



STATE OF TEXAS TITLE INSURANCE EXPERIENCE REPORT

Calendar Years 2004 - 2008

Texas Department of Insurance

Published April 30, 2010

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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 "www.tdi.state.tx.us". 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	2004	2005	2006	2007	2008
1. Gross Title Premiums	1,492,641,821	1,484,609,993	1,664,529,304	1,620,546,437	1,246,852,968
2. Title Premiums Retained by Agents	1,234,418,328	1,227,436,713	1,387,875,843	1,338,862,770	1,037,331,831
3. Title Premiums Remitted to Underwriters	258,223,493	257,173,280	276,653,461	281,683,667	209,521,137
4. Service Charges	2,126,421	2,971,939	1,340,337	2,572,232	2,892,425
5. Other Income	1,808,750	4,968,911	3,789,419	8,952,662	4,741,381
GROSS INCOME	262,158,664	265,114,130	281,783,217	293,208,561	217,154,943
EXPENSES					
1. Salaries:	56,385,631	75,904,501	68,754,328	79,564,377	60,876,776
2. Employee Benefits, Relations & Welfare	13,837,154	16,691,209	12,628,945	13,367,372	10,959,209
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	1,670,541	3,272,615	11,266,571	20,597,303	9,313,625
3b. Others	782,269	1,130,353	507,116	265,087	681,604
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	17,484,923	9,374,910	29,360,816	40,554,493	11,298,227
4b. Others	2,884,917	3,217,330	1,766,612	2,732,211	5,296,844
5. Rent	9,794,033	8,115,546	7,381,671	8,666,350	10,434,660
6. Utilities	340,033	266,916	104,111	286,614	202,113
7. Accounting & Auditing	2,480,500	3,621,524	2,811,215	2,502,606	2,651,265
8. Advertising and promotions	7,131,811	6,189,516	6,514,783	6,405,833	3,828,868
9. Employee travel, lodging and education	4,292,709	6,343,195	4,783,034	4,902,678	4,129,812
10. Insurance	1,244,516	930,398	760,027	507,842	1,583,457
11. Interest	87,405	159,509	452,577	355,424	133,636
12. Legal Expenses	5,806,261	5,379,905	7,502,748	6,633,568	5,667,582
13. Licenses, Taxes & Fees	24,042,036	23,775,144	17,569,957	16,968,862	12,260,043
14. Postage & Freight	678,795	864,965	804,576	374,522	1,313,230
15. Courier & Overnight Delivery	1,712,702	-164,236	-679,031	-1,999,978	-572,902
16. Telephone & Facsimile	3,254,096	2,573,898	5,972,796	2,921,993	2,838,286
17. Printing/Photocopying	1,937,758	1,218,171	1,428,124	1,079,276	1,185,304
18. Office Supplies	2,128,271	2,897,475	1,971,105	149,284	959,411
19. Equipment & Vehicle Leases	3,554,318	4,248,572	4,580,028	4,567,897	9,973,304
20. Depreciation	10,352,985	10,429,987	11,012,139	9,624,029	19,467,581
21. Directors' Fees	12,920	9,058	7,511	10,618	183,672
22. Dues, Boards & Associations	400,519	250,117	562,048	622,444	728,281
23. Bad Debts	799,546	123,115	212,142	1,982,818	2,178,721
24. Loss Adjustment Expenses Incurred	15,806,288	18,676,305	19,633,295	15,721,684	13,937,428
25. Losses Incurred	22,414,461	23,796,120	23,905,632	24,510,829	24,828,340
26. Other	10,816,915	4,497,576	18,161,712	16,515,775	20,872,650
27. Allowances to Managers & Agents	0	9,538	5,613	0	0
28. Net Addition to Unearned Premium Reserve	24,143,714	18,484,082	11,502,725	12,551,994	-4,283,461
29. Damages Paid for Bad Faith Suits	0	0	1,440	0	0
30. Fines or Penalties for Violation of Law	17,391	12,516	1,498,848	519,668	-491,357
31. Donations/Lobbying	275,903	314,335	306,272	354,035	140,087
32. Trade Associations	400,937	280,375	368,202	382,222	44,617
TOTAL OPERATING EXPENSES	246,972,258	252,894,541	273,419,689	294,199,729	232,620,913
INCOME OR (LOSS) FROM OPERATIONS	15,186,406	12,219,589	8,363,529	-991,168	-15,465,970

