



IOWA TITLE GUARANTY
A DIVISION OF IOWA FINANCE AUTHORITY

COVID-19: Pocahontas County Offices Closed

Iowa Title Guaranty continues to monitor the COVID-19 virus and its impact on our participants, industry partners and staff. ITG is committed to providing timely updates as this rapidly evolving pandemic unfolds.

Effective Nov. 12, 2020, the Pocahontas County Offices are closed for business until Mon., Nov. 16 for cleaning. Offices will reopen on Mon., Nov. 16 by appointment only.

ITG has imposed the following guidelines and directives for those participants conducting business in Pocahontas County:



COMMITMENTS ISSUED PRIOR TO THE POCAHONTAS COUNTY OFFICES CLOSURE

CPL or GAP: If a closing protection letter (“CPL”) or GAP Coverage Endorsement has been or will be issued, closing **may not occur** unless and until the county recorder and courthouse are reopened, processing filings and permitting abstractor access to perform necessary final title searches through the date of the vesting deed and/or guaranteed mortgage filing.

No CPL or GAP: If no CPL and no GAP has been or will be issued, ITG will permit closing. However, the final certificate shall not be issued unless and until the abstractor has performed the proper final searches good through the date of the guaranteed mortgage filing and the examining attorney has confirmed proper title vesting, clear title and desired lien priority in his or her final title opinion. **While ITG may permit closing in this instance, ITG strongly cautions against closing under these circumstances, as the closer will assume any and all liability for matters revealed in the gap.**

Commitment Requirement: Field issuers should amend the commitments to add the following requirement, as noted in our e-bulletin dated April 2, 2020, to Section 4 of Schedule B, Part I:

Confirmation that the county recorder and courthouse are processing filings and permitting abstractor access to perform necessary final title searches through the date of the vesting deed and/or guaranteed mortgage filing.



COMMITMENTS ISSUED DURING THE POCAHONTAS COUNTY OFFICES CLOSURE

ITG will allow issuance of commitments during the closure so long as the abstract certification date does not extend beyond the business day immediately preceding the closure date (in this case, Nov. 11, 2020). For example, a commitment with an abstract certification date good through Nov. 11, 2020 (prior to closure) may be issued at any time during the closure.

Commitment Requirement: The following requirement, as noted in our e-bulletin dated April 2, 2020, is hard-coded to appear in Section 4 of Schedule B, Part I of the commitment:

Confirmation that the county recorder and courthouse are processing filings and permitting abstractor access to perform necessary final title searches through the date of the vesting deed and/or guaranteed mortgage filing.

CPL or GAP: If a closing protection letter (“CPL”) or GAP Coverage Endorsement has been or will be issued, **closing may not occur** unless and until the county recorder and courthouse are reopened, processing filings and permitting abstractor access to perform necessary final title searches through the date of the vesting deed and/or guaranteed mortgage filing.

No CPL or GAP: If no CPL and no GAP has been or will be issued, ITG will permit closing. However, the final certificate shall not be issued unless and until the abstractor has performed the proper final searches good through the date of the guaranteed mortgage filing and the examining attorney has confirmed proper title vesting, clear title and desired lien priority in his or her final title opinion. **While ITG may permit closing in this instance, ITG strongly cautions against closing under these circumstances, as the closer will assume any and all liability for matters revealed in the gap.**



CERTIFICATES ISSUED DURING THE POCAHONTAS COUNTY OFFICES CLOSURE

ITG will allow issuance of certificates during the closure so long as the filing date of the vesting deed and/or guaranteed mortgage and abstract certification date do not extend beyond the business day immediately preceding the closure date (in this case, Nov. 11, 2020). For example, a commitment with an abstract certification date good through Nov. 11, 2020 (prior to closure) may be issued at any time during the closure.

The well being of our participants, industry partners and staff remains our priority. Please continue to implement the best practices recommended by local, state and federal authorities.

Should you have any questions or concerns, please contact the [Iowa Title Guaranty team](#).