



**STATE OF TEXAS
TITLE INSURANCE INDUSTRY
EXPERIENCE REPORT COMPILATION**
Calendar Years 2007-2011

Texas Department of Insurance

Published March 11, 2013

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Introduction

Because revisions are sometimes made to data for prior years and for ease of analysis, summary reports from prior years are included.

Copies of title reports are available from the TDI Publications Division at (512) 322-4185 or from the TDI web page at <http://www.tdi.texas.gov/reports/report8.html>. Portions of individual company reports and complete agent reports may also be downloaded from the TDI web page. Complete company reports and agent reports may be requested from the Data Services Division at (512) 475-1878.

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**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

INCOME	2007	2008	2009	2010	2011
1. Gross Title Premiums	1,620,546,437	1,246,852,968	1,016,438,905	1,061,962,979	1,159,950,952
2. Title Premiums Retained by Agents	1,373,443,558	1,057,903,593	863,642,687	900,828,360	985,578,640
3. Title Premiums Remitted to Underwriters	247,102,879	188,949,375	152,796,218	161,134,619	174,372,312
4. Service Charges	2,572,232	2,892,425	5,248,827	7,026,951	7,569,389
5. Other Income	8,952,662	4,741,381	10,065,557	7,069,310	2,616,062
GROSS INCOME	258,627,773	196,583,181	168,110,602	175,230,880	184,557,763
EXPENSES					
1. Salaries:	79,564,377	60,876,776	58,741,571	49,021,050	43,881,360
2. Employee Benefits, Relations & Welfare	13,367,372	10,959,209	10,173,174	8,348,797	7,693,149
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	1	40,090	389,300	152,027	-68,786
3b. Others	265,087	681,604	1,880,224	1,719,698	2,835,652
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	26,571,007	0	423,646	252,234	34,666
4b. Others	2,732,211	5,296,844	7,639,563	5,316,637	1,684,701
5. Rent	8,666,350	10,434,660	14,803,161	6,613,263	4,983,156
6. Utilities	286,614	202,113	445,596	283,037	228,181
7. Accounting & Auditing	2,502,606	2,651,265	2,368,745	3,775,846	2,293,154
8. Advertising and promotions	6,405,833	3,828,868	2,315,904	1,083,688	1,655,515
9. Employee travel, lodging and education	4,902,678	4,129,812	3,473,123	3,436,727	3,351,576
10. Insurance	507,842	1,583,457	1,226,968	925,717	1,066,011
11. Interest	355,424	133,636	155,469	56,798	138,159
12. Legal Expenses	6,633,568	5,667,582	6,688,340	5,017,333	6,967,031
13. Licenses, Taxes & Fees	16,968,862	12,260,043	12,953,945	14,541,640	18,006,594
14. Postage & Freight	374,522	1,313,230	1,024,504	675,566	683,280
15. Courier & Overnight Delivery	-1,999,978	-572,902	847,380	808,753	711,026
16. Telephone & Facsimile	2,921,993	2,838,286	2,388,461	1,651,415	1,057,066
17. Printing/Photocopying	1,079,276	1,185,304	992,704	657,120	433,802
18. Office Supplies	149,284	959,411	1,454,177	962,972	776,977
19. Equipment & Vehicle Leases	4,567,897	9,973,304	6,984,882	3,001,350	4,668,974
20. Depreciation	9,624,029	19,467,581	15,096,126	11,797,831	5,599,863
21. Directors' Fees	10,618	183,672	11,296	8,106	13,106
22. Dues, Boards & Associations	622,444	728,281	309,100	187,039	511,930
23. Bad Debts	1,982,818	2,178,721	5,136,304	1,343,059	615,367
24. Loss Adjustment Expenses Incurred	15,721,684	13,937,428	20,444,362	14,119,748	15,122,340
25. Losses Incurred	24,510,829	24,828,340	13,096,951	23,691,342	40,607,744
26. Other	16,515,775	20,872,650	20,027,096	14,968,549	15,121,237
27. Allowances to Managers & Agents	0	0	24,175	0	0
28. Net Addition to Unearned Premium Reserve	12,551,994	-4,283,461	-18,186,359	-11,471,165	-5,899,805
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	519,668	-491,357	18,364	108,852	-30,319
31. Donations/Lobbying	354,035	140,087	62,542	50,057	156,863
32. Trade Associations	382,222	44,617	187,975	237,588	225,895
TOTAL OPERATING EXPENSES	259,618,940	212,049,151	193,598,769	163,342,674	175,125,465
INCOME OR (LOSS) FROM OPERATIONS	-991,167	-15,465,970	-25,488,167	11,888,206	9,432,298

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2007		Calendar Year 2008	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,620,546,437	626.59%	1,246,852,968	634.26%
2. Title Premiums Retained by Agents	1,373,443,558	531.05%	1,057,903,593	538.15%
3. Title Premiums Remitted to Underwriters	247,102,879	95.54%	188,949,375	96.12%
4. Service Charges	2,572,232	0.99%	2,892,425	1.47%
5. Other Income	8,952,662	3.46%	4,741,381	2.41%
GROSS INCOME	258,627,773	100.00%	196,583,181	100.00%
EXPENSES				
1. Salaries:	79,564,377	30.76%	60,876,776	30.97%
2. Employee Benefits, Relations & Welfare	13,367,372	5.17%	10,959,209	5.57%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1	0.00%	40,090	0.02%
3b. Others	265,087	0.10%	681,604	0.35%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	26,571,007	10.27%	0	0.00%
4b. Others	2,732,211	1.06%	5,296,844	2.69%
5. Rent	8,666,350	3.35%	10,434,660	5.31%
6. Utilities	286,614	0.11%	202,113	0.10%
7. Accounting & Auditing	2,502,606	0.97%	2,651,265	1.35%
8. Advertising and promotions	6,405,833	2.48%	3,828,868	1.95%
9. Employee travel, lodging and education	4,902,678	1.90%	4,129,812	2.10%
10. Insurance	507,842	0.20%	1,583,457	0.81%
11. Interest	355,424	0.14%	133,636	0.07%
12. Legal Expenses	6,633,568	2.56%	5,667,582	2.88%
13. Licenses, Taxes & Fees	16,968,862	6.56%	12,260,043	6.24%
14. Postage & Freight	374,522	0.14%	1,313,230	0.67%
15. Courier & Overnight Delivery	-1,999,978	-0.77%	-572,902	-0.29%
16. Telephone & Facsimile	2,921,993	1.13%	2,838,286	1.44%
17. Printing/Photocopying	1,079,276	0.42%	1,185,304	0.60%
18. Office Supplies	149,284	0.06%	959,411	0.49%
19. Equipment & Vehicle Leases	4,567,897	1.77%	9,973,304	5.07%
20. Depreciation	9,624,029	3.72%	19,467,581	9.90%
21. Directors' Fees	10,618	0.00%	183,672	0.09%
22. Dues, Boards & Associations	622,444	0.24%	728,281	0.37%
23. Bad Debts	1,982,818	0.77%	2,178,721	1.11%
24. Loss Adjustment Expenses Incurred	15,721,684	6.08%	13,937,428	7.09%
25. Losses Incurred	24,510,829	9.48%	24,828,340	12.63%
26. Other	16,515,775	6.39%	20,872,650	10.62%
27. Allowances to Managers & Agents	0		0	0.00%
28. Net Addition to Unearned Premium Reserve	12,551,994	4.85%	-4,283,461	-2.18%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	519,668	0.20%	-491,357	-0.25%
31. Donations/Lobbying	354,035	0.14%	140,087	0.07%
32. Trade Associations	382,222	0.15%	44,617	0.02%
TOTAL OPERATING EXPENSES	259,618,940	100.38%	212,049,151	107.87%
INCOME OR (LOSS) FROM OPERATIONS	-991,167	-0.38%	-15,465,970	-7.87%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2008		Calendar Year 2009	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,246,852,968	634.26%	1,016,438,905	604.63%
2. Title Premiums Retained by Agents	1,057,903,593	538.15%	863,642,687	513.73%
3. Title Premiums Remitted to Underwriters	188,949,375	96.12%	152,796,218	90.89%
4. Service Charges	2,892,425	1.47%	5,248,827	3.12%
5. Other Income	4,741,381	2.41%	10,065,557	5.99%
GROSS INCOME	196,583,181	100.00%	168,110,602	100.00%
EXPENSES				
1. Salaries:	60,876,776	30.97%	58,741,571	34.94%
2. Employee Benefits, Relations & Welfare	10,959,209	5.57%	10,173,174	6.05%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	40,090	0.02%	389,300	0.23%
3b. Others	681,604	0.35%	1,880,224	1.12%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	0	0.00%	423,646	0.25%
4b. Others	5,296,844	2.69%	7,639,563	4.54%
5. Rent	10,434,660	5.31%	14,803,161	8.81%
6. Utilities	202,113	0.10%	445,596	0.27%
7. Accounting & Auditing	2,651,265	1.35%	2,368,745	1.41%
8. Advertising and promotions	3,828,868	1.95%	2,315,904	1.38%
9. Employee travel, lodging and education	4,129,812	2.10%	3,473,123	2.07%
10. Insurance	1,583,457	0.81%	1,226,968	0.73%
11. Interest	133,636	0.07%	155,469	0.09%
12. Legal Expenses	5,667,582	2.88%	6,688,340	3.98%
13. Licenses, Taxes & Fees	12,260,043	6.24%	12,953,945	7.71%
14. Postage & Freight	1,313,230	0.67%	1,024,504	0.61%
15. Courier & Overnight Delivery	-572,902	-0.29%	847,380	0.50%
16. Telephone & Facsimile	2,838,286	1.44%	2,388,461	1.42%
17. Printing/Photocopying	1,185,304	0.60%	992,704	0.59%
18. Office Supplies	959,411	0.49%	1,454,177	0.87%
19. Equipment & Vehicle Leases	9,973,304	5.07%	6,984,882	4.15%
20. Depreciation	19,467,581	9.90%	15,096,126	8.98%
21. Directors' Fees	183,672	0.09%	11,296	0.01%
22. Dues, Boards & Associations	728,281	0.37%	309,100	0.18%
23. Bad Debts	2,178,721	1.11%	5,136,304	3.06%
24. Loss Adjustment Expenses Incurred	13,937,428	7.09%	20,444,362	12.16%
25. Losses Incurred	24,828,340	12.63%	13,096,951	7.79%
26. Other	20,872,650	10.62%	20,027,096	11.91%
27. Allowances to Managers & Agents	0	0.00%	24,175	0.01%
28. Net Addition to Unearned Premium Reserve	-4,283,461	-2.18%	-18,186,359	-10.82%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	-491,357	-0.25%	18,364	0.01%
31. Donations/Lobbying	140,087	0.07%	62,542	0.04%
32. Trade Associations	44,617	0.02%	187,975	0.11%
TOTAL OPERATING EXPENSES	212,049,151	107.87%	193,598,769	115.16%
INCOME OR (LOSS) FROM OPERATIONS	-15,465,970	-7.87%	-25,488,167	-15.16%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,016,438,905	604.63%	1,061,962,979	606.04%
2. Title Premiums Retained by Agents	863,642,687	513.73%	898,505,184	512.76%
3. Title Premiums Remitted to Underwriters	152,796,218	90.89%	161,134,619	91.96%
4. Service Charges	5,248,827	3.12%	7,026,951	4.01%
5. Other Income	10,065,557	5.99%	7,069,310	4.03%
GROSS INCOME	168,110,602	100.00%	175,230,880	100.00%
EXPENSES				
1. Salaries:	58,741,571	34.94%	49,021,050	27.98%
2. Employee Benefits, Relations & Welfare	10,173,174	6.05%	8,348,797	4.76%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	389,300	0.23%	152,027	0.09%
3b. Others	1,880,224	1.12%	1,719,698	0.98%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	423,646	0.25%	252,234	0.14%
4b. Others	7,639,563	4.54%	5,316,637	3.03%
5. Rent	14,803,161	8.81%	6,613,263	3.77%
6. Utilities	445,596	0.27%	283,037	0.16%
7. Accounting & Auditing	2,368,745	1.41%	3,775,846	2.15%
8. Advertising and promotions	2,315,904	1.38%	1,083,688	0.62%
9. Employee travel, lodging and education	3,473,123	2.07%	3,436,727	1.96%
10. Insurance	1,226,968	0.73%	925,717	0.53%
11. Interest	155,469	0.09%	56,798	0.03%
12. Legal Expenses	6,688,340	3.98%	5,017,333	2.86%
13. Licenses, Taxes & Fees	12,953,945	7.71%	14,541,640	8.30%
14. Postage & Freight	1,024,504	0.61%	675,566	0.39%
15. Courier & Overnight Delivery	847,380	0.50%	808,753	0.46%
16. Telephone & Facsimile	2,388,461	1.42%	1,651,415	0.94%
17. Printing/Photocopying	992,704	0.59%	657,120	0.38%
18. Office Supplies	1,454,177	0.87%	962,972	0.55%
19. Equipment & Vehicle Leases	6,984,882	4.15%	3,001,350	1.71%
20. Depreciation	15,096,126	8.98%	11,797,831	6.73%
21. Directors' Fees	11,296	0.01%	8,106	0.00%
22. Dues, Boards & Associations	309,100	0.18%	187,039	0.11%
23. Bad Debts	5,136,304	3.06%	1,343,059	0.77%
24. Loss Adjustment Expenses Incurred	20,444,362	12.16%	14,119,748	8.06%
25. Losses Incurred	13,096,951	7.79%	23,691,342	13.52%
26. Other	20,027,096	11.91%	14,968,549	8.54%
27. Allowances to Managers & Agents	24,175	0.01%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-18,186,359	-10.82%	-11,471,165	-6.55%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	18,364	0.01%	108,852	0.06%
31. Donations/Lobbying	62,542	0.04%	50,057	0.03%
32. Trade Associations	187,975	0.11%	237,588	0.14%
TOTAL OPERATING EXPENSES	193,598,769	115.16%	163,342,674	93.22%
INCOME OR (LOSS) FROM OPERATIONS	-25,488,167	-15.16%	11,888,206	6.78%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,061,962,979	606.04%	1,159,950,952	628.50%
2. Title Premiums Retained by Agents	898,505,184	512.76%	985,578,640	534.02%
3. Title Premiums Remitted to Underwriters	161,134,619	91.96%	174,372,312	94.48%
4. Service Charges	7,026,951	4.01%	7,569,389	4.10%
5. Other Income	7,069,310	4.03%	2,616,062	1.42%
GROSS INCOME	175,230,880	100.00%	184,557,763	100.00%
EXPENSES				
1. Salaries:	49,021,050	27.98%	43,881,360	23.78%
2. Employee Benefits, Relations & Welfare	8,348,797	4.76%	7,693,149	4.17%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	152,027	0.09%	-68,786	-0.04%
3b. Others	1,719,698	0.98%	2,835,652	1.54%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	252,234	0.14%	34,666	0.02%
4b. Others	5,316,637	3.03%	1,684,701	0.91%
5. Rent	6,613,263	3.77%	4,983,156	2.70%
6. Utilities	283,037	0.16%	228,181	0.12%
7. Accounting & Auditing	3,775,846	2.15%	2,293,154	1.24%
8. Advertising and promotions	1,083,688	0.62%	1,655,515	0.90%
9. Employee travel, lodging and education	3,436,727	1.96%	3,351,576	1.82%
10. Insurance	925,717	0.53%	1,066,011	0.58%
11. Interest	56,798	0.03%	138,159	0.07%
12. Legal Expenses	5,017,333	2.86%	6,967,031	3.77%
13. Licenses, Taxes & Fees	14,541,640	8.30%	18,006,594	9.76%
14. Postage & Freight	675,566	0.39%	683,280	0.37%
15. Courier & Overnight Delivery	808,753	0.46%	711,026	0.39%
16. Telephone & Facsimile	1,651,415	0.94%	1,057,066	0.57%
17. Printing/Photocopying	657,120	0.38%	433,802	0.24%
18. Office Supplies	962,972	0.55%	776,977	0.42%
19. Equipment & Vehicle Leases	3,001,350	1.71%	4,668,974	2.53%
20. Depreciation	11,797,831	6.73%	5,599,863	3.03%
21. Directors' Fees	8,106	0.00%	13,106	0.01%
22. Dues, Boards & Associations	187,039	0.11%	511,930	0.28%