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,492,641,821	569.37%	1,484,609,993	559.99%
2. Title Premiums Retained by Agents	1,234,418,328	470.87%	1,227,436,713	462.98%
3. Title Premiums Remitted to Underwriters	258,223,493	98.50%	257,173,280	97.00%
4. Service Charges	2,126,421	0.81%	2,971,939	1.12%
5. Other Income	1,808,750	0.69%	4,968,911	1.87%
GROSS INCOME	262,158,664	100.00%	265,114,130	100.00%
EXPENSES				
1. Salaries:	56,385,631	21.51%	75,904,501	28.63%
2. Employee Benefits, Relations & Welfare	13,837,154	5.28%	16,691,209	6.30%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,670,541	0.64%	3,272,615	1.23%
3b. Others	782,269	0.30%	1,130,353	0.43%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	17,484,923	6.67%	9,374,910	3.54%
4b. Others	2,884,917	1.10%	3,217,330	1.21%
5. Rent	9,794,033	3.74%	8,115,546	3.06%
6. Utilities	340,033	0.13%	266,916	0.10%
7. Accounting & Auditing	2,480,500	0.95%	3,621,524	1.37%
8. Advertising and promotions	7,131,811	2.72%	6,189,516	2.33%
9. Employee travel, lodging and education	4,292,709	1.64%	6,343,195	2.39%
10. Insurance	1,244,516	0.47%	930,398	0.35%
11. Interest	87,405	0.03%	159,509	0.06%
12. Legal Expenses	5,806,261	2.21%	5,379,905	2.03%
13. Licenses, Taxes & Fees	24,042,036	9.17%	23,775,144	8.97%
14. Postage & Freight	678,795	0.26%	864,965	0.33%
15. Courier & Overnight Delivery	1,712,702	0.65%	-164,236	-0.06%
16. Telephone & Facsimile	3,254,096	1.24%	2,573,898	0.97%
17. Printing/Photocopying	1,937,758	0.74%	1,218,171	0.46%
18. Office Supplies	2,128,271	0.81%	2,897,475	1.09%
19. Equipment & Vehicle Leases	3,554,318	1.36%	4,248,572	1.60%
20. Depreciation	10,352,985	3.95%	10,429,987	3.93%
21. Directors' Fees	12,920	0.00%	9,058	0.00%
22. Dues, Boards & Associations	400,519	0.15%	250,117	0.09%
23. Bad Debts	799,546	0.30%	123,115	0.05%
24. Loss Adjustment Expenses Incurred	15,806,288	6.03%	18,676,305	7.04%
25. Losses Incurred	22,414,461	8.55%	23,796,120	8.98%
26. Other	10,816,915	4.13%	4,497,576	1.70%
27. Allowances to Managers & Agents	0	0.00%	9,538	0.00%
28. Net Addition to Unearned Premium Reserve	24,143,714	9.21%	18,484,082	6.97%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	17,391	0.01%	12,516	0.00%
31. Donations/Lobbying	275,903	0.11%	314,335	0.12%
32. Trade Associations	400,937	0.15%	280,375	0.11%
TOTAL OPERATING EXPENSES	246,972,258	94.21%	252,894,541	95.39%
INCOME OR (LOSS) FROM OPERATIONS	15,186,406	5.79%	12,219,589	4.61%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2005		Calendar Year 2006	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,484,609,993	559.99%	1,664,529,304	590.71%
2. Title Premiums Retained by Agents	1,227,436,713	462.98%	1,387,875,843	492.53%
3. Title Premiums Remitted to Underwriters	257,173,280	97.00%	276,653,461	98.18%
4. Service Charges	2,971,939	1.12%	1,340,337	0.48%
5. Other Income	4,968,911	1.87%	3,789,419	1.34%
GROSS INCOME	265,114,130	100.00%	281,783,217	100.00%
EXPENSES				
1. Salaries:	75,904,501	28.63%	68,754,328	24.40%
2. Employee Benefits, Relations & Welfare	16,691,209	6.30%	12,628,945	4.48%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	3,272,615	1.23%	11,266,571	4.00%
3b. Others	1,130,353	0.43%	507,116	0.18%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	9,374,910	3.54%	29,360,816	10.42%
4b. Others	3,217,330	1.21%	1,766,612	0.63%
5. Rent	8,115,546	3.06%	7,381,671	2.62%
6. Utilities	266,916	0.10%	104,111	0.04%
7. Accounting & Auditing	3,621,524	1.37%	2,811,215	1.00%
8. Advertising and promotions	6,189,516	2.33%	6,514,783	2.31%
9. Employee travel, lodging and education	6,343,195	2.39%	4,783,034	1.70%
10. Insurance	930,398	0.35%	760,027	0.27%
11. Interest	159,509	0.06%	452,577	0.16%
12. Legal Expenses	5,379,905	2.03%	7,502,748	2.66%
13. Licenses, Taxes & Fees	23,775,144	8.97%	17,569,957	6.24%
14. Postage & Freight	864,965	0.33%	804,576	0.29%
15. Courier & Overnight Delivery	-164,236	-0.06%	-679,031	-0.24%
16. Telephone & Facsimile	2,573,898	0.97%	5,972,796	2.12%
17. Printing/Photocopying	1,218,171	0.46%	1,428,124	0.51%
18. Office Supplies	2,897,475	1.09%	1,971,105	0.70%
19. Equipment & Vehicle Leases	4,248,572	1.60%	4,580,028	1.63%
20. Depreciation	10,429,987	3.93%	11,012,139	3.91%
21. Directors' Fees	9,058	0.00%	7,511	0.00%
22. Dues, Boards & Associations	250,117	0.09%	562,048	0.20%
23. Bad Debts	123,115	0.05%	212,142	0.08%
24. Loss Adjustment Expenses Incurred	18,676,305	7.04%	19,633,295	6.97%
25. Losses Incurred	23,796,120	8.98%	23,905,632	8.48%
26. Other	4,497,576	1.70%	18,161,712	6.45%
27. Allowances to Managers & Agents	9,538	0.00%	5,613	0.00%
28. Net Addition to Unearned Premium Reserve	18,484,082	6.97%	11,502,725	4.08%
29. Damages Paid for Bad Faith Suits	0	0.00%	1,440	0.00%
30. Fines or Penalties for Violation of Law	12,516	0.00%	1,498,848	0.53%
31. Donations/Lobbying	314,335	0.12%	306,272	0.11%
32. Trade Associations	280,375	0.11%	368,202	0.13%
TOTAL OPERATING EXPENSES	252,894,541	95.39%	273,419,689	97.03%
INCOME OR (LOSS) FROM OPERATIONS	12,219,589	4.61%	8,363,529	2.97%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2006		Calendar Year 2007	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,664,529,304	590.71%	1,620,546,437	552.69%
2. Title Premiums Retained by Agents	1,387,875,843	492.53%	1,338,862,770	456.62%
3. Title Premiums Remitted to Underwriters	276,653,461	98.18%	281,683,667	96.07%
4. Service Charges	1,340,337	0.48%	2,572,232	0.88%
5. Other Income	3,789,419	1.34%	8,952,662	3.05%
GROSS INCOME	281,783,217	100.00%	293,208,561	100.00%
EXPENSES				
1. Salaries:	68,754,328	24.40%	79,564,377	27.14%
2. Employee Benefits, Relations & Welfare	12,628,945	4.48%	13,367,372	4.56%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	11,266,571	4.00%	20,597,303	7.02%
3b. Others	507,116	0.18%	265,087	0.09%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	29,360,816	10.42%	40,554,493	13.83%
4b. Others	1,766,612	0.63%	2,732,211	0.93%
5. Rent	7,381,671	2.62%	8,666,350	2.96%
6. Utilities	104,111	0.04%	286,614	0.10%
7. Accounting & Auditing	2,811,215	1.00%	2,502,606	0.85%
8. Advertising and promotions	6,514,783	2.31%	6,405,833	2.18%
9. Employee travel, lodging and education	4,783,034	1.70%	4,902,678	1.67%
10. Insurance	760,027	0.27%	507,842	0.17%
11. Interest	452,577	0.16%	355,424	0.12%
12. Legal Expenses	7,502,748	2.66%	6,633,568	2.26%
13. Licenses, Taxes & Fees	17,569,957	6.24%	16,968,862	5.79%
14. Postage & Freight	804,576	0.29%	374,522	0.13%
15. Courier & Overnight Delivery	-679,031	-0.24%	-1,999,978	-0.68%
16. Telephone & Facsimile	5,972,796	2.12%	2,921,993	1.00%
17. Printing/Photocopying	1,428,124	0.51%	1,079,276	0.37%
18. Office Supplies	1,971,105	0.70%	149,284	0.05%
19. Equipment & Vehicle Leases	4,580,028	1.63%	4,567,897	1.56%
20. Depreciation	11,012,139	3.91%	9,624,029	3.28%
21. Directors' Fees	7,511	0.00%	10,618	0.00%
22. Dues, Boards & Associations	562,048	0.20%	622,444	0.21%
23. Bad Debts	212,142	0.08%	1,982,818	0.68%
24. Loss Adjustment Expenses Incurred	19,633,295	6.97%	15,721,684	5.36%
25. Losses Incurred	23,905,632	8.48%	24,510,829	8.36%
26. Other	18,161,712	6.45%	16,515,775	5.63%
27. Allowances to Managers & Agents	5,613	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	11,502,725	4.08%	12,551,994	4.28%
29. Damages Paid for Bad Faith Suits	1,440	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	1,498,848	0.53%	519,668	0.18%
31. Donations/Lobbying	306,272	0.11%	354,035	0.12%
32. Trade Associations	368,202	0.13%	382,222	0.13%
TOTAL OPERATING EXPENSES	273,419,689	97.03%	294,199,729	100.34%
INCOME OR (LOSS) FROM OPERATIONS	8,363,529	2.97%	-991,168	-0.34%

