

# BULLETIN

## Old Republic National Title Insurance Company

**TO:** All New England Agents  
**FROM:** Underwriting Department  
**DATE:** August 18, 2009  
**SUBJECT:** Taylor, Bean & Whitaker Loan Payoffs

---

The Old Republic Title Group has received numerous inquiries asking who may issue valid payoff statements on loans held by or serviced by Taylor, Bean & Whitaker ("TBW"). We understand that TBW is not currently issuing any payoff letters in its own name or as servicer for any other lender. Please note that no payoff letters should be accepted which purport to come from TBW without approval of your local Underwriting Department. Further, you should not accept or rely upon any instruments executed by TBW, including Deeds without prior approval of your local Underwriting Department.

Several sources are reporting that at least some of the former TBW portfolio will be transferred to a subsidiary of Bank of America, but that information has **not** yet been officially confirmed. And, some agents are reporting that they are being informed that the servicing for some of the TBW loans will be transferred to Central Loan Administration and Reporting (more commonly known as "CENLAR"), but this information has also **not** yet been officially confirmed.

Relative to TBW FHA Loans, GinnieMae has reported that TBW is in default as the servicer for its loans and is informing consumers that these loans will be uploaded and serviced by BAC Home Loans Servicing, LP ("BAC"). No specific information was offered for immediate payoff information except that a number is provided for BAC for servicing questions and it would seem that payoffs would fall into that category. Here's a link to GinnieMae relative to the TBW FHA Loans, which includes contact information for BAC:

[http://www.ginniemae.gov/media/TBW\\_consumer\\_grid.pdf](http://www.ginniemae.gov/media/TBW_consumer_grid.pdf)

We are monitoring this situation on a daily basis, and will, of course, update you as soon as further information is received and confirmed. Any questions concerning the information contained in this Bulletin may be directed to your local Underwriting Department:

☎ Massachusetts & Rhode Island – 800-370-6466

Marty Haller  
Mike Gagnon  
Anthony DeSantis  
Terry Romaniak (413) 437-7182

☎ New Hampshire & Vermont – 800-884-8485

Jane O'Sullivan

☎ Connecticut – 800-451-8597

Kevin Huben

☎ Maine – 877-691-2932

Mike Power

---