23. Bad Debts	1,343,059	0.77%	615,367	0.33%
24. Loss Adjustment Expenses Incurred	14,119,748	8.06%	15,122,340	8.19%
25. Losses Incurred	23,691,342	13.52%	40,607,744	22.00%
26. Other	14,968,549	8.54%	15,121,237	8.19%
27. Allowances to Managers & Agents	0	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-11,471,165	-6.55%	-5,899,805	-3.20%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	108,852	0.06%	-30,319	-0.02%
31. Donations/Lobbying	50,057	0.03%	156,863	0.08%
32. Trade Associations	237,588	0.14%	225,895	0.12%
TOTAL OPERATING EXPENSES	163,342,674	93.22%	175,125,465	94.89%
INCOME OR (LOSS) FROM OPERATIONS	11,888,206	6.78%	9,432,298	5.11%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2007		Calendar Year 2008	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	521,182,350	87.39%	411,919,896	87.72%
2. Premiums Remitted to Underwriters	78,207,441	13.11%	61,891,847	13.18%
3. Premiums Retained	442,974,914	74.28%	350,028,050	74.54%
4. Examination/Evidence Fees	41,332,559	6.93%	31,985,359	6.81%
5. Closing Fees	49,450,764	8.29%	38,530,537	8.21%
6. Tax Certificates	9,199,415	1.54%	7,567,259	1.61%
7. Recording Fees	35,787,682	6.00%	25,858,613	5.51%
8. Restrictions	524,717	0.09%	783,879	0.17%
9. Inspection Fees	77,487	0.01%	68,910	0.01%
10. Courier and Overnight Fees	7,750,641	1.30%	6,308,117	1.34%
11. Telephone and Facsimile	393,350	0.07%	369,368	0.08%
12. Interest Income	2,629,572	0.44%	1,287,948	0.27%
13. Other Income	6,237,327	1.05%	6,806,121	1.45%
GROSS INCOME	596,358,428	100.00%	469,594,162	100.00%
Number of Agencies Reporting	517		526	
EXPENSES				
1a. Salaries-Employees	217,993,665	36.55%	182,758,412	38.92%
1b. Salaries-Owners/Partners	26,917,814	4.51%	25,053,671	5.34%
2a. Benefits, Relations & Welfare-Employees	36,528,659	6.13%	29,943,493	6.38%
2b. Benefits, Relations & Welfare - Owners/Partners	3,487,714	0.58%	2,791,350	0.59%
3a. Evidence/Examination Fees - Title Agents	4,504,460	0.76%	4,806,027	1.02%
3b. Evidence/Examination Fees - Others	12,775,550	2.14%	9,896,438	2.11%
4a. Closing Fees Paid - Title Agents	13,866,093	2.33%	9,886,234	2.11%
4b. Closing Fees Paid - Others	28,033,514	4.70%	18,816,774	4.01%
5. Rent	30,740,040	5.15%	28,750,279	6.12%
6. Utilities	4,739,818	0.79%	4,551,873	0.97%
7. Accounting & Auditing	3,920,911	0.66%	3,806,839	0.81%
8. Advertising	8,954,232	1.50%	7,593,998	1.62%
9. Travel, Lodging & Education	4,161,651	0.70%	3,630,614	0.77%
10. Insurance	4,352,023	0.73%	4,116,781	0.88%
11. Interest Expense	3,005,179	0.50%	2,833,996	0.60%
12. Legal Expense	2,744,899	0.46%	2,316,790	0.49%
13. Licenses, Taxes, & Fees	2,849,758	0.48%	2,485,381	0.53%
14. Postage & Freight	2,383,439	0.40%	2,319,298	0.49%
15. Courier & Overnight Delivery	10,252,231	1.72%	8,246,486	1.76%
16. Telephone & Facsimile	7,622,443	1.28%	7,025,888	1.50%
17. Printing & Photocopying	2,690,354	0.45%	2,165,288	0.46%
18. Office Supplies	10,119,841	1.70%	8,131,712	1.73%
19. Equipment & Vehicle Leases	6,501,782	1.09%	6,254,503	1.33%
20. Depreciation	10,179,605	1.71%	8,645,155	1.84%
21. Directors Fees	1,017,283	0.17%	669,386	0.14%
22. Dues, Boards, & Associations	1,405,410	0.24%	1,251,171	0.27%
23. Bad Debts	168,709	0.03%	148,209	0.03%
24. Loss & Loss Adjustment Expense	2,148,774	0.36%	1,031,184	0.22%
25. Tax Certificates Paid Tax Authorities	10,151,510	1.70%	7,969,839	1.70%
26. Recording Fees Paid County Clerk	35,911,152	6.02%	25,908,638	5.52%
27. Plant Lease/Updates	25,060,171	4.20%	19,357,703	4.12%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	104,142	0.02%	71,943	0.02%
30. Donations/Lobbying	1,483,370	0.25%	1,045,710	0.22%
31. Trade Association Fees	421,261	0.07%	522,635	0.11%
32. Other Expenses	31,167,412	5.23%	28,293,080	6.03%
TOTAL OPERATING EXPENSES	568,364,867	95.31%	473,096,775	100.75%
INCOME OR (LOSS) FROM OPERATIONS	27,993,561	4.69%	-3,502,615	-0.75%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2008		Calendar Year 2009	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	411,919,896	87.72%	388,287,699	85.82%
2. Premiums Remitted to Underwriters	61,891,847	13.18%	58,300,488	12.89%
3. Premiums Retained	350,028,050	74.54%	329,987,211	72.94%
4. Examination/Evidence Fees	31,985,359	6.81%	27,668,310	6.12%
5. Closing Fees	38,530,537	8.21%	39,973,198	8.84%
6. Tax Certificates	7,567,259	1.61%	9,956,212	2.20%
7. Recording Fees	25,858,613	5.51%	30,901,350	6.83%
8. Restrictions	783,879	0.17%	1,123,324	0.25%
9. Inspection Fees	68,910	0.01%	58,607	0.01%
10. Courier and Overnight Fees	6,308,117	1.34%	6,429,268	1.42%
11. Telephone and Facsimile	369,368	0.08%	345,361	0.08%
12. Interest Income	1,287,948	0.27%	630,896	0.14%
13. Other Income	6,806,121	1.45%	5,354,967	1.18%
GROSS INCOME	469,594,162	100.00%	452,428,704	100.00%
Number of Agencies Reporting	526		525	
EXPENSES				
1a. Salaries-Employees	182,758,412	38.92%	165,254,504	36.53%
1b. Salaries-Owners/Partners	25,053,671	5.34%	21,741,782	4.81%
2a. Benefits, Relations & Welfare-Employees	29,943,493	6.38%	25,078,491	5.54%
2b. Benefits, Relations & Welfare - Owners/Partners	2,791,350	0.59%	2,632,040	0.58%
3a. Evidence/Examination Fees - Title Agents	4,806,027	1.02%	4,321,381	0.96%
3b. Evidence/Examination Fees - Others	9,896,438	2.11%	7,328,137	1.62%
4a. Closing Fees Paid - Title Agents	9,886,234	2.11%	8,000,553	1.77%
4b. Closing Fees Paid - Others	18,816,774	4.01%	20,021,410	4.43%
5. Rent	28,750,279	6.12%	25,675,400	5.68%
6. Utilities	4,551,873	0.97%	3,991,765	0.88%
7. Accounting & Auditing	3,806,839	0.81%	3,364,441	0.74%
8. Advertising	7,593,998	1.62%	5,562,562	1.23%
9. Travel, Lodging & Education	3,630,614	0.77%	3,042,678	0.67%
10. Insurance	4,116,781	0.88%	3,834,623	0.85%
11. Interest Expense	2,833,996	0.60%	2,495,690	0.55%
12. Legal Expense	2,316,790	0.49%	2,454,604	0.54%
13. Licenses, Taxes, & Fees	2,485,381	0.53%	2,222,280	0.49%
14. Postage & Freight	2,319,298	0.49%	1,723,228	0.38%
15. Courier & Overnight Delivery	8,246,486	1.76%	7,800,665	1.72%
16. Telephone & Facsimile	7,025,888	1.50%	6,456,929	1.43%
17. Printing & Photocopying	2,165,288	0.46%	2,114,480	0.47%
18. Office Supplies	8,131,712	1.73%	7,156,504	1.58%
19. Equipment & Vehicle Leases	6,254,503	1.33%	5,520,949	1.22%
20. Depreciation	8,645,155	1.84%	8,271,374	1.83%
21. Directors Fees	669,386	0.14%	860,506	0.19%
22. Dues, Boards, & Associations	1,251,171	0.27%	1,028,645	0.23%
23. Bad Debts	148,209	0.03%	218,261	0.05%
24. Loss & Loss Adjustment Expense	1,031,184	0.22%	1,113,928	0.25%
25. Tax Certificates Paid Tax Authorities	7,969,839	1.70%	10,265,857	2.27%
26. Recording Fees Paid County Clerk	25,908,638	5.52%	30,231,228	6.68%
27. Plant Lease/Updates	19,357,703	4.12%	18,137,204	4.01%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	71,943	0.02%	40,776	0.01%
30. Donations/Lobbying	1,045,710	0.22%	815,481	0.18%
31. Trade Association Fees	522,635	0.11%	368,783	0.08%
32. Other Expenses	28,293,080	6.03%	18,670,115	4.13%
TOTAL OPERATING EXPENSES	473,096,775	100.75%	427,817,254	94.56%
INCOME OR (LOSS) FROM OPERATIONS	-3,502,615	-0.75%	24,611,450	5.44%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	388,287,699	85.82%	400,148,225	87.52%
2. Premiums Remitted to Underwriters	58,300,488	12.89%	60,055,336	13.13%
3. Premiums Retained	329,987,211	72.94%	340,092,889	74.38%
4. Examination/Evidence Fees	27,668,310	6.12%	31,242,906	6.83%
5. Closing Fees	39,973,198	8.84%	36,390,794	7.96%
6. Tax Certificates	9,956,212	2.20%	8,760,274	1.92%
7. Recording Fees	30,901,350	6.83%	29,818,945	6.52%
8. Restrictions	1,123,324	0.25%	398,564	0.09%
9. Inspection Fees	58,607	0.01%	44,388	0.01%
10. Courier and Overnight Fees	6,429,268	1.42%	5,296,451	1.16%
11. Telephone and Facsimile	345,361	0.08%	260,039	0.06%
12. Interest Income	630,896	0.14%	424,457	0.09%
13. Other Income	5,354,967	1.18%	4,502,898	0.98%
GROSS INCOME	452,428,704	100.00%	457,232,605	100.00%
Number of Agencies Reporting	525		506	
EXPENSES				
1a. Salaries-Employees	165,254,504	36.53%	170,371,122	37.26%
1b. Salaries-Owners/Partners	21,741,782	4.81%	20,639,942	4.51%
2a. Benefits, Relations & Welfare-Employees	25,078,491	5.54%	25,965,154	5.68%
2b. Benefits, Relations & Welfare - Owners/Partners	2,632,040	0.58%	2,458,381	0.54%
3a. Evidence/Examination Fees - Title Agents	4,321,381	0.96%	4,467,564	0.98%
3b. Evidence/Examination Fees - Others	7,328,137	1.62%	6,775,841	1.48%
4a. Closing Fees Paid - Title Agents	8,000,553	1.77%	8,146,484	1.78%
4b. Closing Fees Paid - Others	20,021,410	4.43%	19,872,341	4.35%
5. Rent	25,675,400	5.68%	26,492,862	5.79%
6. Utilities	3,991,765	0.88%	3,878,042	0.85%
7. Accounting & Auditing	3,364,441	0.74%	3,103,451	0.68%
8. Advertising	5,562,562	1.23%	5,713,868	1.25%
9. Travel, Lodging & Education	3,042,678	0.67%	3,039,520	0.66%
10. Insurance	3,834,623	0.85%	4,039,826	0.88%
11. Interest Expense	2,495,690	0.55%	2,610,090	0.57%
12. Legal Expense	2,454,604	0.54%	2,977,935	0.65%
13. Licenses, Taxes, & Fees	2,222,280	0.49%	2,253,080	0.49%
14. Postage & Freight	1,723,228	0.38%	1,803,648	0.39%
15. Courier & Overnight Delivery	7,800,665	1.72%	6,796,666	1.49%
16. Telephone & Facsimile	6,456,929	1.43%	6,130,872	1.34%
17. Printing & Photocopying	2,114,480	0.47%	2,079,708	0.45%
18. Office Supplies	7,156,504	1.58%	6,773,635	1.48%
19. Equipment & Vehicle Leases	5,520,949	1.22%	5,167,748	1.13%
20. Depreciation	8,271,374	1.83%	7,641,200	1.67%
21. Directors Fees	860,506	0.19%	1,019,064	0.22%
22. Dues, Boards, & Associations	1,028,645	0.23%	1,092,814	0.24%
23. Bad Debts	218,261	0.05%	124,960	0.03%
24. Loss & Loss Adjustment Expense	1,113,928	0.25%	1,219,600	0.27%
25. Tax Certificates Paid Tax Authorities	10,265,857	2.27%	8,932,726	1.95%
26. Recording Fees Paid County Clerk	30,231,228	6.68%	29,398,202	6.43%
27. Plant Lease/Updates	18,137,204	4.01%	18,259,433	3.99%
28. Damages for Bad Faith Suits	0	0.00%	41,466	0.01%
29. Fines or Penalties	40,776	0.01%	165,086	0.04%
30. Donations/Lobbying	815,481	0.18%	765,640	0.17%
31. Trade Association Fees	368,783	0.08%	264,805	0.06%
32. Other Expenses	18,670,115	4.13%	14,916,888	3.26%
TOTAL OPERATING EXPENSES	427,817,254	94.56%	425,399,664	93.04%
INCOME OR (LOSS) FROM OPERATIONS	24,611,450	5.44%	31,832,941	6.96%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	400,148,225	87.52%	417,878,182	87.69%
2. Premiums Remitted to Underwriters	60,055,336	13.13%	62,641,989	13.14%
3. Premiums Retained	340,092,889	74.38%	355,236,193	74.54%
4. Examination/Evidence Fees	31,242,906	6.83%	33,809,411	7.09%
5. Closing Fees	36,390,794	7.96%	39,197,530	8.23%
6. Tax Certificates	8,760,274	1.92%	8,981,669	1.88%
7. Recording Fees	29,818,945	6.52%	29,148,008	6.12%
8. Restrictions	398,564	0.09%	348,097	0.07%
9. Inspection Fees	44,388	0.01%	25,563	0.01%
10. Courier and Overnight Fees	5,296,451	1.16%	5,115,467	1.07%
11. Telephone and Facsimile	260,039	0.06%	252,244	0.05%
12. Interest Income	424,457	0.09%	404,442	0.08%
13. Other Income	4,502,898	0.98%	4,040,040	0.85%
GROSS INCOME	457,232,605	100.00%	476,558,664	100.00%
Number of Agencies Reporting	506		490	
EXPENSES				
1a. Salaries-Employees	170,371,122	37.26%	177,871,028	37.32%
1b. Salaries-Owners/Partners	20,639,942	4.51%	23,969,007	5.03%
2a. Benefits, Relations & Welfare-Employees	25,965,154	5.68%	25,499,778	5.35%
2b. Benefits, Relations & Welfare - Owners/Partners	2,458,381	0.54%	2,579,233	0.54%
3a. Evidence/Examination Fees - Title Agents	4,467,564	0.98%	3,954,467	0.83%
3b. Evidence/Examination Fees - Others	6,775,841	1.48%	6,788,947	1.42%
4a. Closing Fees Paid - Title Agents	8,146,484	1.78%	7,459,163	1.57%
4b. Closing Fees Paid - Others	19,872,341	4.35%	21,856,058	4.59%
5. Rent	26,492,862	5.79%	26,160,676	5.49%
6. Utilities	3,878,042	0.85%	3,978,203	0.83%
7. Accounting & Auditing	3,103,451	0.68%	3,126,420	0.66%
8. Advertising	5,713,868	1.25%	6,773,570	1.42%
9. Travel, Lodging & Education	3,039,520	0.66%	3,663,085	0.77%
10. Insurance	4,039,826	0.88%	4,070,411	0.85%
11. Interest Expense	2,610,090	0.57%	2,340,015	0.49%
12. Legal Expense	2,977,935	0.65%	3,775,837	0.79%
13. Licenses, Taxes, & Fees	2,253,080	0.49%	2,469,770	0.52%
14. Postage & Freight	1,803,648	0.39%	2,043,754	0.43%
15. Courier & Overnight Delivery	6,796,666	1.49%	6,560,354	1.38%
16. Telephone & Facsimile	6,130,872	1.34%	6,278,125	1.32%
17. Printing & Photocopying	2,079,708	0.45%	2,077,564	0.44%
18. Office Supplies	6,773,635	1.48%	6,773,234	1.42%
19. Equipment & Vehicle Leases	5,167,748	1.13%	4,464,770	0.94%
20. Depreciation	7,641,200	1.67%	7,112,970	1.49%
21. Directors Fees	1,019,064	0.22%	999,305	0.21%
22. Dues, Boards, & Associations	1,092,814	0.24%	1,849,584	0.39%
23. Bad Debts	124,960	0.03%	105,037	0.02%
24. Loss & Loss Adjustment Expense	1,219,600	0.27%	1,360,915	0.29%
25. Tax Certificates Paid Tax Authorities	8,932,726	1.95%	9,205,390	1.93%
26. Recording Fees Paid County Clerk	29,398,202	6.43%	28,923,296	6.07%
27. Plant Lease/Updates	18,259,433	3.99%	17,160,500	3.60%
28. Damages for Bad Faith Suits	41,466	0.01%	0	0.00%
29. Fines or Penalties	165,086	0.04%	217,717	0.05%
30. Donations/Lobbying	765,640	0.17%	955,043	0.20%
31. Trade Association Fees	264,805	0.06%	291,769	0.06%
32. Other Expenses	14,916,888	3.26%	14,896,960	3.13%
TOTAL OPERATING EXPENSES	425,399,664	93.04%	437,611,955	91.83%
INCOME OR (LOSS) FROM OPERATIONS	31,832,941	6.96%	38,946,709	8.17%