**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	552.69%	1,246,852,968	551.63%
2. Title Premiums Retained by Agents	1,338,862,770	456.62%	1,028,455,046	455.00%
3. Title Premiums Remitted to Underwriters	281,683,667	96.07%	218,397,922	96.62%
4. Service Charges	2,572,232	0.88%	2,892,425	1.28%
5. Other Income	8,952,662	3.05%	4,741,381	2.10%
GROSS INCOME	293,208,561	100.00%	226,031,728	100.00%
EXPENSES				
1. Salaries:	79,564,377	27.14%	60,876,776	26.93%
2. Employee Benefits, Relations & Welfare	13,367,372	4.56%	10,959,209	4.85%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	20,597,303	7.02%	9,313,625	4.12%
3b. Others	265,087	0.09%	681,604	0.30%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	40,554,493	13.83%	11,298,227	5.00%
4b. Others	2,732,211	0.93%	5,296,844	2.34%
5. Rent	8,666,350	2.96%	10,434,660	4.62%
6. Utilities	286,614	0.10%	202,113	0.09%
7. Accounting & Auditing	2,502,606	0.85%	2,651,265	1.17%
8. Advertising and promotions	6,405,833	2.18%	3,828,868	1.69%
9. Employee travel, lodging and education	4,902,678	1.67%	4,129,812	1.83%
10. Insurance	507,842	0.17%	1,583,457	0.70%
11. Interest	355,424	0.12%	133,636	0.06%
12. Legal Expenses	6,633,568	2.26%	5,667,582	2.51%
13. Licenses, Taxes & Fees	16,968,862	5.79%	12,260,043	5.42%
14. Postage & Freight	374,522	0.13%	1,313,230	0.58%
15. Courier & Overnight Delivery	-1,999,978	-0.68%	-572,902	-0.25%
16. Telephone & Facsimile	2,921,993	1.00%	2,838,286	1.26%
17. Printing/Photocopying	1,079,276	0.37%	1,185,304	0.52%
18. Office Supplies	149,284	0.05%	959,411	0.42%
19. Equipment & Vehicle Leases	4,567,897	1.56%	9,973,304	4.41%
20. Depreciation	9,624,029	3.28%	19,467,581	8.61%
21. Directors' Fees	10,618	0.00%	183,672	0.08%
22. Dues, Boards & Associations	622,444	0.21%	728,281	0.32%
23. Bad Debts	1,982,818	0.68%	2,178,721	0.96%
24. Loss Adjustment Expenses Incurred	15,721,684	5.36%	13,937,428	6.17%
25. Losses Incurred	24,510,829	8.36%	24,828,340	10.98%
26. Other	16,515,775	5.63%	20,872,650	9.23%
27. Allowances to Managers & Agents	0	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	12,551,994	4.28%	-4,283,461	-1.90%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	519,668	0.18%	-491,357	-0.22%
31. Donations/Lobbying	354,035	0.12%	140,087	0.06%
32. Trade Associations	382,222	0.13%	44,617	0.02%
TOTAL OPERATING EXPENSES	294,199,729	100.34%	232,620,913	102.92%
INCOME OR (LOSS) FROM OPERATIONS	-991,168	-0.34%	-6,589,185	-2.92%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	481,472,349	93.25%	477,885,779	88.73%
2. Premiums Remitted to Underwriters	72,274,746	14.00%	71,740,758	13.32%
3. Premiums Retained	409,197,602	79.25%	406,149,603	75.41%
4. Examination/Evidence Fees	32,031,015	6.20%	34,102,487	6.33%
5. Closing Fees	26,139,004	5.06%	46,913,106	8.71%
6. Tax Certificates	12,439,830	2.41%	10,534,503	1.96%
7. Recording Fees	22,811,849	4.42%	26,454,558	4.91%
8. Restrictions	630,815	0.12%	874,499	0.16%
9. Inspection Fees	132,775	0.03%	62,393	0.01%
10. Courier and Overnight Fees	7,799,526	1.51%	7,090,111	1.32%
11. Telephone and Facsimile	520,354	0.10%	519,828	0.10%
12. Interest Income	1,086,669	0.21%	1,154,269	0.21%
13. Other Income	3,522,230	0.68%	4,716,083	0.88%
GROSS INCOME	516,311,669	100.00%	538,571,442	100.00%
Number of Agencies Reporting	489		513	
EXPENSES				
1a. Salaries-Employees	178,921,102	34.65%	186,383,441	34.61%
1b. Salaries-Owners/Partners	25,354,165	4.91%	24,943,708	4.63%
2a. Benefits, Relations & Welfare-Employees	29,702,401	5.75%	29,263,680	5.43%
2b. Benefits, Relations & Welfare - Owners/Partners	3,232,522	0.63%	3,013,179	0.56%
3a. Evidence/Examination Fees - Title Agents	12,295,667	2.38%	5,392,640	1.00%
3b. Evidence/Examination Fees - Others	14,376,228	2.78%	12,179,135	2.26%
4a. Closing Fees Paid - Title Agents	10,082,544	1.95%	13,306,635	2.47%
4b. Closing Fees Paid - Others	28,724,583	5.56%	33,387,885	6.20%
5. Rent	20,444,723	3.96%	22,416,314	4.16%
6. Utilities	3,208,187	0.62%	3,601,795	0.67%
7. Accounting & Auditing	3,511,259	0.68%	3,649,177	0.68%
8. Advertising	6,998,039	1.36%	6,687,866	1.24%
9. Travel, Lodging & Education	4,033,048	0.78%	4,136,291	0.77%
10. Insurance	4,044,362	0.78%	4,616,083	0.86%
11. Interest Expense	1,869,582	0.36%	2,289,017	0.43%
12. Legal Expense	1,637,397	0.32%	2,357,902	0.44%
13. Licenses, Taxes, & Fees	2,440,416	0.47%	2,848,537	0.53%
14. Postage & Freight	2,073,759	0.40%	2,251,693	0.42%
15. Courier & Overnight Delivery	8,901,228	1.72%	8,741,689	1.62%
16. Telephone & Facsimile	7,595,920	1.47%	7,603,148	1.41%
17. Printing & Photocopying	2,158,705	0.42%	2,438,367	0.45%
18. Office Supplies	9,894,458	1.92%	9,989,714	1.85%
19. Equipment & Vehicle Leases	5,405,755	1.05%	5,978,482	1.11%
20. Depreciation	9,082,878	1.76%	9,296,968	1.73%
21. Directors Fees	1,017,697	0.20%	960,896	0.18%
22. Dues, Boards, & Associations	1,286,632	0.25%	1,325,231	0.25%
23. Bad Debts	222,148	0.04%	154,415	0.03%
24. Loss & Loss Adjustment Expense	1,212,283	0.23%	975,266	0.18%
25. Tax Certificates Paid Tax Authorities	12,819,000	2.48%	11,401,462	2.12%
26. Recording Fees Paid County Clerk	23,353,612	4.52%	26,884,133	4.99%
27. Plant Lease/Updates	19,876,481	3.85%	22,646,629	4.20%
28. Damages for Bad Faith Suits	16,147	0.00%	0	0.00%
29. Fines or Penalties	121,310	0.02%	407,016	0.08%
30. Donations/Lobbying	876,632	0.17%	1,188,571	0.22%
31. Trade Association Fees	418,942	0.08%	371,248	0.07%
32. Other Expenses	19,318,106	3.74%	19,683,105	3.65%
TOTAL OPERATING EXPENSES	476,527,918	92.29%	492,771,316	91.50%
INCOME OR (LOSS) FROM OPERATIONS	39,783,751	7.71%	45,800,125	8.50%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2005		Calendar Year 2006	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	477,885,779	88.73%	534,030,954	85.76%
2. Premiums Remitted to Underwriters	71,740,758	13.32%	80,113,748	12.87%
3. Premiums Retained	406,149,603	75.41%	453,917,205	72.90%
4. Examination/Evidence Fees	34,102,487	6.33%	42,987,018	6.90%
5. Closing Fees	46,913,106	8.71%	51,880,600	8.33%
