

PENN ATTORNEYS TITLE ALERT

DATE: 7/6/07

RE: Title Alert 2007-24

Philadelphia Gas Works

In response to the concerns many of you have voiced over the last year concerning PGW account information, we have determined that some immediate changes and clear-cut procedures must be implemented. We must be sure that we consistently receive timely and accurate information on PGW accounts. From this point forward, we will raise the following requirement on commitments for all property located in the City of Philadelphia:

“Most recent Philadelphia Gas Works billing statement to be produced and filed with the Company prior to settlement.”

We suggest that you obtain the PGW bill from the seller/borrower at the time of the title order application to avoid any unnecessary problems at or prior to settlement. Once you receive this bill, use the account information to complete PGW's Account Pay-Off Inquiry Form. (You can obtain this form from the Title Alerts page on our website, www.pennattorneys.com --see Title Alert 2006-25.) This procedure should help eliminate the increasingly popular “No Account” response from PGW.

On a similar note, we have previously referred to the Landlord Cooperation Program (“LCP”) in past Title Alerts (see Alerts 2006-25 and 2005-18). Due to ongoing correspondence with PGW, from now on, we will place **no relevance on a landlord's participation in the LCP.**

Based on the above changes, we will list the following exception on policy(ies) insuring City of Philadelphia property in the following two (2) instances:

1. Where the seller/borrower fails to provide the most recent bill prior to settlement, or
2. Where the property is occupied by someone other than the owner(s).

“Subject to possible Philadelphia Gas Works charges.”

Where this exception becomes an issue with the lender or buyer, please contact your servicing Penn Attorneys office.

Penn Attorneys Title Insurance Co.

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