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

	Calendar Year 2007		Calendar Year 2008	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	623,346,881	88.94%	459,207,051	88.81%
2. Premiums Remitted to Underwriters	93,608,406	13.36%	68,813,161	13.31%
3. Premiums Retained	529,738,475	75.59%	390,393,890	75.51%
4. Examination/Evidence Fees	21,268,725	3.03%	15,089,623	2.92%
5. Closing Fees	74,773,782	10.67%	51,332,087	9.93%
6. Tax Certificates	13,011,420	1.86%	10,862,274	2.10%
7. Recording Fees	41,471,367	5.92%	31,133,797	6.02%
8. Restrictions	998,021	0.14%	472,679	0.09%
9. Inspection Fees	5,562	0.00%	5,590	0.00%
10. Courier and Overnight Fees	9,750,211	1.39%	7,548,191	1.46%
11. Telephone and Facsimile	7,240	0.00%	0	0.00%
12. Interest Income	3,175,095	0.45%	1,950,495	0.38%
13. Other Income	6,630,984	0.95%	8,255,124	1.60%
GROSS INCOME	700,830,884	100.00%	517,043,750	100.00%
Number of Agencies Reporting	95		91	
EXPENSES				
1a. Salaries-Employees	257,915,582	36.80%	208,505,299	40.33%
1b. Salaries-Owners/Partners	293,785	0.04%	318,369	0.06%
2a. Benefits, Relations & Welfare-Employees	52,867,282	7.54%	42,792,543	8.28%
2b. Benefits, Relations & Welfare - Owners/Partners	35,546	0.01%	44,573	0.01%
3a. Evidence/Examination Fees - Title Agents	7,611,079	1.09%	5,408,788	1.05%
3b. Evidence/Examination Fees - Others	1,240,947	0.18%	1,228,585	0.24%
4a. Closing Fees Paid - Title Agents	17,548,067	2.50%	12,686,470	2.45%
4b. Closing Fees Paid - Others	66,073,791	9.43%	52,434,868	10.14%
5. Rent	37,716,706	5.38%	34,179,645	6.61%
6. Utilities	3,379,964	0.48%	2,820,360	0.55%
7. Accounting & Auditing	1,476,067	0.21%	2,212,784	0.43%
8. Advertising	11,895,679	1.70%	8,786,835	1.70%
9. Travel, Lodging & Education	2,926,102	0.42%	2,173,019	0.42%
10. Insurance	1,267,782	0.18%	1,339,634	0.26%
11. Interest Expense	184,627	0.03%	125,340	0.02%
12. Legal Expense	1,427,510	0.20%	1,573,959	0.30%
13. Licenses, Taxes, & Fees	1,387,928	0.20%	1,157,393	0.22%
14. Postage & Freight	2,063,950	0.29%	1,728,818	0.33%
15. Courier & Overnight Delivery	14,105,483	2.01%	10,304,751	1.99%
16. Telephone & Facsimile	7,620,363	1.09%	6,640,526	1.28%
17. Printing & Photocopying	3,590,895	0.51%	2,805,110	0.54%
18. Office Supplies	8,602,512	1.23%	4,415,478	0.85%
19. Equipment & Vehicle Leases	5,682,787	0.81%	4,952,905	0.96%
20. Depreciation	8,839,198	1.26%	8,464,549	1.64%
21. Directors Fees	59,085	0.01%	52,132	0.01%
22. Dues, Boards, & Associations	546,653	0.08%	623,021	0.12%
23. Bad Debts	112,549	0.02%	72,762	0.01%
24. Loss & Loss Adjustment Expense	8,765,563	1.25%	15,080,860	2.92%
25. Tax Certificates Paid Tax Authorities	13,018,788	1.86%	11,024,476	2.13%
26. Recording Fees Paid County Clerk	41,802,922	5.96%	30,593,188	5.92%
27. Plant Lease/Updates	16,650,464	2.38%	17,093,525	3.31%
28. Damages for Bad Faith Suits	0	0.00%	70,772	0.01%
29. Fines or Penalties	11,217	0.00%	33,600	0.01%
30. Donations/Lobbying	780,438	0.11%	323,520	0.06%
31. Trade Association Fees	645,051	0.09%	650,446	0.13%
32. Other Expenses	22,696,403	3.24%	18,171,073	3.51%
TOTAL OPERATING EXPENSES	620,842,763	88.59%	510,889,976	98.81%
INCOME OR (LOSS) FROM OPERATIONS	79,988,121	11.41%	6,153,774	1.19%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2008		Calendar Year 2009	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	459,207,051	88.81%	432,572,669	90.46%
2. Premiums Remitted to Underwriters	68,813,161	13.31%	64,887,267	13.57%
3. Premiums Retained	390,393,890	75.51%	367,685,402	76.89%
4. Examination/Evidence Fees	15,089,623	2.92%	11,871,333	2.48%
5. Closing Fees	51,332,087	9.93%	40,180,501	8.40%
6. Tax Certificates	10,862,274	2.10%	12,341,664	2.58%
7. Recording Fees	31,133,797	6.02%	28,399,388	5.94%
8. Restrictions	472,679	0.09%	333,872	0.07%
9. Inspection Fees	5,590	0.00%	1,250	0.00%
10. Courier and Overnight Fees	7,548,191	1.46%	7,282,035	1.52%
11. Telephone and Facsimile	0	0.00%	274	0.00%
12. Interest Income	1,950,495	0.38%	2,009,872	0.42%
13. Other Income	8,255,124	1.60%	8,101,629	1.69%
GROSS INCOME	517,043,750	100.00%	478,207,220	100.00%
Number of Agencies Reporting	91		79	
EXPENSES				
1a. Salaries-Employees	208,505,299	40.33%	174,050,413	36.40%
1b. Salaries-Owners/Partners	318,369	0.06%	263,770	0.06%
2a. Benefits, Relations & Welfare-Employees	42,792,543	8.28%	36,837,468	7.70%
2b. Benefits, Relations & Welfare - Owners/Partners	44,573	0.01%	41,362	0.01%
3a. Evidence/Examination Fees - Title Agents	5,408,788	1.05%	5,716,516	1.20%
3b. Evidence/Examination Fees - Others	1,228,585	0.24%	803,961	0.17%
4a. Closing Fees Paid - Title Agents	12,686,470	2.45%	13,234,954	2.77%
4b. Closing Fees Paid - Others	52,434,868	10.14%	48,042,977	10.05%
5. Rent	34,179,645	6.61%	32,672,064	6.83%
6. Utilities	2,820,360	0.55%	2,384,666	0.50%
7. Accounting & Auditing	2,212,784	0.43%	939,393	0.20%
8. Advertising	8,786,835	1.70%	5,601,851	1.17%
9. Travel, Lodging & Education	2,173,019	0.42%	1,966,151	0.41%
10. Insurance	1,339,634	0.26%	1,409,301	0.29%
11. Interest Expense	125,340	0.02%	23,276	0.00%
12. Legal Expense	1,573,959	0.30%	1,309,060	0.27%
13. Licenses, Taxes, & Fees	1,157,393	0.22%	1,425,916	0.30%
14. Postage & Freight	1,728,818	0.33%	2,056,554	0.43%
15. Courier & Overnight Delivery	10,304,751	1.99%	7,931,893	1.66%
16. Telephone & Facsimile	6,640,526	1.28%	5,690,606	1.19%
17. Printing & Photocopying	2,805,110	0.54%	2,207,168	0.46%
18. Office Supplies	4,415,478	0.85%	3,764,492	0.79%
19. Equipment & Vehicle Leases	4,952,905	0.96%	4,159,435	0.87%
20. Depreciation	8,464,549	1.64%	6,313,109	1.32%
21. Directors Fees	52,132	0.01%	43,161	0.01%
22. Dues, Boards, & Associations	623,021	0.12%	615,524	0.13%
23. Bad Debts	72,762	0.01%	123,757	0.03%
24. Loss & Loss Adjustment Expense	15,080,860	2.92%	933,115	0.20%
25. Tax Certificates Paid Tax Authorities	11,024,476	2.13%	12,295,275	2.57%
26. Recording Fees Paid County Clerk	30,593,188	5.92%	27,068,671	5.66%
27. Plant Lease/Updates	17,093,525	3.31%	29,860,688	6.24%
28. Damages for Bad Faith Suits	70,772	0.01%	0	0.00%
29. Fines or Penalties	33,600	0.01%	21,780	0.00%
30. Donations/Lobbying	323,520	0.06%	347,039	0.07%
31. Trade Association Fees	650,446	0.13%	468,980	0.10%
32. Other Expenses	18,171,073	3.51%	18,161,240	3.80%
TOTAL OPERATING EXPENSES	510,889,976	98.81%	448,785,586	93.85%
INCOME OR (LOSS) FROM OPERATIONS	6,153,774	1.19%	29,421,634	6.15%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	432,572,669	90.46%	435,674,072	89.52%
2. Premiums Remitted to Underwriters	64,887,267	13.57%	65,444,218	13.45%
3. Premiums Retained	367,685,402	76.89%	370,229,854	76.08%
4. Examination/Evidence Fees	11,871,333	2.48%	14,316,136	2.94%
5. Closing Fees	40,180,501	8.40%	44,451,264	9.13%
6. Tax Certificates	12,341,664	2.58%	11,174,412	2.30%
7. Recording Fees	28,399,388	5.94%	28,816,095	5.92%
8. Restrictions	333,872	0.07%	765,912	0.16%
9. Inspection Fees	1,250	0.00%	900	0.00%
10. Courier and Overnight Fees	7,282,035	1.52%	6,052,971	1.24%
11. Telephone and Facsimile	274	0.00%	0	0.00%
12. Interest Income	2,009,872	0.42%	1,300,559	0.27%
13. Other Income	8,101,629	1.69%	9,550,295	1.96%
GROSS INCOME	478,207,220	100.00%	486,658,398	100.00%
Number of Agencies Reporting	79		69	
EXPENSES				
1a. Salaries-Employees	174,050,413	36.40%	173,796,255	35.71%
1b. Salaries-Owners/Partners	263,770	0.06%	508,912	0.10%
2a. Benefits, Relations & Welfare-Employees	36,837,468	7.70%	32,514,760	6.68%
2b. Benefits, Relations & Welfare - Owners/Partners	41,362	0.01%	120,687	0.02%
3a. Evidence/Examination Fees - Title Agents	5,716,516	1.20%	4,299,037	0.88%
3b. Evidence/Examination Fees - Others	803,961	0.17%	907,997	0.19%
4a. Closing Fees Paid - Title Agents	13,234,954	2.77%	12,145,507	2.50%
4b. Closing Fees Paid - Others	48,042,977	10.05%	44,120,828	9.07%
5. Rent	32,672,064	6.83%	28,833,866	5.92%
6. Utilities	2,384,666	0.50%	2,072,666	0.43%
7. Accounting & Auditing	939,393	0.20%	1,888,692	0.39%
8. Advertising	5,601,851	1.17%	5,595,588	1.15%
9. Travel, Lodging & Education	1,966,151	0.41%	2,289,059	0.47%
10. Insurance	1,409,301	0.29%	1,204,344	0.25%
11. Interest Expense	23,276	0.00%	60,808	0.01%
12. Legal Expense	1,309,060	0.27%	1,293,490	0.27%
13. Licenses, Taxes, & Fees	1,425,916	0.30%	934,717	0.19%
14. Postage & Freight	2,056,554	0.43%	1,726,978	0.35%
15. Courier & Overnight Delivery	7,931,893	1.66%	7,077,249	1.45%
16. Telephone & Facsimile	5,690,606	1.19%	5,222,208	1.07%
17. Printing & Photocopying	2,207,168	0.46%	2,073,501	0.43%
18. Office Supplies	3,764,492	0.79%	3,244,224	0.67%
19. Equipment & Vehicle Leases	4,159,435	0.87%	3,191,762	0.66%
20. Depreciation	6,313,109	1.32%	4,820,200	0.99%
21. Directors Fees	43,161	0.01%	46,165	0.01%
22. Dues, Boards, & Associations	615,524	0.13%	747,038	0.15%
23. Bad Debts	123,757	0.03%	139,937	0.03%
24. Loss & Loss Adjustment Expense	933,115	0.20%	968,652	0.20%
25. Tax Certificates Paid Tax Authorities	12,295,275	2.57%	11,366,341	2.34%
26. Recording Fees Paid County Clerk	27,068,671	5.66%	28,055,249	5.76%
27. Plant Lease/Updates	29,860,688	6.24%	26,400,332	5.42%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	21,780	0.00%	55,819	0.01%
30. Donations/Lobbying	347,039	0.07%	336,742	0.07%
31. Trade Association Fees	468,980	0.10%	350,152	0.07%
32. Other Expenses	18,161,240	3.80%	15,716,178	3.23%
TOTAL OPERATING EXPENSES	448,785,586	93.85%	424,125,940	87.15%
INCOME OR (LOSS) FROM OPERATIONS	29,421,634	6.15%	62,532,458	12.85%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	435,674,072	89.52%	436,467,538	90.39%
2. Premiums Remitted to Underwriters	65,444,218	13.45%	65,472,451	13.56%
3. Premiums Retained	370,229,854	76.08%	370,995,086	76.83%
4. Examination/Evidence Fees	14,316,136	2.94%	13,278,527	2.75%
5. Closing Fees	44,451,264	9.13%	48,473,035	10.04%
6. Tax Certificates	11,174,412	2.30%	9,758,468	2.02%
7. Recording Fees	28,816,095	5.92%	26,542,873	5.50%
8. Restrictions	765,912	0.16%	628,351	0.13%
9. Inspection Fees	900	0.00%	700	0.00%
10. Courier and Overnight Fees	6,052,971	1.24%	5,017,500	1.04%
11. Telephone and Facsimile	0	0.00%	71	0.00%
12. Interest Income	1,300,559	0.27%	1,095,641	0.23%
13. Other Income	9,550,295	1.96%	7,102,251	1.47%
GROSS INCOME	486,658,398	100.00%	482,892,503	100.00%
Number of Agencies Reporting	69		63	
EXPENSES				
1a. Salaries-Employees	173,796,255	35.71%	183,917,148	38.09%
1b. Salaries-Owners/Partners	508,912	0.10%	597,133	0.12%
2a. Benefits, Relations & Welfare-Employees	32,514,760	6.68%	32,296,049	6.69%
2b. Benefits, Relations & Welfare - Owners/Partners	120,687	0.02%	77,763	0.02%
3a. Evidence/Examination Fees - Title Agents	4,299,037	0.88%	4,034,282	0.84%
3b. Evidence/Examination Fees - Others	907,997	0.19%	609,867	0.13%
4a. Closing Fees Paid - Title Agents	12,145,507	2.50%	13,724,148	2.84%
4b. Closing Fees Paid - Others	44,120,828	9.07%	44,244,515	9.16%
5. Rent	28,833,866	5.92%	27,016,371	5.59%
6. Utilities	2,072,666	0.43%	1,835,075	0.38%
7. Accounting & Auditing	1,888,692	0.39%	1,876,533	0.39%
8. Advertising	5,595,588	1.15%	5,529,443	1.15%
9. Travel, Lodging & Education	2,289,059	0.47%	2,698,503	0.56%
10. Insurance	1,204,344	0.25%	1,031,776	0.21%
11. Interest Expense	60,808	0.01%	49,064	0.01%
12. Legal Expense	1,293,490	0.27%	1,157,000	0.24%
13. Licenses, Taxes, & Fees	934,717	0.19%	1,016,020	0.21%
14. Postage & Freight	1,726,978	0.35%	1,896,183	0.39%
15. Courier & Overnight Delivery	7,077,249	1.45%	5,890,170	1.22%
16. Telephone & Facsimile	5,222,208	1.07%	4,890,768	1.01%
17. Printing & Photocopying	2,073,501	0.43%	1,301,563	0.27%
18. Office Supplies	3,244,224	0.67%	3,092,644	0.64%
19. Equipment & Vehicle Leases	3,191,762	0.66%	2,015,912	0.42%
20. Depreciation	4,820,200	0.99%	4,698,132	0.97%
21. Directors Fees	46,165	0.01%	169,700	0.04%
22. Dues, Boards, & Associations	747,038	0.15%	797,069	0.17%
23. Bad Debts	139,937	0.03%	46,329	0.01%
24. Loss & Loss Adjustment Expense	968,652	0.20%	913,332	0.19%
25. Tax Certificates Paid Tax Authorities	11,366,341	2.34%	9,786,092	2.03%
26. Recording Fees Paid County Clerk	28,055,249	5.76%	25,940,163	5.37%
27. Plant Lease/Updates	26,400,332	5.42%	24,323,353	5.04%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	55,819	0.01%	45,358	0.01%
30. Donations/Lobbying	336,742	0.07%	573,943	0.12%
31. Trade Association Fees	350,152	0.07%	369,605	0.08%
32. Other Expenses	15,716,178	3.23%	15,929,121	3.30%
TOTAL OPERATING EXPENSES	424,125,940	87.15%	424,390,127	87.89%
INCOME OR (LOSS) FROM OPERATIONS	62,532,458	12.85%	58,502,376	12.11%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2007		Calendar Year 2008	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	199,439,976	89.18%	151,283,005	86.54%
2. Premiums Remitted to Underwriters	29,915,996	13.38%	22,709,790	12.99%
3. Premiums Retained	169,523,979	75.80%	128,573,215	73.55%
4. Examination/Evidence Fees	10,204,143	4.56%	6,345,408	3.63%
5. Closing Fees	27,039,749	12.09%	23,552,421	13.47%
6. Tax Certificates	5,487,945	2.45%	3,660,448	2.09%
7. Recording Fees	9,144,234	4.09%	8,915,736	5.10%
8. Restrictions	126,903	0.06%	142,611	0.08%
9. Inspection Fees	400	0.00%	1,550	0.00%
10. Courier and Overnight Fees	1,983,432	0.89%	1,944,413	1.11%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	5669	0.00%	275,000	0.16%
13. Other Income	122,089	0.05%	1,404,936	0.80%
GROSS INCOME	223,638,543	100.00%	174,815,738	100.00%
Number of Agencies Reporting	18		17	
EXPENSES				
1a. Salaries-Employees	77,847,639	34.81%	59,227,522	33.88%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	12,244,168	5.47%	9,724,027	5.56%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	1,261,795	0.56%	3,960,570	2.27%
3b. Evidence/Examination Fees - Others	0	0.00%	0	0.00%
4a. Closing Fees Paid - Title Agents	7,412,459	3.31%	1,431,540	0.82%
4b. Closing Fees Paid - Others	24,138,586	10.79%	19,819,859	11.34%
5. Rent	11,982,306	5.36%	10,787,124	6.17%
6. Utilities	701,400	0.31%	626,745	0.36%
7. Accounting & Auditing	163,859	0.07%	182,821	0.10%
8. Advertising	3,402,327	1.52%	2,159,078	1.24%
9. Travel, Lodging & Education	1,504,749	0.67%	934,715	0.53%
10. Insurance	467,686	0.21%	581,814	0.33%
11. Interest Expense	5524	0.00%	36,307	0.02%
12. Legal Expense	94,930	0.04%	86,426	0.05%
13. Licenses, Taxes, & Fees	259,967	0.12%	245,297	0.14%
14. Postage & Freight	1,208,467	0.54%	981,256	0.56%
15. Courier & Overnight Delivery	3,909,011	1.75%	2,822,020	1.61%
16. Telephone & Facsimile	1,923,987	0.86%	1,589,210	0.91%
17. Printing & Photocopying	1,574,115	0.70%	799,292	0.46%
18. Office Supplies	8,339,597	3.73%	1,132,523	0.65%
19. Equipment & Vehicle Leases	2,049,736	0.92%	1,404,814	0.80%
20. Depreciation	1,013,067	0.45%	802,238	0.46%
21. Directors Fees	0	0.00%	3,513	0.00%
22. Dues, Boards, & Associations	293,957	0.13%	219,511	0.13%
23. Bad Debts	16118	0.01%	39,859	0.02%
24. Loss & Loss Adjustment Expense	500,493	0.22%	348,889	0.20%
25. Tax Certificates Paid Tax Authorities	5,747,711	2.57%	3,563,809	2.04%
26. Recording Fees Paid County Clerk	9,449,036	4.23%	8,762,166	5.01%
27. Plant Lease/Updates	4,368,932	1.95%	12,013,580	6.87%
28. Damages for Bad Faith Suits	2	0.00%	0	0.00%
29. Fines or Penalties	47166	0.02%	61,131	0.03%
30. Donations/Lobbying	240,689	0.11%	170,286	0.10%
31. Trade Association Fees	130,813	0.06%	186,016	0.11%
32. Other Expenses	3,071,918	1.37%	7,476,212	4.28%
TOTAL OPERATING EXPENSES	185,372,207	82.89%	152,180,170	87.05%
INCOME OR (LOSS) FROM OPERATIONS	38,266,336	17.11%	22,635,568	12.95%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2008		Calendar Year 2009	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	151,283,005	86.54%	67,413,205	79.86%
2. Premiums Remitted to Underwriters	22,709,790	12.99%	10,111,982	11.98%
3. Premiums Retained	128,573,215	73.55%	57,301,223	67.88%
4. Examination/Evidence Fees	6,345,408	3.63%	3,060,334	3.63%
5. Closing Fees	23,552,421	13.47%	14,982,157	17.75%
6. Tax Certificates	3,660,448	2.09%	1,844,811	2.19%
7. Recording Fees	8,915,736	5.10%	5,683,329	6.73%
8. Restrictions	142,611	0.08%	119,261	0.14%
9. Inspection Fees	1,550	0.00%	3,250	0.00%
10. Courier and Overnight Fees	1,944,413	1.11%	990,289	1.17%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	275,000	0.16%	378,949	0.45%
13. Other Income	1,404,936	0.80%	49,622	0.06%
GROSS INCOME	174,815,738	100.00%	84,413,225	100.00%
Number of Agencies Reporting	17		12	
EXPENSES				
1a. Salaries-Employees	59,227,522	33.88%	30,765,368	36.45%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	9,724,027	5.56%	4,773,758	5.66%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	3,960,570	2.27%	289,479	0.34%
3b. Evidence/Examination Fees - Others	0	0.00%	0	0.00%
4a. Closing Fees Paid - Title Agents	1,431,540	0.82%	144,180	0.17%
4b. Closing Fees Paid - Others	19,819,859	11.34%	10,170,913	12.05%
5. Rent	10,787,124	6.17%	4,894,209	5.80%
6. Utilities	626,745	0.36%	186,745	0.22%
7. Accounting & Auditing	182,821	0.10%	90,818	0.11%
8. Advertising	2,159,078	1.24%	1,074,499	1.27%
9. Travel, Lodging & Education	934,715	0.53%	575,250	0.68%
10. Insurance	581,814	0.33%	356,245	0.42%
11. Interest Expense	36,307	0.02%	0	0.00%
12. Legal Expense	86,426	0.05%	39,029	0.05%
13. Licenses, Taxes, & Fees	245,297	0.14%	217,117	0.26%
14. Postage & Freight	981,256	0.56%	214,880	0.25%
15. Courier & Overnight Delivery	2,822,020	1.61%	1,343,962	1.59%
16. Telephone & Facsimile	1,589,210	0.91%	796,333	0.94%
17. Printing & Photocopying	799,292	0.46%	343,657	0.41%
18. Office Supplies	1,132,523	0.65%	592,032	0.70%
19. Equipment & Vehicle Leases	1,404,814	0.80%	529,855	0.63%
20. Depreciation	802,238	0.46%	534,645	0.63%
21. Directors Fees	3,513	0.00%	0	0.00%
22. Dues, Boards, & Associations	219,511	0.13%	203,955	0.24%
23. Bad Debts	39,859	0.02%	5,652	0.01%
24. Loss & Loss Adjustment Expense	348,889	0.20%	50,652	0.06%
25. Tax Certificates Paid Tax Authorities	3,563,809	2.04%	1,833,150	2.17%
26. Recording Fees Paid County Clerk	8,762,166	5.01%	5,350,228	6.34%
27. Plant Lease/Updates	12,013,580	6.87%	3,009,274	3.56%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	61,131	0.03%	245	0.00%
30. Donations/Lobbying	170,286	0.10%	100,794	0.12%
31. Trade Association Fees	186,016	0.11%	40,106	0.05%
32. Other Expenses	7,476,212	4.28%	2,326,764	2.76%
TOTAL OPERATING EXPENSES	152,180,170	87.05%	70,853,794	83.94%
INCOME OR (LOSS) FROM OPERATIONS	22,635,568	12.95%	13,559,431	16.06%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	67,413,205	79.86%	74,492,151	75.76%
2. Premiums Remitted to Underwriters	10,111,982	11.98%	11,173,823	11.36%
3. Premiums Retained	57,301,223	67.88%	63,318,328	64.39%
4. Examination/Evidence Fees	3,060,334	3.63%	2,832,325	2.88%
5. Closing Fees	14,982,157	17.75%	23,302,961	23.70%
6. Tax Certificates	1,844,811	2.19%	2,112,081	2.15%
7. Recording Fees	5,683,329	6.73%	5,305,292	5.40%
8. Restrictions	119,261	0.14%	146,221	0.15%
9. Inspection Fees	3,250	0.00%	350	0.00%
10. Courier and Overnight Fees	990,289	1.17%	1,211,870	1.23%
11. Telephone and Facsimile	0	0.00%	1521	0.00%
12. Interest Income	378,949	0.45%	0	0.00%
13. Other Income	49,622	0.06%	97,094	0.10%
GROSS INCOME	84,413,225	100.00%	98,328,043	100.00%
Number of Agencies Reporting	12		10	
EXPENSES				
1a. Salaries-Employees	30,765,368	36.45%	32,770,134	33.33%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	4,773,758	5.66%	5,159,703	5.25%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	289,479	0.34%	365,960	0.37%
3b. Evidence/Examination Fees - Others	0	0.00%	1,276	0.00%
4a. Closing Fees Paid - Title Agents	144,180	0.17%	116,951	0.12%
4b. Closing Fees Paid - Others	10,170,913	12.05%	12,204,293	12.41%
5. Rent	4,894,209	5.80%	4,059,016	4.13%
6. Utilities	186,745	0.22%	174,649	0.18%
7. Accounting & Auditing	90,818	0.11%	366,432	0.37%
8. Advertising	1,074,499	1.27%	1,288,169	1.31%
9. Travel, Lodging & Education	575,250	0.68%	591,592	0.60%
10. Insurance	356,245	0.42%	298,504	0.30%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	39,029	0.05%	93,737	0.10%
13. Licenses, Taxes, & Fees	217,117	0.26%	307,752	0.31%
14. Postage & Freight	214,880	0.25%	151,656	0.15%
15. Courier & Overnight Delivery	1,343,962	1.59%	1,299,716	1.32%
16. Telephone & Facsimile	796,333	0.94%	667,675	0.68%
17. Printing & Photocopying	343,657	0.41%	263,575	0.27%
18. Office Supplies	592,032	0.70%	608,096	0.62%
19. Equipment & Vehicle Leases	529,855	0.63%	367,780	0.37%
20. Depreciation	534,645	0.63%	427,090	0.43%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	203,955	0.24%	148,098	0.15%
23. Bad Debts	5,652	0.01%	6772	0.01%
24. Loss & Loss Adjustment Expense	50,652	0.06%	19,009	0.02%
25. Tax Certificates Paid Tax Authorities	1,833,150	2.17%	2,083,881	2.12%
26. Recording Fees Paid County Clerk	5,350,228	6.34%	5,218,082	5.31%
27. Plant Lease/Updates	3,009,274	3.56%	2,025,009	2.06%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	245	0.00%	0	0.00%
30. Donations/Lobbying	100,794	0.12%	139,501	0.14%
31. Trade Association Fees	40,106	0.05%	36,133	0.04%
32. Other Expenses	2,326,764	2.76%	2,645,663	2.69%
TOTAL OPERATING EXPENSES	70,853,794	83.94%	73,905,904	75.16%
INCOME OR (LOSS) FROM OPERATIONS	13,559,431	16.06%	24,422,139	24.84%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	74,492,151	75.76%	99,009,906	78.78%
2. Premiums Remitted to Underwriters	11,173,823	11.36%	14,851,485	11.82%
3. Premiums Retained	63,318,328	64.39%	84,158,421	66.96%
4. Examination/Evidence Fees	2,832,325	2.88%	3,094,624	2.46%
5. Closing Fees	23,302,961	23.70%	30,225,792	24.05%
6. Tax Certificates	2,112,081	2.15%	2,018,698	1.61%
7. Recording Fees	5,305,292	5.40%	4,439,218	3.53%
8. Restrictions	146,221	0.15%	195,709	0.16%
9. Inspection Fees	350	0.00%	1000	0.00%
10. Courier and Overnight Fees	1,211,870	1.23%	755,345	0.60%
11. Telephone and Facsimile	1521	0.00%	2255	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	97,094	0.10%	795,396	0.63%
GROSS INCOME	98,328,043	100.00%	125,686,458	100.00%
Number of Agencies Reporting	10		9	
EXPENSES				
1a. Salaries-Employees	32,770,134	33.33%	43,009,870	34.22%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	5,159,703	5.25%	6,867,788	5.46%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	365,960	0.37%	359,389	0.29%
3b. Evidence/Examination Fees - Others	1,276	0.00%	7,287	0.01%
4a. Closing Fees Paid - Title Agents	116,951	0.12%	152,961	0.12%
4b. Closing Fees Paid - Others	12,204,293	12.41%	10,759,493	8.56%
5. Rent	4,059,016	4.13%	4,706,754	3.74%
6. Utilities	174,649	0.18%	173,656	0.14%
7. Accounting & Auditing	366,432	0.37%	520,077	0.41%
8. Advertising	1,288,169	1.31%	2,201,149	1.75%
9. Travel, Lodging & Education	591,592	0.60%	710,819	0.57%
10. Insurance	298,504	0.30%	348,757	0.28%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	93,737	0.10%	24,626	0.02%
13. Licenses, Taxes, & Fees	307,752	0.31%	583,721	0.46%
14. Postage & Freight	151,656	0.15%	534,358	0.43%
15. Courier & Overnight Delivery	1,299,716	1.32%	1,227,228	0.98%
16. Telephone & Facsimile	667,675	0.68%	782,117	0.62%
17. Printing & Photocopying	263,575	0.27%	370,760	0.29%
18. Office Supplies	608,096	0.62%	706,994	0.56%
19. Equipment & Vehicle Leases	367,780	0.37%	337,246	0.27%
20. Depreciation	427,090	0.43%	786,655	0.63%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	148,098	0.15%	205,646	0.16%
23. Bad Debts	6772	0.01%	2,411	0.00%
24. Loss & Loss Adjustment Expense	19,009	0.02%	60,106	0.05%
25. Tax Certificates Paid Tax Authorities	2,083,881	2.12%	2,044,825	1.63%
26. Recording Fees Paid County Clerk	5,218,082	5.31%	4,591,323	3.65%
27. Plant Lease/Updates	2,025,009	2.06%	1,615,829	1.29%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	18	0.00%
30. Donations/Lobbying	139,501	0.14%	139,384	0.11%
31. Trade Association Fees	36,133	0.04%	57,735	0.05%
32. Other Expenses	2,645,663	2.69%	4,046,920	3.22%
TOTAL OPERATING EXPENSES	73,905,904	75.16%	87,935,902	69.96%
INCOME OR (LOSS) FROM OPERATIONS	24,422,139	24.84%	37,750,556	30.04%

