



Fidelity National Title[®]

Insurance Company

NATIONAL COMMERCIAL SERVICES | PHILADELPHIA

TIRBOP Manual Revision Effective August 1, 2024

The Pennsylvania Insurance Department has approved a filing applicable to all closings occurring on or after August 1, 2024. The changes in the approved filing are summarized below.

The filing includes one (1) revised policy form, six (6) revised endorsement forms, and two (2) new endorsement forms.

Revised Policy Form (Click the hyperlinked policy for the form.)

1. [Expanded Coverage Residential Loan Policy – Current Assessments \(as modified by TIRBOP\)](#): This form is based on the ALTA version but has been modified by TIRBOP. The filing simply revises the form to correct a typographical error under Covered Risks paragraph 28(h).

Revised Endorsement Forms (Click each of the hyperlinked endorsements for the form.)

The following existing forms have been replaced as described below.

1. [TIRBOP Endorsement 500](#) (ALTA 11, as modified by TIRBOP): This Mortgage Modification Endorsement has been revised to clarify that the coverages in the endorsements applicable to the loan policy are brought down with the policy through the new Date of Policy, except for any endorsements specifically excluded therein.
2. [TIRBOP Endorsement 1080](#): This Abbreviated Form Endorsement has been revised to update the list of endorsement forms to conform to current naming and numbering.
3. [TIRBOP Endorsement 1100](#): This Waiver of Arbitration Endorsement removes the year “2006” from the footer.
4. [TIRBOP Endorsement 1331](#) (ALTA 29.2-06): This Interest Rate Swap-Direct Obligation – Defined Amount Endorsement has been revised to add language in the footer prohibiting it for use with policies insuring 1-4 family residential property.
5. [TIRBOP Endorsement 1332](#) (ALTA 29.306): This Interest Rate Swap-Additional Interest – Defined Amount Endorsement has also been revised to add language in the footer prohibiting it for use with policies insuring 1-4 family residential property.
6. [TIRBOP Endorsement 1420](#) (ALTA 36.1-06): This Energy Project-Leasehold/Easement Endorsement has been revised to correct a typographical error in the footer.

New Endorsement Forms (Click the hyperlinked endorsements for the form.)

1. [TIRBOP Endorsement 1212](#): This Access Endorsement has been adopted to provide coverage against loss or damage sustained by the Insured in the event the Land does not abut and have pedestrian access to and from the specified street, and the street is not physically open and publicly maintained.
2. [TIRBOP Endorsement 1670](#) (ALTA 48): This Tribal Waivers and Consents Endorsement has been adopted to meet customer demands. It mitigates the need for prolonged negotiation over issues unique to Native American interests.

[Click here for the complete revised Endorsement Chart.](#)

Manual Changes

Several sections of the Rate Manual have been revised as well. Sections 6.42.1 and 6.93 have been added relative to the new endorsements, TIRBOP Endorsements 1212 and 1670 (ALTA 48) respectively, providing overviews as to the coverages provided, pricing information and issuing guidelines.

Sections 5.10, 6.32 and 6.33 have been updated to confirm that the leasehold endorsements, TIRBOP Endorsements 1130 and 1140, are not limited to issuance on “standard” title policies only. They may be issued in conjunction with Enhanced policy forms as well.

Similarly, Section 6.29, which provides guidance for TIRBOP Endorsement 1100 (Waiver of Arbitration), was revised to clarify that it is not limited to issuance on “standard” title policies only. It also may be issued in conjunction with Enhanced policy forms as well.

[Click here for the complete revised Rate Manual.](#)

The complete, revised Manual, and all new forms and an updated endorsement chart are embedded in this Bulletin for your reference.