6. Tax Certificates	10,534,503	1.96%	11,631,110	1.87%
7. Recording Fees	26,454,558	4.91%	40,503,358	6.50%
8. Restrictions	874,499	0.16%	718,968	0.12%
9. Inspection Fees	62,393	0.01%	101,301	0.02%
10. Courier and Overnight Fees	7,090,111	1.32%	7,865,636	1.26%
11. Telephone and Facsimile	519,828	0.10%	484,986	0.08%
12. Interest Income	1,154,269	0.21%	2,110,879	0.34%
13. Other Income	4,716,083	0.88%	10,469,631	1.68%
GROSS INCOME	538,571,442	100.00%	622,670,692	100.00%
Number of Agencies Reporting	513		517	
EXPENSES				
1a. Salaries-Employees	186,383,441	34.61%	217,208,345	34.88%
1b. Salaries-Owners/Partners	24,943,708	4.63%	27,902,115	4.48%
2a. Benefits, Relations & Welfare-Employees	29,263,680	5.43%	33,696,691	5.41%
2b. Benefits, Relations & Welfare - Owners/Partners	3,013,179	0.56%	3,348,910	0.54%
3a. Evidence/Examination Fees - Title Agents	5,392,640	1.00%	4,751,114	0.76%
3b. Evidence/Examination Fees - Others	12,179,135	2.26%	14,695,186	2.36%
4a. Closing Fees Paid - Title Agents	13,306,635	2.47%	18,844,834	3.03%
4b. Closing Fees Paid - Others	33,387,885	6.20%	28,725,161	4.61%
5. Rent	22,416,314	4.16%	27,958,798	4.49%
6. Utilities	3,601,795	0.67%	4,785,832	0.77%
7. Accounting & Auditing	3,649,177	0.68%	3,390,891	0.54%
8. Advertising	6,687,866	1.24%	8,200,091	1.32%
9. Travel, Lodging & Education	4,136,291	0.77%	4,757,373	0.76%
10. Insurance	4,616,083	0.86%	4,462,706	0.72%
11. Interest Expense	2,289,017	0.43%	2,742,354	0.44%
12. Legal Expense	2,357,902	0.44%	3,426,361	0.55%
13. Licenses, Taxes, & Fees	2,848,537	0.53%	3,017,541	0.48%
14. Postage & Freight	2,251,693	0.42%	2,980,847	0.48%
15. Courier & Overnight Delivery	8,741,689	1.62%	10,604,624	1.70%
16. Telephone & Facsimile	7,603,148	1.41%	8,304,220	1.33%
17. Printing & Photocopying	2,438,367	0.45%	2,489,597	0.40%
18. Office Supplies	9,989,714	1.85%	11,084,526	1.78%
19. Equipment & Vehicle Leases	5,978,482	1.11%	6,516,858	1.05%
20. Depreciation	9,296,968	1.73%	10,620,740	1.71%
21. Directors Fees	960,896	0.18%	944,645	0.15%
22. Dues, Boards, & Associations	1,325,231	0.25%	1,412,847	0.23%
23. Bad Debts	154,415	0.03%	386,085	0.06%
24. Loss & Loss Adjustment Expense	975,266	0.18%	1,678,141	0.27%
25. Tax Certificates Paid Tax Authorities	11,401,462	2.12%	12,059,574	1.94%
26. Recording Fees Paid County Clerk	26,884,133	4.99%	41,194,747	6.62%
27. Plant Lease/Updates	22,646,629	4.20%	25,363,520	4.07%
28. Damages for Bad Faith Suits	0	0.00%	7	0.00%
29. Fines or Penalties	407,016	0.08%	166,100	0.03%
30. Donations/Lobbying	1,188,571	0.22%	1,404,696	0.23%
31. Trade Association Fees	371,248	0.07%	416,096	0.07%
32. Other Expenses	19,683,105	3.65%	27,154,118	4.36%
TOTAL OPERATING EXPENSES	492,771,316	91.50%	576,696,291	92.62%
INCOME OR (LOSS) FROM OPERATIONS	45,800,125	8.50%	45,974,401	7.38%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2006		Calendar Year 2007	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	534,030,954	85.76%	521,182,350	87.39%
2. Premiums Remitted to Underwriters	80,113,748	12.87%	78,207,441	13.11%
3. Premiums Retained	453,917,205	72.90%	442,974,914	74.28%
4. Examination/Evidence Fees	42,987,018	6.90%	41,332,559	6.93%
5. Closing Fees	51,880,600	8.33%	49,450,764	8.29%
6. Tax Certificates	11,631,110	1.87%	9,199,415	1.54%
7. Recording Fees	40,503,358	6.50%	35,787,682	6.00%
8. Restrictions	718,968	0.12%	524,717	0.09%
9. Inspection Fees	101,301	0.02%	77,487	0.01%
10. Courier and Overnight Fees	7,865,636	1.26%	7,750,641	1.30%
11. Telephone and Facsimile	484,986	0.08%	393,350	0.07%
12. Interest Income	2,110,879	0.34%	2,629,572	0.44%
13. Other Income	10,469,631	1.68%	6,237,327	1.05%
GROSS INCOME	622,670,692	100.00%	596,358,428	100.00%
Number of Agencies Reporting	517		517	
EXPENSES				
1a. Salaries-Employees	217,208,345	34.88%	217,993,665	36.55%
1b. Salaries-Owners/Partners	27,902,115	4.48%	26,917,814	4.51%
2a. Benefits, Relations & Welfare-Employees	33,696,691	5.41%	36,528,659	6.13%
2b. Benefits, Relations & Welfare - Owners/Partners	3,348,910	0.54%	3,487,714	0.58%
3a. Evidence/Examination Fees - Title Agents	4,751,114	0.76%	4,504,460	0.76%
3b. Evidence/Examination Fees - Others	14,695,186	2.36%	12,775,550	2.14%
4a. Closing Fees Paid - Title Agents	18,844,834	3.03%	13,866,093	2.33%
4b. Closing Fees Paid - Others	28,725,161	4.61%	28,033,514	4.70%
5. Rent	27,958,798	4.49%	30,740,040	5.15%
6. Utilities	4,785,832	0.77%	4,739,818	0.79%
7. Accounting & Auditing	3,390,891	0.54%	3,920,911	0.66%
8. Advertising	8,200,091	1.32%	8,954,232	1.50%
9. Travel, Lodging & Education	4,757,373	0.76%	4,161,651	0.70%
10. Insurance	4,462,706	0.72%	4,352,023	0.73%
11. Interest Expense	2,742,354	0.44%	3,005,179	0.50%
12. Legal Expense	3,426,361	0.55%	2,744,899	0.46%
13. Licenses, Taxes, & Fees	3,017,541	0.48%	2,849,758	0.48%
14. Postage & Freight	2,980,847	0.48%	2,383,439	0.40%
15. Courier & Overnight Delivery	10,604,624	1.70%	10,252,231	1.72%
16. Telephone & Facsimile	8,304,220	1.33%	7,622,443	1.28%
17. Printing & Photocopying	2,489,597	0.40%	2,690,354	0.45%
18. Office Supplies	11,084,526	1.78%	10,119,841	1.70%
19. Equipment & Vehicle Leases	6,516,858	1.05%	6,501,782	1.09%
20. Depreciation	10,620,740	1.71%	10,179,605	1.71%
21. Directors Fees	944,645	0.15%	1,017,283	0.17%
22. Dues, Boards, & Associations	1,412,847	0.23%	1,405,410	0.24%
23. Bad Debts	386,085	0.06%	168,709	0.03%
24. Loss & Loss Adjustment Expense	1,678,141	0.27%	2,148,774	0.36%
25. Tax Certificates Paid Tax Authorities	12,059,574	1.94%	10,151,510	1.70%
26. Recording Fees Paid County Clerk	41,194,747	6.62%	35,911,152	6.02%
27. Plant Lease/Updates	25,363,520	4.07%	25,060,171	4.20%
28. Damages for Bad Faith Suits	7	0.00%	0	0.00%
29. Fines or Penalties	166,100	0.03%	104,142	0.02%
30. Donations/Lobbying	1,404,696	0.23%	1,483,370	0.25%
31. Trade Association Fees	416,096	0.07%	421,261	0.07%
32. Other Expenses	27,154,118	4.36%	31,167,412	5.23%
TOTAL OPERATING EXPENSES	576,696,291	92.62%	568,364,867	95.31%
INCOME OR (LOSS) FROM OPERATIONS	45,974,401	7.38%	27,993,561	4.69%