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**TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
2002 - 2011**

Calendar Year	Underwriters		Direct Operations		Affiliated Agents		Independent Agents	
	Total	Excluding "All Other"	Total	Excluding "All Other"	Total	Excluding "All Other"	Total	Excluding "All Other"
2002	2,285,682	1,126,706	309,824	196,482	1,229,468	519,674	893,041	497,241
2003	2,976,647	1,238,113	485,320	222,785	1,757,696	596,463	1,159,192	577,395
2004	2,529,960	1,193,956	365,373	138,530	1,394,918	493,756	1,125,478	556,144
2005	2,840,290	1,314,890	399,663	185,145	1,543,206	540,083	1,233,846	590,350
2006	2,943,801	1,423,413	354,139	191,241	1,554,349	591,586	1,309,679	614,599
2007	2,751,868	1,266,059	338,074	171,678	1,330,701	516,133	1,304,790	569,046
2008	2,192,936	982,150	378,376	127,892	1,038,693	365,090	1,051,450	455,704
2009	1,967,657	763,302	223,690	68,109	1,308,553	364,251	1,228,632	445,163
2010	2,001,868	715,588	283,720	70,556	1,211,884	336,492	1,237,558	438,564
2011	2,604,851	758,824	358,180	87,047	1,147,269	326,137	1,282,450	426,140

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**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY**

YEAR 2007

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,621,647,086	11,384,776,270	13,006,423,355
2. Escrow, Settlement, and Other Fees	190,825,915	1,726,641,307	1,917,467,222
3. Subtotal (1 + 2)	1,812,473,001	13,111,417,577	14,923,890,578
4. Reinsurance Assumed	3,675,780	53,560,819	57,236,599
5. Reinsurance Ceded	5,912,289	58,801,899	64,714,188
6. Net Increase in Statutory Reserves	12,551,994	177,551,709	190,103,703
7. Subtotal (3 + 4 - 5 - 6)	1,797,684,498	12,928,624,787	14,726,309,286
8. Loss and Loss Adjustment Expenses	63,241,628	1,165,713,564	1,228,955,192
9. Commissions/Retentions	741,615,921	6,765,367,705	7,506,983,626
10. Other Identifiable Expenses	717,510,384	4,572,482,109	5,289,992,492
11. Non-Identifiable Expenses	137,595,364	679,377,427	816,972,791
12. Subtotal (8 + 9 + 10 + 11)	1,659,963,296	13,182,940,804	14,842,904,101
13. Interest Expense	2,475,567	12,695,029	15,170,596
14. Operating Expense (12 + 13)	1,662,438,863	13,195,635,833	14,858,074,697
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	135,245,635	(267,011,046)	(131,765,411)
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	10,446,493	63,330,119	73,776,612
17. Investment Income - Dividends - Before Expenses	14,683,323	140,494,615	155,177,938
18. Investment Income - Other - Before Expenses	38,244,048	254,860,574	293,104,622
19. Net Realized Capital Gains (Losses)	-3,308,268	-65,738,228	-69,046,496
20. Net Unrealized Capital Gains (Losses)	-20,008,442	-95,750,453	-115,758,895
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,515,885	18,954,716	21,470,601
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	37,541,268	278,241,912	315,783,180

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY**

All Companies Combined

YEAR 2007

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	76,418,795	286,240,525	362,659,320
2. Other Identifiable Admitted Assets	421,501,911	961,348,498	1,382,850,409
3. Non-Identifiable Admitted Assets	840,292,177	6,336,241,323	7,176,533,501
4. Subtotal (1 + 2 + 3)	1,338,212,884	7,583,830,346	8,922,043,230
Non-Admitted Assets			
5. Abstract Plants and Title Plants	7,405,650	22,822,143	30,227,793
6. Other Identifiable Non-Admitted Assets	66,056,783	724,900,305	790,957,088
7. Non-Identifiable Non-Admitted Assets	183,995,586	1,565,806,214	1,749,801,800
8. Subtotal (5 + 6 + 7)	257,458,019	2,313,528,662	2,570,986,681
9. TOTAL ASSETS (4 + 8)	1,595,670,902	9,897,359,008	11,493,029,911
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	42,360,683	788,680,259	831,040,942
11. Statutory Reinsurance Reserves	252,996,094	3,807,898,709	4,060,894,803
12. Surplus As Regards Policyholders	605,800,848	1,751,105,267	2,356,906,115
13. Contribution to Surplus of Non-Admitted Assets	352,114,832	2,211,225,758	2,563,340,590
14. Net Worth (12 + 13)	957,915,680	3,962,331,025	4,920,246,705
15. Total Debt Funds	88,546,517	85,504,437	174,050,954
16. Capital (10 + 11 + 14 + 15)	1,341,818,974	8,644,414,430	9,986,233,404
17. Other Liabilities	253,851,928	1,252,944,584	1,506,796,512
TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,595,670,903	9,897,359,014	11,493,029,917

Note: Numbers may not foot due to rounding.

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY**

YEAR 2008

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,249,368,579	7,899,088,911	9,148,457,490
2. Escrow, Settlement, and Other Fees	152,389,274	1,464,340,975	1,616,730,249
3. Subtotal (1 + 2)	1,401,757,853	9,363,429,886	10,765,187,739
4. Reinsurance Assumed	6,124,903	33,488,961	39,613,864
5. Reinsurance Ceded	5,423,663	26,896,768	32,320,431
6. Net Increase in Statutory Reserves	-4,283,462	-292,312,895	-296,596,357
7. Subtotal (3 + 4 - 5 - 6)	1,406,742,555	9,662,334,974	11,069,077,529
8. Loss and Loss Adjustment Expenses	55,738,249	1,107,716,806	1,163,455,055
9. Commissions/Retentions	623,477,475	4,818,996,756	5,442,474,231
10. Other Identifiable Expenses	556,500,236	3,758,581,114	4,315,081,350
11. Non-Identifiable Expenses	136,475,337	700,204,980	836,680,317
12. Subtotal (8 + 9 + 10 + 11)	1,372,191,297	10,385,499,655	11,757,690,952
13. Interest Expense	1,727,262	5,853,702	7,580,964
14. Operating Expense (12 + 13)	1,373,918,559	10,391,353,357	11,765,271,916
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	32,823,996	-729,018,384	-696,194,388
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	7,782,624	48,498,141	56,280,765
17. Investment Income - Dividends - Before Expenses	11,439,154	108,766,799	120,205,953
18. Investment Income - Other - Before Expenses	20,904,109	173,506,964	194,411,073
19. Net Realized Capital Gains (Losses)	-23,958,833	-160,246,940	-184,205,773
20. Net Unrealized Capital Gains (Losses)	-29,654,319	-256,133,289	-285,787,608
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,735,988	20,445,755	23,181,743
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	-16,223,253	-106,054,081	-122,277,334

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY**

All Companies Combined

YEAR 2008

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	79,323,091	295,104,409	374,427,500
2. Other Identifiable Admitted Assets	400,418,613	736,188,804	1,136,607,417
3. Non-Identifiable Admitted Assets	777,579,106	6,042,359,378	6,819,938,484
4. Subtotal (1 + 2 + 3)	1,257,320,810	7,073,652,591	8,330,973,401
Non-Admitted Assets			
5. Abstract Plants and Title Plants	7,468,150	19,810,337	27,278,487
6. Other Identifiable Non-Admitted Assets	68,889,631	660,477,901	729,367,532
7. Non-Identifiable Non-Admitted Assets	156,518,933	1,006,326,031	1,162,844,964
8. Subtotal (5 + 6 + 7)	232,876,714	1,686,614,269	1,919,490,983
9. TOTAL ASSETS (4 + 8)	1,490,197,525	8,760,266,859	10,250,464,384
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	37,213,709	871,289,983	908,503,692
11. Statutory Reinsurance Reserves	250,917,160	3,536,853,182	3,787,770,342
12. Surplus As Regards Policyholders	443,897,106	1,674,986,803	2,118,883,909
13. Contribution to Surplus of Non-Admitted Assets	363,063,352	1,559,825,292	1,922,888,644
14. Net Worth (12 + 13)	806,960,458	3,234,812,095	4,041,772,553
15. Total Debt Funds	124,281,974	139,562,916	263,844,890
16. Capital (10 + 11 + 14 + 15)	1,219,373,301	7,782,518,176	9,001,891,477
17. Other Liabilities	270,824,224	977,748,683	1,248,572,907
TOTAL LIABILITIES, SURPLUS AND OTHER 18. FUNDS (16 + 17)	1,490,197,525	8,760,266,859	10,250,464,384

Note: Numbers may not foot due to rounding.

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY**

YEAR 2009

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,018,727,131	7,729,990,281	8,748,717,412
2. Escrow, Settlement, and Other Fees	162,353,276	1,640,803,363	1,803,156,639
3. Subtotal (1 + 2)	1,181,080,407	9,370,793,644	10,551,874,051
4. Reinsurance Assumed	1,786,982	24,051,766	25,838,748
5. Reinsurance Ceded	1,699,380	20,640,954	22,340,334
6. Net Increase in Statutory Reserves	-18,186,359	-143,561,683	-161,748,042
7. Subtotal (3 + 4 - 5 - 6)	1,199,354,367	9,517,766,139	10,717,120,506
8. Loss and Loss Adjustment Expenses	39,916,100	958,985,213	998,901,313
9. Commissions/Retentions	587,893,363	4,759,450,750	5,347,344,113
10. Other Identifiable Expenses	422,885,562	3,055,190,384	3,478,075,945
11. Non-Identifiable Expenses	133,273,709	727,659,668	860,933,377
12. Subtotal (8 + 9 + 10 + 11)	1,183,968,734	9,501,286,015	10,685,254,749
13. Interest Expense	878,245	5,167,251	6,045,496
14. Operating Expense (12 + 13)	1,184,846,979	9,506,453,266	10,691,300,245
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	14,507,389	11,312,873	25,820,261
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	4,520,835	36,773,279	41,294,114
17. Investment Income - Dividends - Before Expenses	15,507,304	96,960,170	112,467,474
18. Investment Income - Other - Before Expenses	28,622,042	286,652,446	315,274,487
19. Net Realized Capital Gains (Losses)	-1,233,647	8,892,681	7,659,034
20. Net Unrealized Capital Gains (Losses)	9,476,733	49,432,212	58,908,945
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	1,934,096	15,540,012	17,474,108
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	54,959,170	463,170,776	518,129,946

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY**

All Companies Combined

YEAR 2009

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	65,504,409	278,451,361	343,955,770
2. Other Identifiable Admitted Assets	426,183,233	718,180,689	1,144,363,923
3. Non-Identifiable Admitted Assets	622,768,957	6,338,497,465	6,961,266,422
4. Subtotal (1 + 2 + 3)	1,114,456,600	7,335,129,515	8,449,586,115
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,762,024	23,335,404	28,097,428
6. Other Identifiable Non-Admitted Assets	40,973,339	518,727,635	559,700,974
7. Non-Identifiable Non-Admitted Assets	161,392,375	903,033,176	1,064,425,551
8. Subtotal (5 + 6 + 7)	207,127,737	1,445,096,215	1,652,223,953
9. TOTAL ASSETS (4 + 8)	1,321,584,338	8,780,225,730	10,101,810,068
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	37,772,540	876,540,817	914,313,357
11. Statutory Reinsurance Reserves	248,542,627	3,454,127,082	3,702,669,709
12. Surplus As Regards Policyholders	546,311,719	2,022,272,642	2,568,584,361
13. Contribution to Surplus of Non-Admitted Assets	234,121,585	1,421,538,193	1,655,659,778
14. Net Worth (12 + 13)	780,433,305	3,443,810,835	4,224,244,139
15. Total Debt Funds	44,463,098	210,859,762	255,322,860
16. Capital (10 + 11 + 14 + 15)	1,111,211,570	7,985,338,496	9,096,550,066
17. Other Liabilities	210,372,767	794,887,233	1,005,260,000
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS	1,321,584,337	8,780,225,729	10,101,810,066

Note: Numbers may not foot due to rounding.

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY**

YEAR 2010

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,064,315,156	8,032,642,614	9,096,957,770
2. Escrow, Settlement, and Other Fees	171,150,647	1,763,118,691	1,934,269,338
3. Subtotal (1 + 2)	1,235,465,803	9,795,761,305	11,031,227,108
4. Reinsurance Assumed	1,565,562	16,092,482	17,658,044
5. Reinsurance Ceded	2,144,231	29,570,320	31,714,552
6. Net Increase in Statutory Reserves	-11,471,165	32,955,894	21,484,728
7. Subtotal (3 + 4 - 5 - 6)	1,246,358,300	9,749,327,573	10,995,685,872
8. Loss and Loss Adjustment Expenses	41,787,710	1,036,219,996	1,078,007,706
9. Commissions/Retentions	644,434,882	4,875,031,867	5,519,466,748
10. Other Identifiable Expenses	373,888,326	3,037,775,068	3,411,663,394
11. Non-Identifiable Expenses	116,878,586	974,088,274	1,090,966,860
12. Subtotal (8 + 9 + 10 + 11)	1,176,989,503	9,923,115,204	11,100,104,708
13. Interest Expense	254,367	1,643,119	1,897,486
14. Operating Expense (12 + 13)	1,177,243,870	9,924,758,323	11,102,002,194
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	69,114,429	-175,430,751	-106,316,321
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,947,375	38,462,504	42,409,879
17. Investment Income - Dividends - Before Expenses	9,477,292	59,533,558	69,010,850
18. Investment Income - Other - Before Expenses	20,666,457	179,328,685	199,995,142
19. Net Realized Capital Gains (Losses)	-7,446,060	-74,034,282	-81,480,342
20. Net Unrealized Capital Gains (Losses)	37,401,546	405,301,789	442,703,335
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	1,917,063	19,778,650	21,695,713
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	62,129,546	588,813,604	650,943,150

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY**

All Companies Combined

YEAR 2010

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	62,629,791	304,390,163	367,019,954
2. Other Identifiable Admitted Assets	425,894,936	689,765,893	1,115,660,829
3. Non-Identifiable Admitted Assets	609,504,250	6,517,282,441	7,126,786,691
4. Subtotal (1 + 2 + 3)	1,098,028,978	7,511,438,497	8,609,467,474
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,120,689	24,869,097	28,989,786
6. Other Identifiable Non-Admitted Assets	15,146,767	343,628,782	358,775,549
7. Non-Identifiable Non-Admitted Assets	128,155,673	1,186,581,784	1,314,737,457
8. Subtotal (5 + 6 + 7)	147,423,129	1,555,079,663	1,702,502,792
9. TOTAL ASSETS (4 + 8)	1,245,452,106	9,066,518,160	10,311,970,266
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	34,022,065	839,980,707	874,002,771
11. Statutory Reinsurance Reserves	227,554,350	3,530,644,971	3,758,199,321
12. Surplus As Regards Policyholders	507,093,933	2,114,882,760	2,621,976,693
13. Contribution to Surplus of Non-Admitted Assets	160,607,789	1,541,918,659	1,702,526,448
14. Net Worth (12 + 13)	667,701,722	3,656,801,419	4,324,503,141
15. Total Debt Funds	17,198,289	130,550,292	147,748,581
16. Capital (10 + 11 + 14 + 15)	946,476,426	8,157,977,389	9,104,453,815
17. Other Liabilities	298,975,682	908,540,770	1,207,516,451
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS	1,245,452,108	9,066,518,158	10,311,970,266

Note: Numbers may not foot due to rounding.

