

ATG® MEMBER NEWS WISCONSIN

January 2007

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ATG® WISCONSIN OPERATIONS HAS MOVED

Last December, ATG Wisconsin Operations moved to a great new location on the east side of Madison:

2418 Crossroads Drive, Suite 1600
Madison, WI 53718-2420
New Phone: 608.442.8130
New Fax: 608.442.8159



We believe the office and location is a perfect fit for Wisconsin Operations. Only ten minutes from downtown Madison, it abuts Interstates 90, 94, and 39 at the Hwy. 151 exit (just east of East Towne Mall), providing easy access to the interstate highway system. Go to the Members/Agents section of www.atgf.com and click *Wisconsin Operations: On the Move!* for more information, building photos, and interactive maps.

In the near future, we intend to hold an open house for all our members, customers, and friends. Please watch your mail and our web site for details.

NEW ATG® SERVICE IN WISCONSIN – TITLE SERVICES COMPLETE

ATG now offers Title Services *Complete*, a new member program for real estate transactions for properties in Dane, Milwaukee, and Waukesha counties. It streamlines the real estate transaction process. For a small fee, participating members will share more of the transaction duties with ATG:

ATG's Role:

- Provide clerical support in the preparation of the title commitment and final title policy; and
- Provide underwriting, closing, and procedural support.

Member's Role:

- Place the Title Services Complete order via the Internet;
- Order the title search from the designated ATG search provider (the search provider will e-mail the documents to the ATG Champaign office);
- Review the title search report and related documents, complete the commitment preparation instructions; and
- Attend the closing, mark up the title commitment, order the final title search, and forward the appropriate documents to the ATG Champaign office.

ATG staff completes the closing for Dane County transactions; approved independent closers complete closings for Milwaukee and Waukesha county transactions.

For details, go to www.atgf.com and do the following:

1. Click the Members/Agents link.
2. Scroll down to the *HOW TO...* section.
3. Click *Access Support Services*.
4. Click "Title Services" and then click "Wisconsin."

If you have any questions about or want to take part in Title Services *Complete*, please contact Thomas Cullen, Managing Attorney, Wisconsin Operations, tcullen@atgf.com or 608.442.8130.

RESOURCE UPDATE

Resource training is always available for you and your staff. ATG requires REsource training for all new members and staff. We also recommend training for staff members new to title insurance; for member offices ready to use some of the advanced features of REsource, such as the Settlement Statement, Check Writing, and Check Reconciliation; and for offices that were trained several years ago and would like refresher training on REsource updates and new features.

Roman Reynolds, Member Sales and Support Representative, will conduct one-on-one training with you in your office. Training sessions can usually be scheduled within several business days. You can also contact us for a current, updated Resource Manual.

Starting in 2007, ATG will hold formal Beginner and Advanced REsource sessions. They will be located at area community colleges throughout the state. This will allow all participants to have their own workstation. If you have suggestions for topics to include in these seminars, please send your comments to Roman, 608.442.8130 or romanr@atgf.com.

RESOURCE KEYBOARD SHORTCUTS

- F6 Puts current date in date field
- CTRL X Cut Text
- CTRL C Copy text
- CTRL V Paste
- CTRL T Paste as text
- CTRL D Degree sign for long metes and bounds descriptions (°)
- CTRL Z Undo text
- CTRL F12 Save text (legal descriptions or Special Exceptions)
- CTRL P Prints information in text box (use to proof legal or Special Exceptions without printing the entire package or policy schedules)

COMING SOON: NEW ALTA FORMS

On June 17, 2006, the American Land Title Association approved a new owner's and loan policy forms to replace the 1992 forms. We are in the process of making the 2006 ALTA forms the default policies for files opened in 2007. ATG will continue to refer to these 2006 forms as the OPA and MPA. When the new forms go into affect, we will keep the 1992 forms available as an option; however, it is likely that ALTA will decertify these forms in the near future. At that point, only the 2006 forms will be the official ALTA policy forms.

Changes in the 2006 ALTA policies include the following:

Survey Coverage in the Owner's Policy. The OPA will provide survey coverage, unless a regional exception provides otherwise. To be consistent with the current practice for survey coverage by ATG members, we will include the survey exception as part of the Standard Exceptions in the 2006 OPA.

Therefore, in Wisconsin where surveys are generally not provided on residential property, the owner's

policy will be issued "as is" with the standard exception for any matters that would be disclosed by an accurate survey and inspection of the premises.

Endorsements for Schedule A: The Schedule A of the loan policy will now include a checklist for the more common endorsements, allowing you to mark the appropriate boxes with an "X" instead of attaching the endorsement form.

ATG no longer supports PROFUND® and TitleForms software and will not update Schedules A in them to accommodate the 2006 format. We will, however, provide preprinted jackets for the 2006 ALTA owner's and loan policies. If you still use PROFUND® or TitleForms, we strongly encourage you to contact us about upgrading to REsource. Click the REsource logo on www.atgf.com to learn more about our title software.

We will post more information and detailed directions for preparing the new policies on the member section of www.atgf.com once the new policies are available. Watch future newsletters and our website for updates.

WISCONSIN STAFF DIRECTORY

Contact us Monday through Friday from 8:00 a.m. to 5:00 p.m., including over the noon hour, at 800.788.8989. E-mail your underwriting questions to legal@atgf.com.

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ATG Member News - Wisconsin is a supplement to *the ATG concept*, the monthly publication of Attorneys' Title Guaranty Fund, Inc. ■ P.O. Box 9136 ■ Champaign, IL 61826-9136. ■ Inquiries may be directed to Mary Beth McCarthy, Senior Manager – Corporate Communications, or Thomas Cullen, Managing Attorney, Wisconsin Operations. ■ Back issues may be obtained by calling the Order Department at 800.252.5206, or 217.359.2042, ext. 2114. © 2007 Attorneys' Title Guaranty Fund, Inc. ■ "ATG," "ATG" plus logo, and "the ATG Concept" are marks of Attorneys' Title Guaranty Fund, Inc. and are registered in the U.S. Patent and Trademark Office.



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