**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
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	562,512,038	91.85%	603,980,782	92.53%
2. Premiums Remitted to Underwriters	84,380,481	13.78%	90,602,633	13.88%
3. Premiums Retained	478,131,557	78.08%	513,378,148	78.65%
4. Examination/Evidence Fees	21,206,821	3.46%	18,252,648	2.80%
5. Closing Fees	51,460,234	8.40%	57,970,442	8.88%
6. Tax Certificates	15,092,525	2.46%	15,370,575	2.35%
7. Recording Fees	25,623,606	4.18%	29,601,025	4.53%
8. Restrictions	1,135,404	0.19%	1,022,048	0.16%
9. Inspection Fees	4,300	0.00%	37,988	0.01%
10. Courier and Overnight Fees	9,703,370	1.58%	9,346,987	1.43%
11. Telephone and Facsimile	511,077	0.08%	12,568	0.00%
12. Interest Income	766,391	0.13%	1,996,706	0.31%
13. Other Income	8,758,590	1.43%	5,781,015	0.89%
GROSS INCOME	612,393,875	100.00%	652,770,150	100.00%
Number of Agencies Reporting	71		84	
EXPENSES				
1a. Salaries-Employees	226,199,040	36.94%	248,646,217	38.09%
1b. Salaries-Owners/Partners	229,550	0.04%	1,794,153	0.27%
2a. Benefits, Relations & Welfare-Employees	43,358,836	7.08%	45,786,693	7.01%
2b. Benefits, Relations & Welfare - Owners/Partners	74,071	0.01%	121,781	0.02%
3a. Evidence/Examination Fees - Title Agents	11,771,876	1.92%	10,809,828	1.66%
3b. Evidence/Examination Fees - Others	1,754,017	0.29%	1,781,700	0.27%
4a. Closing Fees Paid - Title Agents	7,596,579	1.24%	13,133,969	2.01%
4b. Closing Fees Paid - Others	74,286,065	12.13%	72,326,623	11.08%
5. Rent	32,286,949	5.27%	35,728,606	5.47%
6. Utilities	2,491,243	0.41%	2,856,709	0.44%
7. Accounting & Auditing	1,182,715	0.19%	1,304,776	0.20%
8. Advertising	8,384,624	1.37%	9,043,185	1.39%
9. Travel, Lodging & Education	5,127,701	0.84%	4,394,157	0.67%
10. Insurance	1,513,445	0.25%	1,344,265	0.21%
11. Interest Expense	27,225	0.00%	69,661	0.01%
12. Legal Expense	1,526,699	0.25%	1,723,127	0.26%
13. Licenses, Taxes, & Fees	1,363,466	0.22%	2,201,386	0.34%
14. Postage & Freight	1,962,665	0.32%	2,126,969	0.33%
15. Courier & Overnight Delivery	13,471,940	2.20%	13,831,878	2.12%
16. Telephone & Facsimile	8,192,053	1.34%	8,060,015	1.23%
17. Printing & Photocopying	4,378,161	0.71%	3,527,921	0.54%
18. Office Supplies	7,447,025	1.22%	8,194,124	1.26%
19. Equipment & Vehicle Leases	6,037,844	0.99%	6,826,917	1.05%
20. Depreciation	8,694,983	1.42%	8,623,165	1.32%
21. Directors Fees	58,974	0.01%	62,638	0.01%
22. Dues, Boards, & Associations	1,004,794	0.16%	867,675	0.13%
23. Bad Debts	11,987	0.00%	31,245	0.00%
24. Loss & Loss Adjustment Expense	1,558,946	0.25%	5,279,787	0.81%
25. Tax Certificates Paid Tax Authorities	15,192,299	2.48%	15,302,915	2.34%
26. Recording Fees Paid County Clerk	26,611,814	4.35%	29,840,113	4.57%
27. Plant Lease/Updates	12,361,293	2.02%	12,999,407	1.99%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	9,873	0.00%	4,887	0.00%
30. Donations/Lobbying	735,056	0.12%	1,038,477	0.16%
31. Trade Association Fees	468,525	0.08%	517,589	0.08%
32. Other Expenses	28,081,151	4.59%	31,404,284	4.81%
TOTAL OPERATING EXPENSES	555,453,484	90.70%	601,606,842	92.16%
INCOME OR (LOSS) FROM OPERATIONS	56,940,391	9.30%	51,163,308	7.84%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2005		Calendar Year 2006	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	603,980,782	92.53%	663,665,297	90.49%
2. Premiums Remitted to Underwriters	90,602,633	13.88%	99,737,220	13.60%
3. Premiums Retained	513,378,148	78.65%	563,928,078	76.89%
4. Examination/Evidence Fees	18,252,648	2.80%	20,361,659	2.78%
5. Closing Fees	57,970,442	8.88%	74,626,862	10.18%
6. Tax Certificates	15,370,575	2.35%	14,980,173	2.04%
7. Recording Fees	29,601,025	4.53%	41,150,710	5.61%
8. Restrictions	1,022,048	0.16%	968,625	0.13%
9. Inspection Fees	37,988	0.01%	3,060	0.00%
10. Courier and Overnight Fees	9,346,987	1.43%	10,307,109	1.41%
11. Telephone and Facsimile	12,568	0.00%	9,922	0.00%
12. Interest Income	1,996,706	0.31%	3,090,200	0.42%
13. Other Income	5,781,015	0.89%	3,986,715	0.54%
GROSS INCOME	652,770,150	100.00%	733,413,113	100.00%
Number of Agencies Reporting	84		88	
EXPENSES				
1a. Salaries-Employees	248,646,217	38.09%	272,212,552	37.12%
1b. Salaries-Owners/Partners	1,794,153	0.27%	189,114	0.03%
2a. Benefits, Relations & Welfare-Employees	45,786,693	7.01%	54,613,280	7.45%
2b. Benefits, Relations & Welfare - Owners/Partners	121,781	0.02%	183,352	0.03%
3a. Evidence/Examination Fees - Title Agents	10,809,828	1.66%	14,118,533	1.93%
3b. Evidence/Examination Fees - Others	1,781,700	0.27%	1,611,423	0.22%
4a. Closing Fees Paid - Title Agents	13,133,969	2.01%	12,267,091	1.67%
4b. Closing Fees Paid - Others	72,326,623	11.08%	86,110,222	11.74%
5. Rent	35,728,606	5.47%	36,979,638	5.04%
6. Utilities	2,856,709	0.44%	3,658,688	0.50%