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY**

YEAR 2011

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,154,596,567	7,771,147,034	8,925,743,601
2. Escrow, Settlement, and Other Fees	154,185,569	1,830,104,998	1,984,290,567
3. Subtotal (1 + 2)	1,308,782,136	9,601,252,032	10,910,034,168
4. Reinsurance Assumed	2,720,262	13,627,241	16,347,503
5. Reinsurance Ceded	3,359,132	25,271,732	28,630,864
6. Net Increase in Statutory Reserves	-5,899,805	-108,675,028	-114,574,833
7. Subtotal (3 + 4 - 5 - 6)	1,314,043,071	9,698,282,569	11,012,325,640
8. Loss and Loss Adjustment Expenses	72,793,800	1,022,007,402	1,094,801,202
9. Commissions/Retentions	711,884,995	4,533,274,938	5,245,159,933
10. Other Identifiable Expenses	379,996,660	3,077,970,166	3,457,966,825
11. Non-Identifiable Expenses	100,233,974	1,022,552,831	1,122,786,804
12. Subtotal (8 + 9 + 10 + 11)	1,264,909,428	9,655,805,336	10,920,714,764
13. Interest Expense	272,834	1,122,384	1,395,218
14. Operating Expense (12 + 13)	1,265,182,262	9,656,927,720	10,922,109,982
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	48,860,809	41,354,849	90,215,658
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,892,258	37,586,473	41,478,731
17. Investment Income - Dividends - Before Expenses	17,409,991	125,859,766	143,269,757
18. Investment Income - Other - Before Expenses	17,254,191	161,061,310	178,315,501
19. Net Realized Capital Gains (Losses)	5,145,278	32,805,493	37,950,771
20. Net Unrealized Capital Gains (Losses)	-9,200,180	-110,528,888	-119,729,068
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,145,166	22,102,049	24,247,215
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	32,356,371	224,682,105	257,038,477

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY**

All Companies Combined

YEAR 2011

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	59,363,252	298,448,436	357,811,688
2. Other Identifiable Admitted Assets	394,398,463	627,239,362	1,021,637,825
3. Non-Identifiable Admitted Assets	575,853,632	6,482,706,695	7,058,560,328
4. Subtotal (1 + 2 + 3)	1,029,615,347	7,408,394,494	8,438,009,841
Non-Admitted Assets			
5. Abstract Plants and Title Plants	5,726,125	27,022,724	32,748,849
6. Other Identifiable Non-Admitted Assets	17,963,955	337,620,115	355,584,070
7. Non-Identifiable Non-Admitted Assets	120,764,542	1,079,202,907	1,199,967,449
8. Subtotal (5 + 6 + 7)	144,454,622	1,443,845,746	1,588,300,368
9. TOTAL ASSETS (4 + 8)	1,174,069,969	8,852,240,240	10,026,310,208
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	60,593,216	932,973,960	993,567,176
11. Statutory Reinsurance Reserves	218,470,013	3,415,850,780	3,634,320,793
12. Surplus As Regards Policyholders	499,227,459	2,123,194,767	2,622,422,227
13. Contribution to Surplus of Non-Admitted Assets	155,569,127	1,432,731,242	1,588,300,369
14. Net Worth (12 + 13)	654,796,586	3,555,926,009	4,210,722,595
15. Total Debt Funds	12,490,059	124,626,859	137,116,918
16. Capital (10 + 11 + 14 + 15)	946,349,874	8,029,377,608	8,975,727,483
17. Other Liabilities	227,720,094	822,862,632	1,050,582,726
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS	1,174,069,969	8,852,240,240	10,026,310,208

Note: Numbers may not foot due to rounding.

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
Experience Period: January 1, 2007 - December 31, 2007

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	12,350	3,590,979
0 -	4.5	5,166	3,819,072
4.5 -	10	11,344	2,572,656
10 -	20	32,071	7,457,123
20 -	30	43,859	11,125,369
30 -	40	42,864	12,223,475
40 -	50	42,872	15,164,287
50 -	60	48,508	18,305,631
60 -	70	54,664	23,197,345
70 -	80	60,715	27,312,729
80 -	90	63,082	30,658,236
90 -	100	80,615	38,943,440
100 -	200	531,005	349,899,492
200 -	300	163,115	168,963,225
300 -	400	63,581	88,697,315
400 -	500	31,509	55,046,874
500 -	1,000	43,304	112,829,521
1,000 -	2,000	16,410	78,114,489
2,000 -	3,000	5,144	39,482,622
3,000 -	4,000	2,663	28,374,227
4,000 -	5,000	1,960	24,219,345
5,000 -	15,000	4,763	99,630,520
15,000 -	25,000	1,345	50,412,486
25,000 -	50,000	844	46,002,036
50,000 -	75,000	210	15,796,925
75,000 -	100,000	118	10,011,058
	Over 100000	151	39,390,984
ALL		1,364,231	1,401,241,460

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES ALL TRANSACTION TYPES For Experience Period January 1, 2008 - December 31, 2008

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	842,258	4,011,208
0 -	4.5	4,007	1,095,297
4.5 -	10	13,193	2,966,969
10 -	20	22,161	5,417,398
20 -	30	26,951	7,565,971
30 -	40	28,758	9,334,238
40 -	50	30,860	11,128,734
50 -	60	34,421	13,314,936
60 -	70	37,520	15,902,336
70 -	80	44,204	20,094,607
80 -	90	45,643	22,388,323
90 -	100	54,670	28,938,724
100 -	200	419,420	273,976,652
200 -	300	146,078	142,479,507
300 -	400	57,909	78,694,315
400 -	500	28,711	48,214,017
500 -	1,000	34,310	93,989,231
1,000 -	2,000	13,819	68,094,546
2,000 -	3,000	4,442	37,271,584
3,000 -	4,000	2,199	24,594,718
4,000 -	5,000	1,376	19,272,466
5,000 -	15,000	3,560	77,830,052
15,000 -	25,000	775	31,257,953
25,000 -	50,000	771	32,524,363
50,000 -	75,000	107	8,672,005
75,000 -	100,000	67	6,519,168
	Over 100000	108	31,960,133
ALL		1,898,298	1,117,509,449

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2009 - December 31, 2009**

Liability Range (\$000) [5]				
More Than	But No Than	More	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
		0	291,124	1,461,058
0 -		4.5	3,033	705,154
4.5 -		10	8,335	1,699,283
10 -		20	18,233	3,883,802
20 -		30	24,514	5,897,241
30 -		40	27,397	7,247,021
40 -		50	32,094	9,078,137
50 -		60	36,257	10,744,118
60 -		70	43,220	13,441,642
70 -		80	53,059	17,201,523
80 -		90	56,592	19,644,615
90 -		100	63,525	22,984,236
100 -		200	601,574	277,033,869
200 -		300	225,522	150,475,972
300 -		400	86,027	78,893,711
400 -		500	41,396	46,223,651
500 -		1,000	33,405	67,800,272
1,000 -		2,000	12,603	45,018,998
2,000 -		3,000	3,804	21,240,437
3,000 -		4,000	1,705	12,642,970
4,000 -		5,000	1,128	9,418,001
5,000 -		15,000	3,376	39,644,252
15,000 -		25,000	1,132	13,643,435
25,000 -		50,000	791	10,985,543
50,000 -		75,000	151	4,626,721
75,000 -		100,000	70	3,558,820
		Over 100000	114	5,841,013
ALL			1,670,177	901,035,495

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2010 - December 31, 2010**

Liability Range (\$000) [5]				
More Than	But No Than	More	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
		0	784,442	1,788,978
0 -		4.5	3,632	834,020
4.5 -		10	10,285	2,281,019
10 -		20	17,271	4,174,330
20 -		30	21,436	6,202,600
30 -		40	22,530	7,462,929
40 -		50	24,633	9,235,175
50 -		60	27,163	10,963,429
60 -		70	30,773	13,651,272
70 -		80	36,224	17,259,145
80 -		90	39,282	20,134,701
90 -		100	51,363	30,836,730
100 -		200	380,919	267,021,895
200 -		300	139,356	143,951,643
300 -		400	50,585	73,099,732
400 -		500	24,588	42,963,316
500 -		1,000	24,251	70,372,774
1,000 -		2,000	8,600	44,966,857
2,000 -		3,000	2,509	21,368,803
3,000 -		4,000	1,101	12,804,189
4,000 -		5,000	744	11,519,487
5,000 -		15,000	1,781	41,920,980
15,000 -		25,000	502	22,681,956
25,000 -		50,000	313	19,982,949
50,000 -		75,000	83	7,182,723
75,000 -		100,000	56	7,009,735
		Over 100000	74	13,605,579
ALL			1,704,498	925,276,947

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2011 - December 31, 2011**

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	787,185	1,091,303
0 -	4.5	9,141	1,863,526
4.5 -	10	8,688	1,898,856
10 -	20	16,746	4,026,742
20 -	30	20,535	6,041,636
30 -	40	22,213	7,498,482
40 -	50	24,946	9,483,797
50 -	60	27,728	11,597,812
60 -	70	31,825	14,619,643
70 -	80	36,986	18,475,045
80 -	90	38,662	21,019,408
90 -	100	41,273	23,736,958
100 -	200	360,244	262,990,675
200 -	300	140,164	146,846,475
300 -	400	54,957	79,542,661
400 -	500	25,874	45,133,435
500 -	1,000	29,016	83,550,666
1,000 -	2,000	10,213	54,396,512
2,000 -	3,000	2,994	26,362,254
3,000 -	4,000	1,366	16,508,509
4,000 -	5,000	885	13,603,108
5,000 -	15,000	2,500	61,226,118
15,000 -	25,000	714	30,703,108
25,000 -	50,000	525	31,958,865
50,000 -	75,000	139	12,085,425
75,000 -	100,000	70	7,622,936
Over 100000		79	23,102,078
ALL		1,695,668	1,016,986,035

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**TITLE POLICIES WITH T-42 ENDORSEMENT
ALL COMPANIES DETAIL**

CALENDAR YEAR

2007	Number of Policies w/T-42	60,894
	Number of Policies w/T-42.1	43,539
	Total Premium on above policies including endorsements	\$59,351,443
2008	Number of Policies w/T-42	45,358
	Number of Policies w/T-42.1	31,391
	Total Premium on above policies including endorsements	\$55,700,496
2009	Number of Policies w/T-42	52,342
	Number of Policies w/T-42.1	40,877
	Total Premium on above policies including endorsements	\$73,242,305
2010	Number of Policies w/T-42	44,163
	Number of Policies w/T-42.1	39,721
	Total Premium on above policies including endorsements	\$51,969,925
2011	Number of Policies w/T-42	44,296
	Number of Policies w/T-42.1	38,210
	Total Premium on above policies including endorsements	\$63,231,119

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FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2007

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A Total	2	1	1	\$0.00	\$1,200.00	\$0.00
A1 Total	117	108	3	\$2,906,055.03	\$591,598.21	\$144,283.88
A1A Total	2	0	0	\$0.00	\$25,522.13	\$0.00
A1B Total	3	2	0	(\$37,295.00)	\$28,406.38	\$0.00
A2 Total	47	45	1	\$851,022.56	\$347,957.12	\$5,250.00
A3 Total	22	29	1	\$589,805.24	\$195,344.69	\$10,000.00
A4 Total	32	32	0	\$252,190.39	\$127,745.65	\$0.00
A5 Total	13	7	2	\$91,639.49	\$12,382.20	\$0.00
A6 Total	20	17	2	\$120,900.66	\$480,843.94	\$13,357.00
A6a Total	13	10	1	\$41,446.78	(\$78,639.01)	\$0.00
A6b Total	17	18	2	\$471,112.07	\$274,966.43	\$0.00
A6c Total	6	4	0	(\$11,968.00)	\$70,868.05	\$0.00
A6d Total	3	2	0	\$0.00	(\$59.89)	\$0.00
A6e Total	5	0	0	\$0.00	\$0.00	\$0.00
A6f Total	4	1	0	\$0.00	\$0.00	\$0.00
A6g Total	0	4	0	\$93,726.25	\$5,750.00	\$0.00
A6h Total	4	5	0	\$17,568.00	\$1,016.00	\$0.00
A6i Total	6	3	0	\$44,463.00	\$4,064.92	\$0.00
A6k Total	0	2	0	(\$34,298.90)	(\$948.00)	\$0.00
A6m Total	2	3	0	\$10,000.00	(\$4,359.00)	\$0.00
A6n Total	2	1	0	\$0.00	\$33.00	\$0.00
A6p Total	4	2	1	\$0.00	\$0.00	\$0.00
A6q Total	12	4	1	\$44,735.49	\$25,724.78	\$0.00
A6t Total	11	14	1	\$75,201.11	\$99,902.98	\$0.00
A6u Total	12	19	0	\$15,724.70	\$629.42	\$0.00
A6x Total	10	17	0	(\$379,712.55)	\$263,744.58	\$0.00
A7 Total	2	2	0	\$23,066.00	\$62,862.45	\$0.00
B - Special Risks						
B Total	1	1	0	\$10,000.00	\$0.00	\$0.00
B1 Total	117	121	2	\$1,189,856.11	\$292,671.48	\$21,909.50
B1a Total	0	0	0	(\$560.00)	\$0.00	\$0.00
B1b Total	16	7	0	(\$23,506.82)	(\$965.00)	\$0.00
B2 Total	2	3	0	(\$18,895.00)	\$13,930.00	\$0.00
B3 Total	18	22	1	(\$67,784.80)	\$43,278.53	(\$3,635.00)
B4 Total	80	102	0	\$800,397.98	\$538,701.58	\$7,484.00
B4a Total	4	3	2	\$19,242.19	\$7,456.57	\$0.00
B4bb Total	1	11	0	\$279,827.99	(\$73,391.00)	\$0.00
B4c Total	137	108	10	\$343,432.38	\$282,244.70	\$0.00
B4e Total	2	0	0	\$0.00	\$0.00	\$0.00
B4j Total	16	5	5	\$1,801.31	\$45,027.67	\$0.00
B4k Total	1	1	0	\$12,400.00	\$0.00	\$0.00
B4l Total	6	4	0	\$117,700.00	\$129,881.00	\$0.00
B4n Total	4	4	1	\$11,336.54	\$39,750.00	\$0.00
B4n Total	2	2	0	\$13,000.00	\$8,493.13	\$0.00
B4n Total	9	3	0	\$10,054.50	\$16,500.00	\$0.00
B4r Total	6	5	0	\$361,132.00	\$164,408.00	\$0.00
B4t Total	4	4	1	\$8,000.00	\$2,500.00	\$0.00
B4y	0	1	0	(\$5,000.00)	\$5,424.59	\$0.00
B4y Total	0	1	0	(\$5,000.00)	\$5,424.59	\$0.00
B5 Total	25	12	0	\$21,034.20	\$25,165.00	\$0.00

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2007

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B6	1	1	0	\$7,252.00	\$11,517.00	\$15,042.00
B6 Total	1	1	0	\$7,252.00	\$11,517.00	\$15,042.00
C - Plant, Searching and Abstracting Procedures						
C1 Total	14	21	0	\$358,018.99	\$30,376.26	\$8,186.00
C2 Total	88	118	0	\$1,996,774.16	\$407,867.00	\$6,206.00
C3	290	223	3	\$3,663,703.12	\$604,950.75	\$438,521.00
C4	88	60	4	\$2,055,185.83	\$309,066.76	\$0.00
C5	79	66	1	\$1,161,805.19	\$47,922.92	(\$2,321.21)
D - Examination and Opinions Error						
D	90	92	0	\$1,390,929.00	\$1,080,486.00	\$6,139.00
D1	114	53	0	\$961,890.32	\$658,390.21	\$6,992.00
D2	56	40	0	\$8,766.51	\$109,284.56	(\$16,000.00)
D3 Total	140	69	1	\$597,483.35	\$180,760.51	\$0.00
D4 Total	24	24	1	\$113,051.88	\$77,825.75	\$0.00
E - Survey Inspection/Description Matters						
E1 Total	75	68	2	\$606,523.00	\$182,328.85	\$125,000.00
E2 Total	316	144	4	\$458,212.63	\$152,316.70	\$17,770.00
F - Closing Procedures						
F1 Total	30	31	0	(\$8,275.56)	\$93,150.00	\$100.00
F2 Total	138	133	3	\$1,183,266.74	\$496,658.12	\$25,910.00
F3 Total	164	167	1	\$5,931,257.08	\$1,220,842.82	\$29,639.00
F4 Total	255	199	0	\$1,860,013.60	\$1,932,685.21	\$102,225.00
F5 Total	239	98	2	\$879,596.16	\$133,485.32	\$9,018.00
F6 Total	62	53	5	\$716,925.41	\$134,992.56	(\$208.00)
G - Typing or Policy Review Error						
G Total	10	10	0	\$104,321.17	\$18,121.00	\$561.00
G1 Total	1	2	0	\$31,411.00	\$9,836.00	\$1,500.00
H - Taxes and Special Assessments						
H Total	372	386	0	\$1,887,721.32	\$281,451.42	\$11,652.20
H1 Total	138	141	3	\$205,139.01	\$37,081.77	\$55,347.00
H4	4	4	0	\$11,722.00	\$125.00	\$681.00
H4 Total	4	4	0	\$11,722.00	\$125.00	\$681.00
H6	4	2	0	\$21,111.00	\$4,327.00	\$0.00
H6 Total	4	2	0	\$21,111.00	\$4,327.00	\$0.00
I - Escrows						
I Total	11	8	0	\$11,952.00	\$81,706.00	\$0.00
I1 Total	18	12	3	\$64,064.63	\$43,901.16	\$0.00
I2 Total	6	11	0	\$0.00	(\$34,126.00)	\$0.00
I3 Total	4	5	1	\$11,932.00	\$0.00	\$0.00
I4 Total	107	70	1	\$350,571.57	\$478,898.65	\$0.00
I8	3	2	0	\$5,612.00	\$285.00	\$0.00
I8 Total	3	2	0	\$5,612.00	\$285.00	\$0.00
K - Land Trusts						
K1 Total	5	3	0	\$44,414.86	\$38,559.67	\$0.00
K3	5	0	4	\$0.00	\$48,015.51	\$0.00
K3 Total	5	0	4	\$0.00	\$48,015.51	\$0.00
L - Trusts						

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2007

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T - Error or Omission						
T1 Total	0	1	0	\$1,778.43	\$0.00	\$0.00
U - Company Practice Risk						
Grand Total	3,782	3,092	82	35,040,549	12,952,568	1,040,609

