

This 30-minute webinar, presented by Cherisse Patton, Virtual Underwriting Counsel at Stewart, will review the new look of Stewart's Virtual Underwriter website, including how to navigate through the site to locate the bulletins and forms you need.

[Click here to register](#) for this webinar (CTRL + Click to follow link). You will immediately receive a **SAVE THIS STEWART EMAIL** meeting confirmation from WebEx which will include your individual webinar login access link and the instructions to select your audio options.

- *Possible Expansion of FinCEN Reporting*

Those agents who conduct closings in Suffolk and Middlesex Counties are familiar with the FinCEN Geographic Targeting Order ("GTO") that was issued in 2018. The GTO applies to purchases of residential properties for more than \$300,000 by an entity when no bank or other traditional lender is involved. Earlier this week, FinCEN issued a potential rule which would expand the reporting requirement geographically such that all real estate in the United States would be affected. They have also proposed including commercial real estate transactions. FinCEN is soliciting public comments regarding the proposal through February 7, 2022. You can read more about the proposal in the Federal Register by following this link: <https://www.federalregister.gov/documents/2021/12/08/2021-26548/beneficial-ownership-information-reporting-requirements>

If you have any questions about the current GTO, please see Stewart Bulletin SLS2021008, which can be viewed by following this link: <https://www.virtualunderwriter.com/en/bulletins/2021-10/sls2021008.html>

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

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 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 5<sup>th</sup> 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](mailto:tiziano.doto@stewart.com)

**Jutta R. Deeney**, VP, State Counsel - [jutta.deeney@stewart.com](mailto:jutta.deeney@stewart.com)

**Shannon Coleman**, Underwriting Counsel - [scoleman@stewart.com](mailto:scoleman@stewart.com)

**Christine Provost**, Associate Senior Underwriting Counsel - [christine.provost@stewart.com](mailto:christine.provost@stewart.com)

**Tracie Kester**, Underwriting Counsel - [tracie.kester@stewart.com](mailto:tracie.kester@stewart.com)

**Paula M. Cuculo**, Underwriting Counsel - [paula.cucoulo@stewart.com](mailto:paula.cucoulo@stewart.com)

**General MA Underwriting Mailbox** - [massuwing@stewart.com](mailto:massuwing@stewart.com)

**Tracy Hawkins**, Agency Sales Representative Sr. - [tracy.hawkins@stewart.com](mailto:tracy.hawkins@stewart.com)

**Rita Kelly-Parsley**, Agency Sales Representative Sr. - [rita.kelly-parsley@stewart.com](mailto:rita.kelly-parsley@stewart.com)

**Tom Potito**, Agency Sales Representative Sr. - [tom.potito@stewart.com](mailto:tom.potito@stewart.com)

**Mary Blomerth**, Agency Sales Representative Sr. - [mary.blomerth@stewart.com](mailto:mary.blomerth@stewart.com)

**Lyslie A. DeMeo**, Agency Sales Representative, Sr. - [ldemeo@stewart.com](mailto:ldemeo@stewart.com)