7. Accounting & Auditing	1,304,776	0.20%	2,098,574	0.28%
8. Advertising	9,043,185	1.39%	11,805,184	1.61%
9. Travel, Lodging & Education	4,394,157	0.67%	3,528,356	0.48%
10. Insurance	1,344,265	0.21%	1,190,275	0.16%
11. Interest Expense	69,661	0.01%	184,937	0.03%
12. Legal Expense	1,723,127	0.26%	1,559,093	0.21%
13. Licenses, Taxes, & Fees	2,201,386	0.34%	1,189,103	0.16%
14. Postage & Freight	2,126,969	0.33%	2,181,898	0.30%
15. Courier & Overnight Delivery	13,831,878	2.12%	15,029,019	2.05%
16. Telephone & Facsimile	8,060,015	1.23%	8,129,772	1.11%
17. Printing & Photocopying	3,527,921	0.54%	3,562,750	0.48%
18. Office Supplies	8,194,124	1.26%	7,746,341	1.05%
19. Equipment & Vehicle Leases	6,826,917	1.05%	6,612,374	0.90%
20. Depreciation	8,623,165	1.32%	8,919,375	1.21%
21. Directors Fees	62,638	0.01%	61,238	0.01%
22. Dues, Boards, & Associations	867,675	0.13%	672,548	0.09%
23. Bad Debts	31,245	0.00%	91,849	0.01%
24. Loss & Loss Adjustment Expense	5,279,787	0.81%	2,097,216	0.29%
25. Tax Certificates Paid Tax Authorities	15,302,915	2.34%	15,203,792	2.07%
26. Recording Fees Paid County Clerk	29,840,113	4.57%	41,680,268	5.68%
27. Plant Lease/Updates	12,999,407	1.99%	16,320,162	2.22%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	4,887	0.00%	14,395	0.00%
30. Donations/Lobbying	1,038,477	0.16%	818,463	0.11%
31. Trade Association Fees	517,589	0.08%	639,297	0.09%
32. Other Expenses	31,404,284	4.81%	23,031,086	3.14%
TOTAL OPERATING EXPENSES	601,606,842	92.16%	656,311,258	89.49%
INCOME OR (LOSS) FROM OPERATIONS	51,163,308	7.84%	77,101,855	10.51%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2006		Calendar Year 2007	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	663,665,297	90.49%	623,346,881	88.94%
2. Premiums Remitted to Underwriters	99,737,220	13.60%	93,608,406	13.36%
3. Premiums Retained	563,928,078	76.89%	529,738,475	75.59%
4. Examination/Evidence Fees	20,361,659	2.78%	21,268,725	3.03%
5. Closing Fees	74,626,862	10.18%	74,773,782	10.67%
6. Tax Certificates	14,980,173	2.04%	13,011,420	1.86%
7. Recording Fees	41,150,710	5.61%	41,471,367	5.92%
8. Restrictions	968,625	0.13%	998,021	0.14%
9. Inspection Fees	3,060	0.00%	5,562	0.00%
10. Courier and Overnight Fees	10,307,109	1.41%	9,750,211	1.39%
11. Telephone and Facsimile	9,922	0.00%	7,240	0.00%
12. Interest Income	3,090,200	0.42%	3,175,095	0.45%
13. Other Income	3,986,715	0.54%	6,630,984	0.95%
GROSS INCOME	733,413,113	100.00%	700,830,884	100.00%
Number of Agencies Reporting	88		95	
EXPENSES				
1a. Salaries-Employees	272,212,552	37.12%	257,915,582	36.80%
1b. Salaries-Owners/Partners	189,114	0.03%	293,785	0.04%
2a. Benefits, Relations & Welfare-Employees	54,613,280	7.45%	52,867,282	7.54%
2b. Benefits, Relations & Welfare - Owners/Partners	183,352	0.03%	35,546	0.01%
3a. Evidence/Examination Fees - Title Agents	14,118,533	1.93%	7,611,079	1.09%
3b. Evidence/Examination Fees - Others	1,611,423	0.22%	1,240,947	0.18%
4a. Closing Fees Paid - Title Agents	12,267,091	1.67%	17,548,067	2.50%
4b. Closing Fees Paid - Others	86,110,222	11.74%	66,073,791	9.43%
5. Rent	36,979,638	5.04%	37,716,706	5.38%
6. Utilities	3,658,688	0.50%	3,379,964	0.48%
7. Accounting & Auditing	2,098,574	0.28%	1,476,067	0.21%
8. Advertising	11,805,184	1.61%	11,895,679	1.70%
9. Travel, Lodging & Education	3,528,356	0.48%	2,926,102	0.42%
10. Insurance	1,190,275	0.16%	1,267,782	0.18%
11. Interest Expense	184,937	0.03%	184,627	0.03%
12. Legal Expense	1,559,093	0.21%	1,427,510	0.20%
13. Licenses, Taxes, & Fees	1,189,103	0.16%	1,387,928	0.20%
14. Postage & Freight	2,181,898	0.30%	2,063,950	0.29%
15. Courier & Overnight Delivery	15,029,019	2.05%	14,105,483	2.01%
16. Telephone & Facsimile	8,129,772	1.11%	7,620,363	1.09%
17. Printing & Photocopying	3,562,750	0.48%	3,590,895	0.51%
18. Office Supplies	7,746,341	1.05%	8,602,512	1.23%
19. Equipment & Vehicle Leases	6,612,374	0.90%	5,682,787	0.81%
20. Depreciation	8,919,375	1.21%	8,839,198	1.26%
21. Directors Fees	61,238	0.01%	59,085	0.01%
22. Dues, Boards, & Associations	672,548	0.09%	546,653	0.08%
23. Bad Debts	91,849	0.01%	112,549	0.02%
24. Loss & Loss Adjustment Expense	2,097,216	0.29%	8,765,563	1.25%
25. Tax Certificates Paid Tax Authorities	15,203,792	2.07%	13,018,788	1.86%
26. Recording Fees Paid County Clerk	41,680,268	5.68%	41,802,922	5.96%
27. Plant Lease/Updates	16,320,162	2.22%	16,650,464	2.38%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	14,395	0.00%	11,217	0.00%
30. Donations/Lobbying	818,463	0.11%	780,438	0.11%
31. Trade Association Fees	639,297	0.09%	645,051	0.09%
32. Other Expenses	23,031,086	3.14%	22,696,403	3.24%
TOTAL OPERATING EXPENSES	656,311,258	89.49%	620,842,763	88.59%
INCOME OR (LOSS) FROM OPERATIONS	77,101,855	10.51%	79,988,121	11.41%

