



FROM: Corporate Underwriting Department

DATE: March 30, 2020

TYPE: STANDARD (ALL TRANSACTIONS)

TITLE: COVID-19 Tolling of Statutes of Limitations and Extension of Filing Periods

Purpose: To provide guidance to address the extension of statutes of limitations and lien or judicial filing periods by legislative, executive, or judicial action by the states.

Background: As a result of the COVID-19 pandemic, many states are temporarily extending statutes of limitations deadlines and lien filing periods. Moreover, operations of federal and state courts in many jurisdictions have been limited to exigent matters in family or criminal court. Consequently, time periods for filing claims such as for mechanic's lines, appeal periods applicable to court orders or judgments such as in foreclosure, bankruptcy, receivership, probate, quiet title, matrimonial proceedings, redemption periods and "avoidance" periods in bankruptcy or similar state laws, may be tolled or extended with or without a general or specific order. Arguably, the courts may later find, looking in hindsight, that periods were tolled. Since this is rapidly evolving across the entire country, we must temporarily adjust the application of these time periods in our searching and underwriting evaluations.

Standard: Until directed otherwise by the Company, do not eliminate any matter from a commitment, preliminary report, pro forma, or final policy based on the application of any state or federal statute of limitation, lien filing period, or deadline by court rule, if the end of the filing period or deadline occurred, or is to occur after March 1, 2020.

Exceptions may be made on a case-by-case basis. Consult with your Senior Underwriter for individual consideration. Please watch for follow-up communications that might revise the above guidance.

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