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A1 Total	61	79	0	1,146,146	734,804	177,103
A1A Total	0	0	0	-29,020	-724	0
A1B Total	0	1	0	70,615	71,241	0
A1C Total	0	1	0	249,338	-18,393	0
A2 Total	31	63	0	1,967,611	288,436	23,678
A3 Total	33	33	3	348,858	905,114	0
A4 Total	46	38	0	610,220	101,475	0
A5 Total	25	8	0	-2,079	90,614	21,500
A6 Total	41	40	2	324,936	738,716	33
A6a Total	35	5	-	25,000	83,488	0
A6b Total	20	13	0	-180,830	72,253	0
A6c Total	1	4	0	146,636	-59,260	0
A6d Total	1	0	0	0	0	0
A6e Total	9	2	0	0	227	0
A6f Total	2	1	0	405	0	0
A6g Total	4	3	0	0	-4,042	0
A6h Total	7	1	0	0	-912	0
A6i Total	1	2	0	26,431	9,475	0
A6j Total	2	0	0	0	0	0
A6l Total	1	1	0	5,048	0	0
A6m Total	3	2	2	0	0	0
A6n Total	1	1	0	0	1,000	0
A6p Total	2	0	0	0	0	0
A6q Total	5	8	0	124,980	63,792	0
A6r Total	1	0	0	0	4,286	0
A6s Total	1	0	0	0	0	0
A6t Total	8	5	4	84,673	215,358	0
A6u Total	17	27	0	27,272	310	2,706
A6x Total	41	27	4	423,988	233,179	0
A7 Total	0	2	0	12,989	6,490	0
B - Special Risks						
B1 Total	230	119	0	4,310,445	773,015	2,248
B1A Total	1	1	0	459	0	0
B1B Total	83	21	2	440,325	88,749	34,409
B2 Total	0	1	0	22,389	973	0
B3 Total	45	48	0	198,944	56,557	0
B4 Total	136	114	0	387,854	1,014,355	90
B4a Total	4	5	1	-4,337	14,908	0
B4b Total	1	1	0	10,850	50	0
B4bb Total	2	3	1	-15,000	-1,169	0
B4c Total	226	101	16	1,469,111	237,829	-16
B4J Total	1	4	0	41,866	-7,523	0
B4k Total	3	1	0	6,208	0	0
B4l Total	2	4	0	-45,615	38,336	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4n Total	2	4	0	130,000	45,402	0
B4p Total	1	0	0	-389	-147	0
B4q Total	5	5	0	22,755	-7,689	0
B4r Total	8	1	2	-25,000	-27,041	0
B4s Total	1	0	0	0	0	0
B4t Total	3	6	0	341,044	-7,493	0
B4U Total	3	2	0	53	-3,867	0
B4w Total	3	2	0	5,000	41,000	0
B4y Total	0	1	0	64,423	1,703	0
B5 Total	0	0	0	0	-1,592	0
B6 Total	1	1	0	-9,525	61,954	3,427
C - Plant, Searching and Abstracting Procedures						
C1 Total	15	12	0	-60,445	7,410	7,882
C2 Total	161	143	1	1,213,949	549,489	12,850
C3 Total	279	210	7	3,308,090	835,129	431,379
C4 Total	20	47	0	522,875	284,494	0
C5 Total	86	46	1	727,522	207,790	-1,254
D - Examination and Opinions Error						
D Total	34	38	0	502,007	191,477	26,331
D1 Total	30	23	2	1,129,719	660,873	65,741
D2 Total	96	62	3	518,328	84,655	-13,000
D3 Total	405	214	7	2,456,072	910,419	80,543
D4 Total	0	1	0	-2,653	85,998	0
E - Survey Inspection/Description Matters						
E1 Total	88	60	1	1,059,604	335,284	-70,202
E2 Total	390	141	20	323,324	329,560	6,312
F - Closing Procedures						
F1 Total	60	62	0	364,435	376,387	0
F2 Total	984	796	4	1,314,668	1,727,637	60,267
F3 Total	1424	1376	2	60,148	1,021,372	12,454
F4 Total	433	301	1	8,996,052	1,006,466	85,682
F5 Total	286	125	7	477,775	427,287	26,090
F6 Total	151	60	9	1,001,365	237,111	0
F8 Total	1	0	0	0	0	0
G - Typing or Policy Review Error						
G Total	11	9	0	679	-5,439	15,000
G1 Total	35	17	1	52,061	80,515	0
H - Taxes and Special Assessments						
H Total	396	463	4	1,162,534	78,767	4,430
H1 Total	95	90	2	575,299	-16,574	113,931
H4 Total	2	2	0	12,944	0	4,500
H5 Total	1	0	0	0	444	0
H6 Total	4	3	0	9,268	2,705	0
I - Escrows						
I1 Total	35	21	18	-303,928	70,239	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
I2 Total	17	3	5	15,000	35,234	0
I3 Total	15	1	9	0	7,031	0
I4 Total	85	54	6	193,829	198,058	0
J - Title Indemnities						
J1 Total	11	6	0	-2,637	103,149	0
K - Land Trusts						
K1 Total	31	28	0	432,097	20,315	9,017
K2 Total	0	0	0	0	6,446	0
K3 Total	3	1	0	506	-4,050	0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	6,844	5,227	147	38,795,563	15,710,917	1,143,130

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A1 Total	72	95	0	\$105,859	\$1,464,952	\$2,825
A1A Total	1	0	0	\$0	-\$1,450	\$0
A1B Total	1	3	0	-\$534,043	\$54,173	\$0
A1C Total	1	1	0	\$2,440	\$84,783	\$0
A1D Total	1	0	0	\$0	\$10,000	\$0
A2 Total	27	47	0	\$221,256	\$186,816	\$7,685
A3 Total	12	22	0	\$1,018,018	\$480,331	\$0
A4 Total	25	36	0	\$146,234	\$101,894	\$0
A5 Total	15	11	1	\$17,903	\$43,642	\$0
A6 Total	28	23	2	\$65,592	\$366,221	\$0
A6a Total	14	5	0	\$16,124	\$343,142	\$0
A6b Total	21	18	1	-\$27,006	\$77,425	-\$75,158
A6c Total	4	1	0	\$0	\$30,000	\$0
A6d Total	3	1	0	\$0	\$50,000	\$0
A6e Total	7	2	0	\$0	\$1,031	\$12,000
A6g Total	1	2	0	\$6,500	\$0	\$0
A6h Total	5	4	0	\$15,000	\$7,543	\$0
A6i Total	4	0	1	\$0	\$0	\$0
A6j Total	2	3	0	\$14,163	\$737	\$0
A6K Total	1	0	0	\$0	\$0	\$0
A6m Total	13	1	0	\$0	\$4,072	\$0
A6n Total	1	2	0	\$0	-\$370	\$0
A6p Total	7	2	0	\$0	\$40,000	\$0
A6o Total	2	0	1	\$0	\$0	\$0
A6q Total	23	5	0	\$97,516	\$55,000	\$0
A6r Total	0	0	0	\$0	\$3,921	\$0
A6s Total	1	0	0	\$0	\$0	\$0
A6t Total	7	10	0	\$26,268	\$427,278	\$0
A6u Total	53	28	1	\$126,933	\$16,025	\$0
A6x Total	142	19	8	-\$201,598	\$248,497	\$0
A7 Total	1	1	0	-\$1,123	\$12,225	\$0
B - Special Risks						
B1 Total	347	118	1	\$1,495,574	\$1,017,188	-\$346
B1A Total	10	14	0	-\$30,873	\$27,962	\$0
B1B Total	85	42	5	\$139,157	\$190,183	\$15,324
B2 Total	7	3	0	\$86,193	\$82,730	\$0
B3 Total	7	11	0	-\$11,731	-\$10,181	\$0
B4 Total	72	50	0	\$317,313	\$30,984	\$10,557
B4a Total	10	5	1	\$342,845	\$33,768	\$0
B4b Total	1	1	0	-\$24	-\$30	\$0
B4bb Total	4	4	0	\$35,000	\$7,150	\$0
B4c Total	257	166	9	\$2,043,966	\$933,027	-\$150
B4h Total	0	1	0	-18,000	0	0
B4J Total	1	0	0	-\$207,000	-\$1,111	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4k Total	2	0	0	\$0	\$0	\$0
B4l Total	14	19	0	\$374,278	\$362,179	\$0
B4n Total	2	6	0	\$380	\$128,134	\$0
B4o Total	1	1	0	0	0	0
B4p Total	0	1	0	\$0	\$0	\$0
B4q Total	7	9	1	\$56,789	\$63,681	\$0
B4r Total	7	10	0	\$52,746	\$187,123	\$0
B4s Total	1	0	0	\$0	\$0	\$0
B4t Total	0	0	0	\$50	\$16,104	\$0
B4U Total	3	0	0	\$0	\$0	\$0
B4w Total	3	0	0	\$41,972	\$46,450	\$0
B6 Total	3	0	0	\$16,067	\$25,422	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	3	9	0	-\$44,833	-\$10,114	\$0
C2 Total	50	112	0	\$712,918	\$539,420	\$0
C3 Total	156	140	1	\$1,886,678	\$1,937,335	\$365,075
C4 Total	3	15	0	\$562,606	\$221,740	\$0
C5 Total	155	153	3	\$486,930	\$1,559,896	\$0
D - Examination and Opinions Error						
D1 Total	18	16	0	\$104,458	\$94,290	\$159,602
D2 Total	48	29	3	\$409,161	\$352,566	\$0
D3 Total	275	179	9	\$2,222,735	\$1,032,880	\$3,943
D4 Total	8	6	0	\$46,416	\$32,234	\$0
E - Survey Inspection/Description Matters						
E1 Total	35	43	1	\$376,465	\$251,425	\$6,336
E2 Total	227	131	9	\$33,076	\$645,784	\$10,956
F - Closing Procedures						
F Total	3	1	2	\$144	\$0	\$0
F1 Total	35	51	0	-\$251,918	\$14,515	\$2,667
F2 Total	517	479	3	\$795,934	\$754,121	\$36,804
F3 Total	1,219	1,261	7	\$311,277	\$796,367	\$144,705
F4 Total	46	150	0	-\$1,435,251	\$611,836	\$2,223,561
F5 Total	268	175	5	\$746,742	\$461,720	\$4,706
F6 Total	127	65	9	\$709,920	\$643,187	\$0
G - Typing or Policy Review Error						
G Total	2	6	0	\$3,156	-\$589	\$0
G1 Total	8	3	0	\$49,910	\$14,004	\$0
H - Taxes and Special Assessments						
H Total	306	273	9	\$471,305	\$280,970	\$14,658
H1 Total	121	107	5	\$449,706	\$17,779	\$70,289
H4 Total	2	2	0	\$2,629	\$0	\$1,203
H6 Total	2	1	0	\$14,142	\$13,834	\$0
I - Escrows						
I1 Total	70	20	13	\$255,354	\$440,592	\$0
I2 Total	29	9	1	-\$4,429	\$5,744	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
I3 Total	20	1	10	\$0	\$5,000	\$0
I4 Total	126	61	11	-\$99,901	\$896,172	\$14,789
J - Title Indemnities						
J1 Total	15	3	2	\$11,161	\$25,515	\$0
K - Land Trusts						
K1 Total	0	0	0	\$0	-\$2,264	\$0
K2 Total	0	0	0	\$0	\$12,748	\$0
K3 Total	4	1	0	\$21,519	\$5,000	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	5,237	4,305	135	14,698,747	\$18,902,098	3,032,030

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A1 Total	76	95	2	\$2,215,402	\$1,047,286	\$651,450
A1A Total	0	0	0	\$0	\$0	\$0
A1B Total	5	2	0	\$151,114	\$44,123	\$0
A1C Total	0	1	0	\$687,210	\$30,000	\$0
A1D Total	0	0	0	\$0	\$0	\$0
A2 Total	37	54	1	\$1,630,910	\$261,969	\$108,418
A3 Total	27	34	0	-\$352,158	\$980,584	\$0
A4 Total	25	31	0	\$23,300	\$206,094	\$27
A5 Total	11	9	0	\$122,625	\$94,142	\$0
A6 Total	18	20	1	\$520,461	\$414,250	\$15,813
A6a Total	14	11	0	\$22,995	\$187,704	\$0
A6b Total	46	24	3	\$21,428	\$258,777	\$0
A6c Total	13	2	0	\$0	\$52,701	\$0
A6d Total	7	2	0	\$0	\$20,100	\$0
A6e Total	7	3	0	\$0	\$5,000	\$0
A6h Total	3	1	0	\$0	\$0	\$0
A6i Total	5	2	0	\$24,846	\$3,000	\$0
A6j Total	5	1	0	\$7,271	\$1,500	\$0
A6K Total	1	1	0	\$13,616	\$6,146	\$0
A6l Total	2	1	0	\$0	\$2,894	\$0
A6m Total	5	1	1	\$0	\$14	\$0
A6n Total	9	2	0	\$0	\$2,120	\$0
A6o Total	1	0	0	\$0	\$0	\$0
A6p Total	2	1	0	\$8,000	-\$11,831	\$0
A6q Total	11	9	0	\$105,816	\$17,992	\$0
A6r Total	1	0	0	\$0	\$0	\$0
A6s Total	0	1	0	\$0	\$135,000	\$0
A6t Total	11	16	0	\$19,183	\$117,360	\$0
A6u Total	22	30	0	\$185,063	\$32,648	\$0
A6x Total	149	24	6	\$70,487	\$510,049	\$0
A7 Total	5	1	0	\$50,509	\$21,183	\$0
A8 Total	0	1	0	\$0	\$0	\$0
A9 Total	0	1	0	\$4,288	\$276	\$0
B - Special Risks						
B1 Total	147	166	0	-\$1,521,166	\$568,774	\$55,159
B1A Total	1	12	0	-\$21,911	-\$22,497	\$0
B1B Total	93	64	2	\$489,225	\$290,951	\$7,685
B2 Total	1	3	0	\$8,000	-\$230	\$0
B3 Total	8	12	0	\$567,008	\$31,780	\$0
B4 Total	58	49	0	\$392,343	\$73,207	\$11,230
B4a Total	7	6	0	\$39,150	\$22,558	\$0
B4b Total	4	1	0	\$0	\$5,000	\$0
B4bb Total	6	4	0	-\$206,000	-\$2,660	\$0
B4c Total	352	260	12	\$3,021,517	\$1,468,740	\$65,323

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4J Total	5	2	0	-\$40,000	\$7,302	\$0
B4k Total	3	2	0	\$0	\$10,400	\$0
B4l Total	18	32	0	\$276,557	\$345,747	\$0
B4n Total	4	11	0	\$52,527	\$96,562	\$0
B4o Total	2	0	0	0	0	0
B4q Total	11	6	0	\$29,800	-\$15,617	\$0
B4r Total	10	12	0	\$115,346	\$196,617	\$0
B4t Total	4	4	0	\$127,200	\$89,289	\$0
B4U Total	4	4	0	\$44,240	\$4,002	\$0
B4w Total	9	4	1	\$0	\$4,125	\$0
B4y Total	1	0	0	\$0	\$0	\$0
B6 Total	3	1	0	\$29,143	\$7,800	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	4	10	0	\$562,384	\$35,110	\$0
C2 Total	28	61	0	\$784,112	\$352,224	\$0
C3 Total	111	109	0	\$2,738,330	\$1,616,618	\$495,782
C4 Total	4	13	0	\$147,830	\$134,884	\$7,000
C5 Total	127	158	1	\$1,297,616	\$1,177,198	-\$5,000
D - Examination and Opinions Error						
D1 Total	29	17	0	\$176,321	\$240,555	\$10,389
D2 Total	36	33	1	\$492,746	\$109,183	\$7,844
D3 Total	285	120	8	\$972,165	\$547,162	\$578,542
D4 Total	2	1	0	\$17,456	\$58,078	\$0
E - Survey Inspection/Description Matters						
E1 Total	49	47	4	\$265,545	\$284,396	\$0
E2 Total	205	74	5	\$547,872	\$361,806	\$46,293
E3 Total	11	12	0	\$26,049	\$1,614	\$1,820
F - Closing Procedures						
F Total	1	0	0	\$0	\$0	\$0
F1 Total	13	22	0	\$6,148	-\$23,581	\$0
F2 Total	66	91	1	-\$429,000	\$337,482	\$20,519
F3 Total	1,458	1,505	3	\$1,676,984	\$328,776	\$257,629
F4 Total	37	67	0	-\$62,013	-\$155,950	\$18,375
F5 Total	203	111	4	\$269,877	\$305,408	\$57,889
F6 Total	100	47	16	\$490,470	\$493,935	\$0
G - Typing or Policy Review Error						
G Total	3	3	0	\$0	-\$5,926	\$0
G1 Total	3	1	0	\$5,235	-\$1,743	\$0
H - Taxes and Special Assessments						
H Total	315	258	3	\$1,959,630	\$261,935	-\$9,279
H1 Total	124	109	6	\$470,989	\$35,023	\$87,028
H4 Total	2	2	0	\$2,852	-\$1,685	\$1,685
H5 Total	1	0	0	\$0	\$0	\$0
H6 Total	1	0	0	-\$17,200	\$6,855	\$164
I - Escrows						

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
I1 Total	47	16	10	\$23,800	-\$48,720	\$0
I2 Total	23	9	3	\$92,032	\$37,861	\$0
I3 Total	22	6	8	\$102,858	\$12,160	\$0
I4 Total	157	64	12	\$746,880	\$729,504	\$0
J - Title Indemnities						
J1 Total	11	4	3	\$265,079	\$81,500	\$0
K - Land Trusts						
K1 Total	4	0	2	\$0	-\$948	\$0
K3 Total	2	1	0	\$5,000	\$0	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	4,753	4,007	119	22,573,391	\$14,933,646	2,491,785

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A1 Total	56	42	2	3,163,014	1,799,259	928,325
A2 Total	34	26	0	\$218,138	\$541,791	\$10,000
A3 Total	19	17	0	\$9,392,355	\$199,190	\$300
A4 Total	35	21	0	\$370,129	\$232,382	\$0
A5 Total	19	5	0	\$33,000	\$143,284	\$0
A6 Total	22	17	6	\$753,425	\$266,866	\$0
A6a Total	16	3	0	\$127,521	\$195,596	\$0
A6b Total	28	17	1	\$638,881	\$268,556	\$0
A6c Total	12	4	0	\$377,181	\$119,998	\$0
A6d Total	3	2	0	\$320,000	\$35,124	\$0
A6e Total	8	1	0	\$2,035	\$763	\$0
A6f Total	2	1	2	\$0	\$6,785	\$0
A6h Total	8	1	0	-\$25,000	-\$215	\$0
A6i Total	6	0	0	\$0	\$20,361	\$0
A6j Total	0	1	0	0	200	0
A6k Total	1	1	0	\$0	\$2,695	\$0
A6l Total	2	1	0	\$0	-\$1	\$0
A6m Total	3	1	0	0	0	0
A6n Total	4	0	0	\$0	\$45,203	\$0
A6o Total	2	1	0	\$460	\$0	\$0
A6p Total	0	0	0	\$0	\$6,019	\$0
A6q Total	7	2	0	\$650,409	\$125,499	\$0
A6r Total	1	0	0	\$0	\$0	\$0
A6t Total	21	12	0	\$106,951	\$229,337	\$0
A6u Total	19	18	0	\$448,981	\$13,013	\$0
A6x Total	129	34	11	\$164,604	\$812,501	\$0
B - Special Risks						
B1 Total	94	43	0	\$337,580	\$305,613	\$0
B1A Total	5	4	0	-\$67,945	-\$186,762	\$317,576
B1B Total	51	60	2	\$44,335	\$90,553	\$75,604
B2 Total	3	0	0	-\$42,077	\$4,102	\$0
B3 Total	2	4	0	-\$418,119	\$36,620	\$0
B4 Total	117	104	0	\$438,308	\$337,529	\$5,707
B4a Total	2	3	0	\$10,080	\$21,195	\$0
B4b Total	2	2	0	0	1,734	0
B4bb Total	1	1	0	\$42,868	\$15,696	\$0
B4c Total	311	160	8	\$4,869,910	\$2,019,532	\$23,759
B4e Total	1	0	0	\$0	\$0	\$0
B4g Total	1	1	0	\$3,660	\$30,566	\$0
B4h Total	0	0	0	-\$6,981	-\$3,932	\$0
B4i Total	1	0	0	0	0	0
B4j Total	1	1	0	\$5,500	\$31,908	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4k Total	0	0	0	\$0	-\$9,789	\$0
B4l Total	7	16	0	\$533,894	\$232,858	\$0
B4n Total	0	5	0	\$126,080	\$67,974	\$0
B4o Total	0	0	0	5,000	0	0
B4q Total	7	2	0	\$97,880	\$4,000	\$0
B4r Total	5	6	0	-\$40,992	\$258,746	\$0
B4t Total	3	4	0	\$220,300	\$7,881	\$0
B4U Total	4	1	0	\$0	-\$472	\$0
B4w Total	2	4	0	\$10,775	-\$6,193	\$0
B4y Total	1	0	0	18,000	0	0
B6 Total	2	1	0	-\$21,471	\$5,691	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	1	2	0	\$1,565	\$8,708	\$0
C2 Total	32	48	0	\$138,332	\$7,104	\$0
C3 Total	144	93	1	\$4,378,397	\$1,182,546	\$341,061
C4 Total	10	7	0	-\$168,755	\$91,914	\$0
C5 Total	84	69	3	\$1,934,667	\$548,975	\$92,437
D - Examination and Opinions Error						
D1 Total	35	11	0	\$109,718	\$372,215	\$23,488
D2 Total	55	17	2	\$341,389	\$120,312	\$0
D3 Total	579	85	15	\$2,112,005	\$1,130,324	\$162,107
D4 Total	0	0	0	-\$21,611	-\$11,346	\$0
E - Survey Inspection/Description Matters						
E1 Total	41	25	0	379,823	644,707	12,456
E1b Total	1	0	0	0	0	0
E2 Total	265	89	8	\$911,157	\$393,190	\$53,266
F - Closing Procedures						
F1 Total	9	10	0	-\$34,426	\$104,154	\$0
F2 Total	52	47	1	\$1,565,700	-\$47,239	\$73,906
F3 Total	978	965	3	\$1,461,597	\$427,980	\$13,071
F4 Total	107	123	0	-\$164,753	-\$32,856	\$0
F5 Total	277	109	2	\$464,764	\$182,830	\$44,669
F6 Total	162	37	9	\$1,801,855	\$508,181	\$12,226
G - Typing or Policy Review Error						
G Total	20	5	0	\$30,631	\$21,756	\$0
H - Taxes and Special Assessments						
H Total	381	241	3	\$640,943	\$96,132	\$116,544
H1 Total	6	4	1	\$22,968	\$5,828	\$0
I - Escrows						
I1 Total	37	5	11	\$120,593	\$57,647	\$0
I2 Total	34	5	3	\$88,000	\$37,983	\$0
I3 Total	14	4	0	\$23,035	\$33,838	\$0
I4 Total	133	35	18	\$1,033,604	\$592,555	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
J - Title Indemnities						
J Total	10	2	6	\$42,500	\$323,974	\$0
K - Land Trusts						
K1 Total	3	1	0	0	77,814	0
K3 Total	9	0	0	\$0	\$53,233	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	4,559	2,689	118	40,344,544	15,435,719	2,306,502