**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
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	218,508,717	98.00%	213,355,989	92.78%
2. Premiums Remitted to Underwriters	32,776,307	14.70%	32,003,397	13.92%
3. Premiums Retained	185,732,410	83.30%	181,352,592	78.86%
4. Examination/Evidence Fees	8,163,585	3.66%	11,198,044	4.87%
5. Closing Fees	15,634,219	7.01%	22,884,003	9.95%
6. Tax Certificates	4,910,723	2.20%	4,951,398	2.15%
7. Recording Fees	6,563,309	2.94%	7,951,125	3.46%
8. Restrictions	36,455	0.02%	83,578	0.04%
9. Inspection Fees	650	0.00%	350	0.00%
10. Courier and Overnight Fees	1,684,973	0.76%	1,417,960	0.62%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	234,857	0.11%	115,449	0.05%
GROSS INCOME	222,961,181	100.00%	229,954,499	100.00%
Number of Agencies Reporting	17		17	
EXPENSES				
1a. Salaries-Employees	85,960,344	38.55%	82,108,099	35.71%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	13,333,014	5.98%	13,888,664	6.04%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	9,694,467	4.35%	1,238,335	0.54%
3b. Evidence/Examination Fees - Others	4,395,876	1.97%	420	0.00%
4a. Closing Fees Paid - Title Agents	1,958,331	0.88%	16,071,001	6.99%
4b. Closing Fees Paid - Others	23,559,162	10.57%	29,013,273	12.62%
5. Rent	10,618,494	4.76%	11,065,903	4.81%
6. Utilities	468,000	0.21%	522,836	0.23%
7. Accounting & Auditing	189,882	0.09%	201,011	0.09%
8. Advertising	3,097,888	1.39%	3,079,800	1.34%
9. Travel, Lodging & Education	2,186,423	0.98%	2,255,098	0.98%
10. Insurance	717,019	0.32%	653,800	0.28%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	276,867	0.12%	396,111	0.17%
13. Licenses, Taxes, & Fees	328,175	0.15%	322,703	0.14%
14. Postage & Freight	620,660	0.28%	736,660	0.32%
15. Courier & Overnight Delivery	5,301,926	2.38%	4,583,101	1.99%
16. Telephone & Facsimile	3,009,705	1.35%	2,520,480	1.10%
17. Printing & Photocopying	1,161,839	0.52%	1,245,178	0.54%
18. Office Supplies	2,097,252	0.94%	2,181,945	0.95%
19. Equipment & Vehicle Leases	3,098,321	1.39%	3,171,879	1.38%
20. Depreciation	1,002,422	0.45%	805,527	0.35%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	488,296	0.22%	396,801	0.17%
23. Bad Debts	(3,185)	0.00%	26,815	0.01%
24. Loss & Loss Adjustment Expense	487,329	0.22%	496,605	0.22%
25. Tax Certificates Paid Tax Authorities	5,561,507	2.49%	6,580,463	2.86%
26. Recording Fees Paid County Clerk	10,203,096	4.58%	11,580,703	5.04%
27. Plant Lease/Updates	3,089,246	1.39%	4,145,877	1.80%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	36	0.00%
30. Donations/Lobbying	233,774	0.10%	415,149	0.18%
31. Trade Association Fees	93,763	0.04%	146,150	0.06%
32. Other Expenses	4,502,252	2.02%	4,941,346	2.15%
TOTAL OPERATING EXPENSES	197,732,145	88.68%	204,791,769	89.06%
INCOME OR (LOSS) FROM OPERATIONS	25,229,036	11.32%	25,162,731	10.94%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2005		Calendar Year 2006	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	213,355,989	92.78%	226,843,360	96.03%
2. Premiums Remitted to Underwriters	32,003,397	13.92%	34,026,504	14.40%
3. Premiums Retained	181,352,592	78.86%	192,816,856	81.62%
4. Examination/Evidence Fees	11,198,044	4.87%	6,454,665	2.73%
5. Closing Fees	22,884,003	9.95%	18,457,448	7.81%
6. Tax Certificates	4,951,398	2.15%	5,270,585	2.23%
7. Recording Fees	7,951,125	3.46%	10,721,271	4.54%
8. Restrictions	83,578	0.04%	120,046	0.05%
9. Inspection Fees	350	0.00%	450	0.00%
10. Courier and Overnight Fees	1,417,960	0.62%	2,140,825	0.91%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	115,449	0.05%	240,732	0.10%
GROSS INCOME	229,954,499	100.00%	236,222,878	100.00%
Number of Agencies Reporting	17		17	
EXPENSES				
1a. Salaries-Employees	82,108,099	35.71%	88,168,589	37.32%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	13,888,664	6.04%	14,437,761	6.11%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	1,238,335	0.54%	816,098	0.35%
3b. Evidence/Examination Fees - Others	420	0.00%	2,583,091	1.09%
4a. Closing Fees Paid - Title Agents	16,071,001	6.99%	5,812,937	2.46%
4b. Closing Fees Paid - Others	29,013,273	12.62%	27,815,437	11.78%
5. Rent	11,065,903	4.81%	11,656,571	4.93%
6. Utilities	522,836	0.23%	636,786	0.27%
7. Accounting & Auditing	201,011	0.09%	156,178	0.07%
8. Advertising	3,079,800	1.34%	3,092,492	1.31%
9. Travel, Lodging & Education	2,255,098	0.98%	2,961,438	1.25%
10. Insurance	653,800	0.28%	555,580	0.24%
11. Interest Expense	0	0.00%	70	0.00%
12. Legal Expense	396,111	0.17%	212,836	0.09%
13. Licenses, Taxes, & Fees	322,703	0.14%	178,041	0.08%
14. Postage & Freight	736,660	0.32%	627,245	0.27%
15. Courier & Overnight Delivery	4,583,101	1.99%	5,317,323	2.25%
16. Telephone & Facsimile	2,520,480	1.10%	1,895,419	0.80%
17. Printing & Photocopying	1,245,178	0.54%	1,393,428	0.59%
18. Office Supplies	2,181,945	0.95%	2,226,834	0.94%
19. Equipment & Vehicle Leases	3,171,879	1.38%	2,719,502	1.15%
20. Depreciation	805,527	0.35%	728,894	0.31%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	396,801	0.17%	284,900	0.12%
23. Bad Debts	26,815	0.01%	-483	0.00%
24. Loss & Loss Adjustment Expense	496,605	0.22%	405,163	0.17%
25. Tax Certificates Paid Tax Authorities	6,580,463	2.86%	5,288,837	2.24%
26. Recording Fees Paid County Clerk	11,580,703	5.04%	10,989,236	4.65%
27. Plant Lease/Updates	4,145,877	1.80%	5,130,935	2.17%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	36	0.00%	275	0.00%
30. Donations/Lobbying	415,149	0.18%	228,368	0.10%
31. Trade Association Fees	146,150	0.06%	130,253	0.06%
32. Other Expenses	4,941,346	2.15%	4,094,181	1.73%
TOTAL OPERATING EXPENSES	204,791,769	89.06%	200,544,215	84.90%
INCOME OR (LOSS) FROM OPERATIONS	25,162,731	10.94%	35,678,663	15.10%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2006		Calendar Year 2007	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	226,843,360	96.03%	199,439,976	89.18%
2. Premiums Remitted to Underwriters	34,026,504	14.40%	29,915,996	13.38%
3. Premiums Retained	192,816,856	81.62%	169,523,979	75.80%
4. Examination/Evidence Fees	6,454,665	2.73%	10,204,143	4.56%
5. Closing Fees	18,457,448	7.81%	27,039,749	12.09%
6. Tax Certificates	5,270,585	2.23%	5,487,945	2.45%
7. Recording Fees	10,721,271	4.54%	9,144,234	4.09%
8. Restrictions	120,046	0.05%	126,903	0.06%
9. Inspection Fees	450	0.00%	400	0.00%
10. Courier and Overnight Fees	2,140,825	0.91%	1,983,432	0.89%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	5669	0.00%
13. Other Income	240,732	0.10%	122,089	0.05%
GROSS INCOME	236,222,878	100.00%	223,638,543	100.00%
Number of Agencies Reporting	17		18	
EXPENSES				
1a. Salaries-Employees	88,168,589	37.32%	77,847,639	34.81%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	14,437,761	6.11%	12,244,168	5.47%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	816,098	0.35%	1,261,795	0.56%
3b. Evidence/Examination Fees - Others	2,583,091	1.09%	0	0.00%
4a. Closing Fees Paid - Title Agents	5,812,937	2.46%	7,412,459	3.31%
4b. Closing Fees Paid - Others	27,815,437	11.78%	24,138,586	10.79%
5. Rent	11,656,571	4.93%	11,982,306	5.36%
6. Utilities	636,786	0.27%	701,400	0.31%
7. Accounting & Auditing	156,178	0.07%	163,859	0.07%
8. Advertising	3,092,492	1.31%	3,402,327	1.52%
9. Travel, Lodging & Education	2,961,438	1.25%	1,504,749	0.67%
10. Insurance	555,580	0.24%	467,686	0.21%
11. Interest Expense	70	0.00%	5524	0.00%
12. Legal Expense	212,836	0.09%	94,930	0.04%
13. Licenses, Taxes, & Fees	178,041	0.08%	259,967	0.12%
14. Postage & Freight	627,245	0.27%	1,208,467	0.54%
15. Courier & Overnight Delivery	5,317,323	2.25%	3,909,011	1.75%
16. Telephone & Facsimile	1,895,419	0.80%	1,923,987	0.86%
17. Printing & Photocopying	1,393,428	0.59%	1,574,115	0.70%
18. Office Supplies	2,226,834	0.94%	8,339,597	3.73%
19. Equipment & Vehicle Leases	2,719,502	1.15%	2,049,736	0.92%
20. Depreciation	728,894	0.31%	1,013,067	0.45%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	284,900	0.12%	293,957	0.13%
23. Bad Debts	-483	0.00%	16,118	0.01%
24. Loss & Loss Adjustment Expense	405,163	0.17%	500,493	0.22%
25. Tax Certificates Paid Tax Authorities	5,288,837	2.24%	5,747,711	2.57%
26. Recording Fees Paid County Clerk	10,989,236	4.65%	9,449,036	4.23%
27. Plant Lease/Updates	5,130,935	2.17%	4,368,932	1.95%
28. Damages for Bad Faith Suits	0	0.00%	2	0.00%
29. Fines or Penalties	275	0.00%	47,166	0.02%
30. Donations/Lobbying	228,368	0.10%	240,689	0.11%
31. Trade Association Fees	130,253	0.06%	130,813	0.06%
32. Other Expenses	4,094,181	1.73%	3,071,918	1.37%
TOTAL OPERATING EXPENSES	200,544,215	84.90%	185,372,207	82.89%
INCOME OR (LOSS) FROM OPERATIONS	35,678,663	15.10%	38,266,336	17.11%