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APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/07

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	\$9,420,806
50026	0	COMMERCE TITLE INSURANCE COMPANY	\$12,773,712
50130	0	NORTH AMERICAN TITLE INSURANCE CORPORATION	\$17,070,426
12591	0	SIERRA TITLE INSURANCE GUARANTY COMPANY	\$1,966,566
50016	0	TITLE RESOURCES GUARANTY COMPANY	\$72,141,840
50050	0	WESTCOR LAND TITLE INSURANCE COMPANY	\$274,717
50814	70	FIRST AMERICAN TITLE INS COMPANY	\$295,173,624
50970	70	PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.	\$3,515,893
51624	70	UNITED GENERAL TITLE INS COMPANY	\$27,349,669
		TOTAL FIRST AMERICAN TITLE	\$326,039,186
50083	99	COMMONWEALTH LAND TITLE INS COMPANY	\$130,325,659
50024	99	LAWYERS TITLE INS CORPORATION	\$225,537,781
50245	99	TITLE INS COMPANY OF AMERICA	\$9,828,156
50012	99	TRANSNATION TITLE INS COMPANY	\$2,326,598
		TOTAL LANDAMERICA	\$368,018,194
50520	150	OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$48,481,664
		OLD REPUBLIC GROUP	\$48,481,664
50792	228	SOUTHERN TITLE INSURANCE COMPANY	\$14,656,298
		WESTFIELD GROUP	\$14,656,298
50156	340	NATIONAL LAND TITLE INSURANCE CO	\$448,854
50121	340	STEWART TITLE GUARANTY COMPANY	\$269,237,890
		STEWART TITLE CO	\$269,686,744
50598	670	ALAMO TITLE INS	\$94,165,857
50229	670	CHICAGO TITLE INS COMPANY	\$203,087,255
51586	670	FIDELITY NATIONAL TITLE INS COMPANY	\$149,654,309
50857	670	SECURITY UNION TITLE INS COMPANY	\$5,221,439
50067	670	TICOR FLORIDA	\$1,084,339
51535	670	TICOR TITLE INS COMPANY	\$26,803,084
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$480,016,283
		TOTAL ALL OTHERS	\$113,648,067
		TOTAL ALL COMPANIES	\$1,620,546,436

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/08

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	\$11,520,572
50026	0	COMMERCE TITLE INSURANCE COMPANY	\$8,374,243
50130	0	NORTH AMERICAN TITLE INSURANCE CORPORATION	\$8,727,541
12591	0	SIERRA TITLE INSURANCE GUARANTY COMPANY	\$2,495,640
50016	0	TITLE RESOURCES GUARANTY COMPANY	\$72,934,017
50050	0	WESTCOR LAND TITLE INSURANCE COMPANY	\$159,504
50970	70	PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.	\$2,102,297
50814	70	FIRST AMERICAN TITLE INS COMPANY	\$238,545,825
51624	70	UNITED GENERAL TITLE INS COMPANY	\$17,058,811
		TOTAL FIRST AMERICAN FINANCIAL	\$257,706,933
50520	150	OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$38,472,638
		OLD REPUBLIC GROUP	\$38,472,638
50792	228	SOUTHERN TITLE INSURANCE CORPORATION	\$15,213,770
		WESTFIELD GROUP	\$15,213,770
50156	340	NATIONAL LAND TITLE INSURANCE CO	\$516,825
50121	340	STEWART TITLE GUARANTY COMPANY	\$225,117,823
		STEWART TITLE CO	\$225,634,648
50598	670	ALAMO TITLE INS	\$77,111,184
50229	670	CHICAGO TITLE INS COMPANY	\$143,902,052
50083	670	COMMONWEALTH LAND TITLE INS COMPANY	\$90,768,231
51586	670	FIDELITY NATIONAL TITLE INS COMPANY	\$87,728,370
50024	670	LAWYERS TITLE INS CORPORATION	\$183,740,471
50857	670	SECURITY UNION TITLE INS COMPANY	\$3,302,178
50067	670	TICOR FLORIDA	\$353,008
51535	670	TICOR TITLE INS COMPANY	\$18,707,969
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$605,613,463
		TOTAL ALL OTHERS	\$104,211,517
		TOTAL ALL COMPANIES	\$1,246,852,968

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/09

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	\$29,050,203
50026	0	COMMERCE TITLE INSURANCE COMPANY	\$7,360,364
50130	0	NORTH AMERICAN TITLE INSURANCE CORPORATION	\$8,862,885
12591	0	SIERRA TITLE INSURANCE GUARANTY COMPANY	\$2,657,415
51020	0	NATIONAL TITLE INSURANCE OF NEW YORK, INC.	\$205,236
50016	0	TITLE RESOURCES GUARANTY COMPANY	\$79,451,226
50050	0	WESTCOR LAND TITLE INSURANCE COMPANY	\$3,299,605
50970	70	PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.	\$4,592,929
50814	70	FIRST AMERICAN TITLE INS COMPANY	\$199,464,406
		TOTAL FIRST AMERICAN FINANCIAL	\$204,057,335
50520	150	OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$39,812,498
		OLD REPUBLIC GROUP	\$39,812,498
50792	228	SOUTHERN TITLE INSURANCE CORPORATION	\$2,109,105
		WESTFIELD GROUP	\$2,109,105
50156	340	NATIONAL LAND TITLE INSURANCE CO	\$878,923
50121	340	STEWART TITLE GUARANTY COMPANY	\$212,019,076
		STEWART TITLE CO	\$212,897,999
50598	670	ALAMO TITLE INS	\$50,485,887
50229	670	CHICAGO TITLE INS COMPANY	\$134,214,826
50083	670	COMMONWEALTH LAND TITLE INS COMPANY	\$41,547,795
51586	670	FIDELITY NATIONAL TITLE INS COMPANY	\$76,329,138
50024	670	LAWYERS TITLE INS CORPORATION	\$107,164,172
50857	670	SECURITY UNION TITLE INS COMPANY	\$3,704,426
50067	670	TICOR FLORIDA	\$252,681
51535	670	TICOR TITLE INS COMPANY	\$12,976,109
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$426,675,034
		TOTAL ALL OTHERS	\$130,886,934
		TOTAL ALL COMPANIES	\$1,016,438,905

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/10

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	\$32,482,028
50026	0	COMMERCE TITLE INSURANCE COMPANY	\$4,847,352
50377	0	NATIONAL INVESTORS TITLE INSURANCE COMPANY	\$2,144,908
51020	0	NATIONAL TITLE INSURANCE OF NEW YORK, INC.	\$16,057,525
50130	0	NORTH AMERICAN TITLE INSURANCE CORPORATION	\$11,670,319
12591	0	SIERRA TITLE INSURANCE GUARANTY COMPANY	\$2,496,129
50016	0	TITLE RESOURCES GUARANTY COMPANY	\$80,125,605
50050	0	WESTCOR LAND TITLE INSURANCE COMPANY	\$9,107,066
51152	0	WFG NATIONAL TITLE INSURANCE COMPANY	\$2,784,123
50814	70	FIRST AMERICAN TITLE INS COMPANY	\$203,663,526
		TOTAL FIRST AMERICAN FINANCIAL	\$203,663,526
50520	150	OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$74,110,631
		OLD REPUBLIC GROUP	\$74,110,631
50792	228	SOUTHERN TITLE INSURANCE CORPORATION	\$197,320
		WESTFIELD GROUP	\$197,320
50121	340	STEWART TITLE GUARANTY COMPANY	\$211,579,588
		STEWART TITLE CO	\$211,579,588
50598	670	ALAMO TITLE INS	\$50,297,008
50229	670	CHICAGO TITLE INS COMPANY	\$138,958,345
50083	670	COMMONWEALTH LAND TITLE INS COMPANY	\$45,792,386
51586	670	FIDELITY NATIONAL TITLE INS COMPANY	\$175,649,119
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$410,696,858
		TOTAL ALL OTHERS	\$161,715,055
		TOTAL ALL COMPANIES	\$1,061,962,978

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/11

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	\$31,405,361
50026	0	PREMIER LAND TITLE INSURANCE COMPANY	\$4,700,915
50377	0	NATIONAL INVESTORS TITLE INSURANCE COMPANY	\$26,321,570
51020	0	NATIONAL TITLE INSURANCE OF NEW YORK, INC.	\$25,816,072
50130	0	NORTH AMERICAN TITLE INSURANCE CORPORATION	\$14,422,221
12591	0	SIERRA TITLE INSURANCE GUARANTY COMPANY	\$2,539,556
50016	0	TITLE RESOURCES GUARANTY COMPANY	\$91,286,793
50050	0	WESTCOR LAND TITLE INSURANCE COMPANY	\$12,069,101
51152	0	WFG NATIONAL TITLE INSURANCE COMPANY	\$14,731,795
50814	70	FIRST AMERICAN TITLE INS COMPANY	\$225,622,359
		TOTAL FIRST AMERICAN FINANCIAL	\$225,622,359
50520	150	OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$90,994,857
		OLD REPUBLIC GROUP	\$90,994,857
50121	340	STEWART TITLE GUARANTY COMPANY	\$217,320,064
		STEWART TITLE CO	\$217,320,064
50598	670	ALAMO TITLE INS	\$41,711,709
50229	670	CHICAGO TITLE INS COMPANY	\$154,655,889
50083	670	COMMONWEALTH LAND TITLE INS COMPANY	\$32,086,514
51586	670	FIDELITY NATIONAL TITLE INS COMPANY	\$174,266,176
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$402,720,288
		TOTAL ALL OTHERS	\$223,293,384
		TOTAL ALL COMPANIES	\$1,159,950,952

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**FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2007
Texas Experience Only**

All Companies Combined

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
Types of Income		Title Insurance				Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		304,787,270	701,492,980	374,401,267			1,380,681,517
2	Premiums allocated to agency function-other than home office issue		259,069,179	594,593,506	318,133,689			1,171,796,374
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	208,885,143						208,885,143
4	Gross premiums - home office issue	164,346,389	53,810,409		21,708,121			239,864,919
5	Premiums allocated to agency function - home office issue		45,738,847	137,456,348	18,451,989			201,647,183
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	38,217,736						38,217,736
7	Gross premiums - Total (Line 1 + Line 4)	164,346,389	358,597,679	701,492,980	396,109,389			1,620,546,437
8	Total premiums allocated to agency function (Line 2 + Line 5)		304,808,026		336,585,678			641,393,704
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	247,102,879						247,102,879
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					10,446,493		10,446,493
11	Investment income-dividends-before expenses					14,683,323		14,683,323
12	Investment income-other-before expenses					38,244,048		38,244,048
13	Net realized capital gains (losses)					-3,308,268		-3,308,268
14	Net unrealized capital gains (losses)					-20,008,442		-20,008,442
15	Total (Sum of lines 10 through 14)					40,057,153		40,057,153
OTHER INCOME								
16	Reinsurance fees (acquired)						3,673,877	3,673,877
17	Service charges (from Form 4)	2,572,232	95,270,512		110,226,964	0	13,623	208,083,331
18	Escrow & abstract fees						101,620,167	101,620,167
19	Miscellaneous (from Form 4)	8,952,662	2,490,380		36,213,479	0	30,523,973	78,180,494
20	Total (Sum of lines 16 through 19)	11,524,894	97,760,892		146,440,443	0	135,831,640	391,557,869
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	258,627,773	402,568,918		483,026,121	40,057,153	135,831,640	1,320,111,605
NUMBER OF TITLE POLICIES ISSUED IN TEXAS								
22		Owner Policies (R3 and R5)	Mortgagee policies at basic rates-R4	Mortgagee policies at simultaneous issue rates-R5	All other forms For Which A Premium Was Charged			Total
		608,650	137,261	520,148	2,060,658			3,326,717

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2007
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		139,479,931	178,466,407		57,100,539	375,046,877
1b	Salaries - owners & partners		0	293,785		56,579	350,364
1c	Salaries - Total	79,564,377			172,929		79,737,306
2	Employee benefits, relations & welfare	13,367,372	23,543,350	37,364,637	35,758	8,845,512	83,156,629
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1	1,189,801	7,006,033			8,195,835
3b	Fees paid for title examination & furnishing title evidence - Others	265,087	99,336	1,983,631			2,348,054
4a	Closing costs paid non-employees - Title Agents	26,571,007	7,805,077	16,971,065			51,347,149
4b	Closing costs paid non-employees - Others	2,732,211	58,344,851	25,161,171			86,238,233
5	Rent	8,666,350	21,735,668	24,047,752	0	8,440,956	62,890,726
6	Utilities	286,614	1,284,561	2,659,169	0	751,392	4,981,736
7	Accounting & auditing	2,502,606	147,067	892,352	654,419	320,413	4,516,857
8	Advertising and promotions	6,405,833	6,689,739	8,278,726	0	2,477,682	23,851,980
9	Employee travel, lodging and education	4,902,678	1,957,597	2,229,435	0	1,450,868	10,540,578
10	Insurance	507,842	503,714	1,207,319	0	189,433	2,408,308
11	Interest expense	355,424	1,218	184,177	0	1,734,527	2,275,346
12	Legal expense	6,633,568	249,788	834,823	0	409,667	8,127,846
13	Licenses, taxes & fees	16,968,862	808,532	798,728	0	388,106	18,964,228
14	Postage & freight	374,522	1,514,483	1,641,202	0	709,835	4,240,042
15	Courier & overnight delivery	-1,999,978	7,885,894	8,973,603	0	52	14,859,571
16	Telephone & facsimile	2,921,993	3,348,080	5,300,249	0	1,742,802	13,313,124
17	Printing & photocopying	1,079,276	1,929,040	2,850,582	0	1,114,667	6,973,565
18	Office supplies	149,284	9,802,834	6,358,237	0	3,959,367	20,269,722
19	Equipment & vehicle leases	4,567,897	3,049,149	4,329,049	0	1,606,415	13,552,510
20	Depreciation	9,624,029	3,347,160	6,437,295	0	2,454,824	21,863,308

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2007
Texas Experience Only

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	10,618	59	59,085	0	19,283	89,045
22	Dues, boards & associations	622,444	299,046	476,408	0	147,260	1,545,158
23	Bad debts	1,982,818	53,408	66,399	0	59,709	2,162,334
24	Loss adjustment expenses incurred	15,721,684	5,770,035	2,053,163	0	0	23,544,881
25	Losses incurred	24,510,829	4,866,572	975,400			30,352,801
26	Reinsurance charges (ceded)		0	313,821		5,808,877	6,122,698
27	Other	16,515,775	10,115,436	15,356,847	1,643,560	20,686,577	64,318,195
28	Tax certificates		8,571,756	8,301,438		-591	16,872,603
29	Recording fees		21,434,523	27,341,262		-73,475	48,702,310
30	Plant lease/update costs		7,670,950	11,615,087		5,474,391	24,760,428
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	12,551,994					12,551,994
33	Abstract costs					326,059	326,059
34	Real estate expenses				1,053		1,053
35	Real estate taxes				140,053		140,053
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	519,668	47,166	11,217	0	50,371	628,422
38	Donations/lobbying	354,035	497,811	490,053	0	218,540	1,560,439
39	Trade association fees	382,222	327,800	444,309	0	122,963	1,277,294
40	Total Expenses (Sum of lines 1 through 39)	259,618,940	354,371,433	411,773,916	2,647,772	126,593,600	1,155,005,661
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	-991,167	48,197,485	71,252,205	37,409,381	9,238,040	165,105,944

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

All Companies Combined

Types of Income		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Title Insurance				Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		142,649,850	561,880,556	385,350,541			1,089,880,947
2	Premiums allocated to agency function-other than home office issue		121,252,373	477,186,375	327,635,585			926,074,333
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	163,506,557						163,506,557
4	Gross premiums - home office issue	133,674,969	8,837,562		14,459,491			156,972,022
5	Premiums allocated to agency function - home office issue		7,511,928	111,726,708	12,290,567			131,529,203
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	25,442,818						25,442,818
7	Gross premiums - Total (Line 1 + Line 4)	133,674,969	151,487,412	561,880,556	399,810,032			1,246,852,968
8	Total premiums allocated to agency function (Line 2 + Line 5)		128,764,301		339,926,152			468,690,454
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	188,949,375						188,949,375
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					7,782,624		7,782,624
11	Investment income-dividends-before expenses					11,439,154		11,439,154
12	Investment income-other-before expenses					20,904,109		20,904,109
13	Net realized capital gains (losses)					-23,958,833		-23,958,833
14	Net unrealized capital gains (losses)					-29,654,319		-29,654,319
15	Total (Sum of lines 10 through 14)					-13,487,265		-13,487,265
OTHER INCOME								
16	Reinsurance fees (acquired)						6,123,756	6,123,756
17	Service charges (from Form 4)	2,892,425	44,562,586		108,925,859	33,664	24,109,894	180,524,428
18	Escrow & abstract fees						55,155,978	55,155,978
19	Miscellaneous (from Form 4)	4,741,381	1,679,936		38,538,314	0	25,602,000	70,561,631
20	Total (Sum of lines 16 through 19)	7,633,806	46,242,522		147,464,173	33,664	110,991,628	312,365,793
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	196,583,181	175,006,823		487,390,325	-13,453,601	110,991,628	956,518,357
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	Owner Policies (R3 and R5)	Mortgagee policies at basic rates-R4	Mortgagee policies at simultaneous issue rates-R5	All other forms For Which A Premium Was Charged		Total	
		488,421	128,298	365,431	1,668,348		2,650,498	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		59,231,244	194,024,373		44,896,508	298,152,125
1b	Salaries - owners & partners		0	318,369		64,739	383,108
1c	Salaries - Total	60,876,776			141,694		61,018,470
2	Employee benefits, relations & welfare	10,959,209	9,724,124	39,744,494	36,938	7,598,844	68,063,609
3a	Fees paid for title examination & furnishing title evidence - Title Agents	40,090	3,960,570	5,449,861			9,450,521
3b	Fees paid for title examination & furnishing title evidence - Others	681,604	20	1,637,094			2,318,718
4a	Closing costs paid non-employees - Title Agents	0	1,431,540	12,310,262			13,741,802
4b	Closing costs paid non-employees - Others	5,296,844	19,819,858	45,868,835			70,985,537
5	Rent	10,434,660	10,787,388	31,303,409	0	7,793,823	60,319,280
6	Utilities	202,113	626,745	2,738,550	0	615,321	4,182,729
7	Accounting & auditing	2,651,265	182,908	1,000,274	615,936	342,033	4,792,416
8	Advertising and promotions	3,828,868	2,159,084	8,561,394	0	1,926,871	16,476,217
9	Employee travel, lodging and education	4,129,812	934,721	1,917,260	0	759,138	7,740,931
10	Insurance	1,583,457	581,840	1,317,913	0	225,699	3,708,909
11	Interest expense	133,636	36,307	121,053	0	1,374,700	1,665,696
12	Legal expense	5,667,582	86,448	1,395,136	0	309,035	7,458,201
13	Licenses, taxes & fees	12,260,043	252,355	1,126,720	0	271,405	13,910,523
14	Postage & freight	1,313,230	981,267	1,630,858	0	469,695	4,395,050
15	Courier & overnight delivery	-572,901	2,822,023	9,562,971	0	19	11,812,112
16	Telephone & facsimile	2,838,286	1,589,278	5,955,819	0	1,457,129	11,840,512
17	Printing & photocopying	1,185,304	799,429	2,572,800	0	636,939	5,194,472
18	Office supplies	959,411	1,132,630	3,786,451	0	950,907	6,829,399
19	Equipment & vehicle leases	9,973,304	1,404,814	4,494,320	0	1,204,783	17,077,221
20	Depreciation	19,467,581	802,291	8,452,254	0	2,289,786	31,011,912

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	183,672	3,651	52,132	0	7,319	246,774
22	Dues, boards & associations	728,281	219,449	501,845	0	147,340	1,596,915
23	Bad debts	2,178,721	47,351	72,762	0	34,809	2,333,643
24	Loss adjustment expenses incurred	13,937,428	348,889	6,668,349	0	0	20,954,666
25	Losses incurred	24,828,340	0	8,741,737			33,570,077
26	Reinsurance charges (ceded)		0	269,396		5,417,384	5,686,780
27	Other	20,872,650	7,482,505	18,200,840	1,880,732	17,202,337	65,639,064
28	Tax certificates		3,562,184	9,778,584		9,040	13,349,808
29	Recording fees		8,762,166	29,030,997		206,223	37,999,386
30	Plant lease/update costs		12,013,580	15,577,428		2,956,448	30,547,456
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	-4,283,461					-4,283,461
33	Abstract costs					274,436	274,436
34	Real estate expenses				3,874		3,874
35	Real estate taxes				76,397		76,397
36	Damages paid for bad faith suits	0	0	70,772	0	0	70,772
37	Fines or penalties for violation of law	-491,357	61,131	34,199	0	12,576	-383,451
38	Donations/lobbying	140,087	170,286	311,301	0	70,619	692,293
39	Trade association fees	44,617	186,016	650,320	0	112,750	993,703
40	Total Expenses (Sum of lines 1 through 39)	212,049,151	152,204,092	475,251,132	2,755,571	99,638,655	941,898,601
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	-15,465,970	22,802,732	12,139,193	-16,209,172	11,352,973	14,619,756

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

All Companies Combined

Types of Income		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Title Insurance				Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		67,413,205	485,879,229	355,906,547			909,198,982
2	Premiums allocated to agency function-other than home office issue		57,301,223	412,843,696	302,519,198			772,664,118
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	136,320,864						136,320,864
4	Gross premiums - home office issue	85,915,874	1,291,096		20,032,954			107,239,923
5	Premiums allocated to agency function - home office issue		1,097,433	72,639,126	17,028,011			90,764,570
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	16,475,354						16,475,354
7	Gross premiums - Total (Line 1 + Line 4)	85,915,874	68,704,301	485,879,229	375,939,501			1,016,438,905
8	Total premiums allocated to agency function (Line 2 + Line 5)		58,398,657		319,547,209			377,945,866
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	152,796,218						152,796,218
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					4,520,835		4,520,835
11	Investment income-dividends-before expenses					15,507,304		15,507,304
12	Investment income-other-before expenses					28,622,042		28,622,042
13	Net realized capital gains (losses)					-1,233,647		-1,233,647
14	Net unrealized capital gains (losses)					9,476,733		9,476,733
15	Total (Sum of lines 10 through 14)					56,893,267		56,893,267
OTHER INCOME								
16	Reinsurance fees (acquired)						1,786,982	1,786,982
17	Service charges (from Form 4)	5,248,827	25,993,570		101,877,169	0	29,154,368	162,273,934
18	Escrow & abstract fees						62,324,153	62,324,153
19	Miscellaneous (from Form 4)	10,065,557	428,571		47,618,480	0	15,448,846	73,561,454
20	Total (Sum of lines 16 through 19)	15,314,384	26,422,141		149,495,649	0	108,714,349	299,946,523
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	168,110,602	84,820,797		469,042,858	56,893,267	108,714,349	887,581,873
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	375,166	104,325	283,811			1,713,769	2,477,071

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		30,781,448	168,018,659		46,358,439	245,158,546
1b	Salaries - owners & partners		0	176,164		38,835	214,999
1c	Salaries - Total	58,741,571			153,242		58,894,813
2	Employee benefits, relations & welfare	10,173,174	4,773,758	35,263,259	37,013	8,669,670	58,916,874
3a	Fees paid for title examination & furnishing title evidence - Title Agents	389,300	288,879	5,741,257			6,419,436
3b	Fees paid for title examination & furnishing title evidence - Others	1,880,224	688,598	807,586			3,376,408
4a	Closing costs paid non-employees - Title Agents	423,646	142,680	13,190,466			13,756,792
4b	Closing costs paid non-employees - Others	7,639,563	10,172,564	41,952,492			59,764,619
5	Rent	14,803,161	4,894,209	30,026,574	0	7,787,991	57,511,935
6	Utilities	445,596	186,746	2,321,400	0	523,887	3,477,629
7	Accounting & auditing	2,368,745	90,818	819,341	546,306	445,556	4,270,766
8	Advertising and promotions	2,315,904	1,074,499	5,477,439	0	1,471,229	10,339,071
9	Employee travel, lodging and education	3,473,123	575,250	1,819,488	0	965,337	6,833,198
10	Insurance	1,226,968	356,245	1,398,882	0	289,100	3,271,195
11	Interest expense	155,469	0	59,926	101,440	629,970	946,805
12	Legal expense	6,688,340	39,029	1,115,316	0	549,729	8,392,414
13	Licenses, taxes & fees	12,953,945	217,117	1,389,745	0	374,962	14,935,769
14	Postage & freight	1,024,504	214,879	2,003,195	0	487,128	3,729,706
15	Courier & overnight delivery	847,380	1,343,962	7,498,974	0	2,400	9,692,716
16	Telephone & facsimile	2,388,461	796,333	5,222,979	0	1,319,289	9,727,062
17	Printing & photocopying	992,704	343,657	2,096,717	0	533,368	3,966,446
18	Office supplies	1,454,177	592,032	3,342,271	0	866,408	6,254,888
19	Equipment & vehicle leases	6,984,882	529,855	3,942,002	0	1,093,988	12,550,727
20	Depreciation	15,096,126	534,645	5,686,919	0	1,683,864	23,001,554

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	11,296	0	43,161	0	10,300	64,757
22	Dues, boards & associations	309,100	203,955	517,625	0	175,445	1,206,125
23	Bad debts	5,136,304	5,652	126,552	0	122,696	5,391,204
24	Loss adjustment expenses incurred	20,444,362	50,652	426,790	0	0	20,921,804
25	Losses incurred	13,096,951	76,504	560,034			13,733,489
26	Reinsurance charges (ceded)		198	322,656		1,464,712	1,787,566
27	Other	20,027,096	2,326,764	18,386,238	1,192,916	16,916,859	58,849,873
28	Tax certificates		1,833,150	12,462,042		254,916	14,550,108
29	Recording fees		5,350,229	27,185,146		1,913,062	34,448,437
30	Plant lease/update costs		3,009,274	28,828,921		5,440,091	37,278,286
31	Allowances to managers & agents	24,175	0	0	0	0	24,175
32	Net addition to unearned premium reserve	-18,186,359					-18,186,359
33	Abstract costs					4,479,914	4,479,914
34	Real estate expenses				2,137		2,137
35	Real estate taxes				303,525		303,525
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	18,364	245	21,559	0	9,483	49,651
38	Donations/lobbying	62,542	100,794	337,788	0	98,143	599,267
39	Trade association fees	187,975	40,106	474,754	0	73,472	776,307
40	Total Expenses (Sum of lines 1 through 39)	193,598,770	71,634,726	429,064,317	2,336,579	105,050,242	801,684,634
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	-25,488,169	13,186,071	39,978,542	54,556,688	3,664,107	85,897,239

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

All Companies Combined

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
Types of Income		Title Insurance					Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents	Investment		
PREMIUM INCOME								
1	Gross premiums - other than home office issue		74,492,151	504,614,228	374,877,928			953,984,307
2	Premiums allocated to agency function-other than home office issue		63,318,329	424,812,555	318,513,742			806,644,626
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	145,016,505						145,016,505
4	Gross premiums - home office issue	98,848,926	805,463		8,324,283			107,978,672
5	Premiums allocated to agency function - home office issue		684,644	84,100,274	7,075,640			91,860,558
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	16,118,114						16,118,114
7	Gross premiums - Total (Line 1 + Line 4)	98,848,926	75,297,614	504,614,228	383,202,211			1,061,962,979
8	Total premiums allocated to agency function (Line 2 + Line 5)		64,002,973		325,723,611			389,726,584
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	161,134,619						161,134,619
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,947,375		3,947,375
11	Investment income-dividends-before expenses					9,477,292		9,477,292
12	Investment income-other-before expenses					20,661,392		20,661,392
13	Net realized capital gains (losses)					-7,446,060		-7,446,060
14	Net unrealized capital gains (losses)					37,401,546		37,401,546
15	Total (Sum of lines 10 through 14)					64,046,610		64,046,610
OTHER INCOME								
16	Reinsurance fees (acquired)						1,565,562	1,565,562
17	Service charges (from Form 4)	7,026,951	32,886,497		99,387,514	0	25,735,885	165,036,847
18	Escrow & abstract fees						63,515,910	63,515,910
19	Miscellaneous (from Form 4)	7,069,310	96,894		34,631,701	1,362	16,594,175	58,393,442
20	Total (Sum of lines 16 through 19)	14,096,261	32,983,391		134,019,215	1,362	107,411,532	288,511,761
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	175,230,880	96,986,364		459,742,826	64,047,972	107,411,532	903,419,574
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	Owner Policies (R3 and R5)	Mortgagee policies at basic rates-R4	Mortgagee policies at simultaneous issue rates-R5	All other forms For Which A Premium Was Charged		Total	
		355,300	83,517	276,771	1,739,947		2,455,535	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		32,770,134	162,298,864		45,823,915	240,892,913
1b	Salaries - owners & partners		0	508,912		601,589	1,110,501
1c	Salaries - Total	49,021,050			35,595		49,056,645
2	Employee benefits, relations & welfare	8,348,797	5,159,703	30,141,553	8,444	7,402,523	51,061,021
3a	Fees paid for title examination & furnishing title evidence - Title Agents	152,027	365,960	4,763,325			5,281,312
3b	Fees paid for title examination & furnishing title evidence - Others	1,719,698	1,276	914,443			2,635,417
4a	Closing costs paid non-employees - Title Agents	252,234	116,951	12,142,950			12,512,135
4b	Closing costs paid non-employees - Others	5,316,637	12,204,293	39,264,664			56,785,594
5	Rent	6,613,263	4,059,016	25,900,750	0	6,667,598	43,240,627
6	Utilities	283,037	174,649	1,957,500	0	451,725	2,866,911
7	Accounting & auditing	3,775,846	366,432	1,837,430	574,149	534,087	7,087,944
8	Advertising and promotions	1,083,688	1,288,169	5,361,866	0	1,477,676	9,211,399
9	Employee travel, lodging and education	3,436,727	591,592	2,088,847	0	1,030,131	7,147,297
10	Insurance	925,717	298,504	1,175,590	0	733,110	3,132,921
11	Interest expense	56,798	0	54,356	1,420	195,842	308,416
12	Legal expense	5,017,333	93,737	1,052,499	0	504,120	6,667,689
13	Licenses, taxes & fees	14,541,640	307,752	862,596	0	426,155	16,138,143
14	Postage & freight	675,566	151,656	1,628,479	0	411,739	2,867,440
15	Courier & overnight delivery	808,753	1,299,716	6,234,019	0	684	8,343,172
16	Telephone & facsimile	1,651,415	667,675	4,731,217	0	2,291,553	9,341,860
17	Printing & photocopying	657,120	263,575	2,007,206	0	477,211	3,405,112
18	Office supplies	962,972	608,096	2,782,998	0	803,711	5,157,777
19	Equipment & vehicle leases	3,001,350	367,780	2,922,229	0	804,572	7,095,931
20	Depreciation	11,797,831	427,090	4,269,329	0	1,782,214	18,276,464

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	8,106	0	46,507	0	7,110	61,723
22	Dues, boards & associations	187,039	148,098	678,836	0	202,931	1,216,904
23	Bad debts	1,343,059	6,772	132,370	0	27,666	1,509,867
24	Loss adjustment expenses incurred	14,119,748	19,009	472,013	0	0	14,610,770
25	Losses incurred	23,691,342	0	433,654			24,124,996
26	Reinsurance charges (ceded)		0	16,957		1,947,152	1,964,109
27	Other	14,968,549	2,645,663	15,094,547	1,310,323	16,751,108	50,770,190
28	Tax certificates		2,083,882	10,034,821		-11,793	12,106,910
29	Recording fees		5,218,082	25,795,974		494,791	31,508,847
30	Plant lease/update costs		2,025,009	24,604,886		2,120,647	28,750,542
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	-11,471,165					-11,471,165
33	Abstract costs					165,571	165,571
34	Real estate expenses				3,652		3,652
35	Real estate taxes				112,275		112,275
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	108,852	0	55,854	0	8,666	173,372
38	Donations/lobbying	50,057	139,501	338,002	0	102,436	629,996
39	Trade association fees	237,588	36,133	350,161	0	83,436	707,318
40	Total Expenses (Sum of lines 1 through 39)	163,342,674	73,905,905	392,956,204	2,045,858	94,319,877	726,570,517
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	11,888,206	23,080,459	66,786,622	62,002,114	13,091,655	176,849,057

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

All Companies Combined

Types of Income		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Title Insurance				Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		99,009,906	509,241,822	386,503,588			994,755,315
2	Premiums allocated to agency function-other than home office issue		84,158,421	432,838,172	328,525,748			845,522,341
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	149,232,974						149,232,974
4	Gross premiums - home office issue	146,396,915	1,530,816		17,267,906			165,195,637
5	Premiums allocated to agency function - home office issue		1,301,194	124,077,385	14,677,719			140,056,298
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	25,139,338						25,139,338
7	Gross premiums - Total (Line 1 + Line 4)	146,396,915	100,540,722	509,241,822	403,771,493			1,159,950,952
8	Total premiums allocated to agency function (Line 2 + Line 5)		85,459,615		343,203,467			428,663,082
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	174,372,312						174,372,312
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,892,258		3,892,258
11	Investment income-dividends-before expenses					17,409,991		17,409,991
12	Investment income-other-before expenses					17,254,191		17,254,191
13	Net realized capital gains (losses)					5,145,278		5,145,278
14	Net unrealized capital gains (losses)					-9,200,180		-9,200,180
15	Total (Sum of lines 10 through 14)					34,501,538		34,501,538
OTHER INCOME								
16	Reinsurance fees (acquired)						2,720,262	2,720,262
17	Service charges (from Form 4)	7,569,389	36,136,071		95,893,545	0	25,695,060	165,294,065
18	Escrow & abstract fees						55,280,058	55,280,058
19	Miscellaneous (from Form 4)	2,616,062	793,146		26,705,946	0	13,364,044	43,479,198
20	Total (Sum of lines 16 through 19)	10,185,452	36,929,217		122,599,491	0	97,059,424	266,773,584
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	184,557,764	122,388,832		465,802,958	34,501,538	97,059,424	904,310,516
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	Owner Policies (R3 and R5)	Mortgagee policies at basic rates-R4	Mortgagee policies at simultaneous issue rates-R5	All other forms For Which A Premium Was Charged		Total	
		365,437	147,984	245,403	1,846,027		2,604,851	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		43,009,870	168,251,838		41,045,554	252,307,262
1b	Salaries - owners & partners		0	331,176		104,379	435,555
1c	Salaries - Total	43,881,360			38,303		43,919,663
2	Employee benefits, relations & welfare	7,693,149	6,867,788	28,956,855	8,847	6,831,618	50,358,257
3a	Fees paid for title examination & furnishing title evidence - Title Agents	-68,786	359,389	4,011,039			4,301,642
3b	Fees paid for title examination & furnishing title evidence - Others	2,835,652	7,287	609,867			3,452,806
4a	Closing costs paid non-employees - Title Agents	34,666	152,961	13,601,546			13,789,173
4b	Closing costs paid non-employees - Others	1,684,701	10,759,494	38,766,726			51,210,921
5	Rent	4,983,156	4,706,754	24,097,305	0	5,620,369	39,407,584
6	Utilities	228,181	173,656	1,719,444	0	347,768	2,469,049
7	Accounting & auditing	2,293,154	520,077	1,811,029	454,090	512,327	5,590,677
8	Advertising and promotions	1,655,515	2,201,149	5,374,912	0	1,367,730	10,599,306
9	Employee travel, lodging and education	3,351,576	710,819	2,381,721	0	1,119,874	7,563,990
10	Insurance	1,066,011	348,757	988,504	0	512,752	2,916,024
11	Interest expense	138,159	0	37,494	1,659	148,210	325,522
12	Legal expense	6,967,031	24,625	935,252	0	624,445	8,551,353
13	Licenses, taxes & fees	18,006,594	583,721	956,602	0	336,084	19,883,001
14	Postage & freight	683,280	534,358	1,784,078	0	430,236	3,431,952
15	Courier & overnight delivery	711,026	1,227,228	5,124,509	0	351	7,063,114
16	Telephone & facsimile	1,057,066	782,117	4,307,946	0	1,989,269	8,136,398
17	Printing & photocopying	433,802	370,760	1,220,317	0	274,849	2,299,728
18	Office supplies	776,977	706,994	2,537,910	0	617,431	4,639,312
19	Equipment & vehicle leases	4,668,974	337,246	1,746,152	0	411,684	7,164,056
20	Depreciation	5,599,863	786,655	4,356,055	7,238	1,591,471	12,341,282

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	13,106	0	169,700	0	36,590	219,396
22	Dues, boards & associations	511,930	205,646	758,357	0	234,667	1,710,600
23	Bad debts	615,367	2,411	58,292	0	14,573	690,643
24	Loss adjustment expenses incurred	15,122,340	60,107	478,193	0	0	15,660,640
25	Losses incurred	40,607,744	0	384,713			40,992,457
26	Reinsurance charges (ceded)		0	0		3,040,863	3,040,863
27	Other	15,121,237	4,046,918	15,013,453	1,630,893	15,281,714	51,094,215
28	Tax certificates		2,044,825	8,514,676		-20	10,559,481
29	Recording fees		4,591,323	23,447,440		199,924	28,238,687
30	Plant lease/update costs		1,615,829	22,502,870		1,138,706	25,257,405
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	-5,899,805					-5,899,805
33	Abstract costs					362,279	362,279
34	Real estate expenses				20,169		20,169
35	Real estate taxes				49,485		49,485
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	-30,319	18	45,379	0	7,290	22,368
38	Donations/lobbying	156,863	139,384	570,584	0	161,201	1,028,032
39	Trade association fees	225,895	57,735	366,567	0	68,399	718,596
40	Total Expenses (Sum of lines 1 through 39)	175,125,466	87,935,901	386,218,501	2,210,684	84,432,587	735,923,139
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	9,432,298	34,452,931	79,584,457	32,290,853	12,626,837	168,387,377



Texas Department of Insurance
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Austin, TX 78701