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
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
1999 - 2008**

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"
1999	1,782,626	1,001,657	162,574	117,893	909,356	459,208	811,225	453,762
2000	1,454,384	893,501	144,862	120,032	762,892	420,139	719,557	429,897
2001	1,709,036	992,703	234,396	182,540	958,057	469,228	738,412	440,384
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

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**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2004**

Summary of All Companies	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,491,637,089	12,648,189,159	14,139,826,248
2. Escrow, Settlement, and Other Fees	90,093,735	1,498,496,692	1,588,590,427
3. Subtotal (1 + 2)	1,581,730,824	14,146,685,851	15,728,416,675
4. Reinsurance Assumed	1,840,472	25,908,983	27,749,455
5. Reinsurance Ceded	1,968,611	32,646,716	34,615,327
6. Net Increase in Statutory Reserves	24,143,714	323,862,448	348,006,162
7. Subtotal (3 + 4 - 5 - 6)	1,557,458,971	13,816,085,670	15,373,544,641
8. Loss and Loss Adjustment Expenses	40,339,225	624,074,663	664,413,888
9. Commissions/Retentions	760,190,845	8,368,359,678	9,128,550,523
10. Other Identifiable Expenses	517,803,251	3,475,487,926	3,993,291,177
11. Non-Identifiable Expenses	126,795,108	629,435,343	756,230,451
12. Subtotal (8 + 9 + 10 + 11)	1,445,128,429	13,097,357,610	14,542,486,039
13. Interest Expense	700,350	7,817,143	8,517,493
14. Operating Expense (12 + 13)	1,445,828,779	13,105,174,753	14,551,003,532
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	111,630,192	710,910,917	822,541,109
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	8,036,808	47,491,952	55,528,760
17. Investment Income - Dividends - Before Expenses	8,200,073	86,474,683	94,674,756
18. Investment Income - Other - Before Expenses	18,420,883	120,757,485	139,178,368
19. Net Realized Capital Gains (Losses)	6,895,347	61,470,789	68,366,136
20. Net Unrealized Capital Gains (Losses)	-11,495,019	-158,901,434	-170,396,453
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,221,598	14,616,116	16,837,714
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	27,836,494	142,677,359	170,513,853

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2004**

Summary of All Companies	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	51,705,242	241,302,345	293,007,587
2. Other Identifiable Admitted Assets	342,737,826	1,284,534,251	1,627,272,077
3. Non-Identifiable Admitted Assets	706,527,266	5,497,155,997	6,203,683,262
4. Subtotal (1 + 2 + 3)	1,100,970,334	7,022,992,592	8,123,962,926
Non-Admitted Assets			
5. Abstract Plants and Title Plants	6,577,907	16,285,658	22,863,565
6. Other Identifiable Non-Admitted Assets	15,810,446	297,220,166	313,030,612
7. Non-Identifiable Non-Admitted Assets	103,289,664	741,028,590	844,318,254
8. Subtotal (5 + 6 + 7)	125,678,017	1,054,534,414	1,180,212,431
9. TOTAL ASSETS (4 + 8)	1,226,648,351	8,077,527,006	9,304,175,357
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	32,487,168	531,317,861	563,805,029
11. Statutory Reinsurance Reserves	206,301,688	3,125,621,034	3,331,922,722
12. Surplus As Regards Policyholders	555,566,841	2,310,305,713	2,865,872,554
13. Contribution to Surplus of Non-Admitted Assets	173,815,127	1,006,397,299	1,180,212,426
14. Net Worth (12 + 13)	729,381,967	3,316,703,012	4,046,084,980
15. Total Debt Funds	46,355,168	16,896,730	63,251,898
16. Capital (10 + 11 + 14 + 15)	1,014,525,992	6,990,538,637	8,005,064,629
17. Other Liabilities	212,122,362	1,086,988,368	1,299,110,730
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,226,648,354	8,077,527,005	9,304,175,359

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2005**

Summary of All Companies

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,487,467,229	13,819,929,418	15,307,396,647
2. Escrow, Settlement, and Other Fees	162,645,852	2,003,828,567	2,166,474,419
3. Subtotal (1 + 2)	1,650,113,081	15,823,757,985	17,473,871,066
4. Reinsurance Assumed	2,527,069	31,689,776	34,216,845
5. Reinsurance Ceded	1,656,024	20,290,745	21,946,769
6. Net Increase in Statutory Reserves	18,244,424	317,663,703	335,908,127
7. Subtotal (3 + 4 - 5 - 6)	1,632,739,702	15,517,493,313	17,150,233,015
8. Loss and Loss Adjustment Expenses	49,373,283	821,304,016	870,677,299
9. Commissions/Retentions	670,839,807	8,236,620,658	8,907,460,465
10. Other Identifiable Expenses	737,277,891	4,790,691,258	5,527,969,149
11. Non-Identifiable Expenses	101,057,295	731,652,216	832,709,511
12. Subtotal (8 + 9 + 10 + 11)	1,558,548,276	14,580,268,148	16,138,816,424
13. Interest Expense	941,325	7,128,380	8,069,705
14. Operating Expense (12 + 13)	1,559,489,601	14,587,396,528	16,146,886,129
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	73,250,101	930,096,785	1,003,346,886
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	7,766,334	51,359,440	59,125,774
17. Investment Income - Dividends - Before Expenses	14,907,013	141,363,305	156,270,318
18. Investment Income - Other - Before Expenses	24,698,524	187,267,979	211,966,503
19. Net Realized Capital Gains (Losses)	10,058,967	112,770,355	122,829,322
20. Net Unrealized Capital Gains (Losses)	-10,804,317	-122,790,024	-133,594,341
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,514,978	20,219,223	22,734,201
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	44,111,543	349,751,832	393,863,375

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2005**

Summary of All Companies

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	66,199,333	261,808,656	328,007,989
2. Other Identifiable Admitted Assets	424,817,666	1,485,632,911	1,910,450,577
3. Non-Identifiable Admitted Assets	758,640,892	6,310,487,202	7,069,128,094
4. Subtotal (1 + 2 + 3)	1,249,657,891	8,057,928,769	9,307,586,660
Non-Admitted Assets			
5. Abstract Plants and Title Plants	10,198,445	15,604,654	25,803,099
6. Other Identifiable Non-Admitted Assets	68,631,792	741,153,576	809,785,368
7. Non-Identifiable Non-Admitted Assets	102,433,533	968,658,486	1,071,092,019
8. Subtotal (5 + 6 + 7)	181,263,770	1,725,416,716	1,906,680,486
9. TOTAL ASSETS (4 + 8)	1,430,921,661	9,783,345,485	11,214,267,146
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	40,742,129	643,008,408	683,750,537
11. Statutory Reinsurance Reserves	228,585,686	3,420,216,578	3,648,802,264
12. Surplus As Regards Policyholders	562,674,165	2,571,430,426	3,134,104,591
13. Contribution to Surplus of Non-Admitted Assets	263,895,798	1,641,206,143	1,905,101,941
14. Net Worth (12 + 13)	826,569,963	4,212,636,569	5,039,206,532
15. Total Debt Funds	72,192,419	18,744,549	90,936,968
16. Capital (10 + 11 + 14 + 15)	1,168,090,197	8,294,606,104	9,462,696,301
17. Other Liabilities	262,831,465	1,488,739,381	1,751,570,846
TOTAL LIABILITIES, SURPLUS AND OTHER 18. FUNDS (16 + 17)	1,430,921,662	9,783,345,485	11,214,267,147

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2006**

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,666,282,458	13,342,788,954	15,009,071,412
2. Escrow, Settlement, and Other Fees	154,540,049	1,898,405,315	2,052,945,364
3. Subtotal (1 + 2)	1,820,822,507	15,241,194,269	17,062,016,776
4. Reinsurance Assumed	2,091,027	41,872,664	43,963,691
5. Reinsurance Ceded	1,837,027	27,701,674	29,538,701
6. Net Increase in Statutory Reserves	11,502,725	190,061,924	201,564,649
7. Subtotal (3 + 4 - 5 - 6)	1,809,573,782	15,065,303,335	16,874,877,117
8. Loss and Loss Adjustment Expenses	48,817,517	758,101,459	806,918,976
9. Commissions/Retentions	750,592,323	8,071,703,993	8,822,296,316
10. Other Identifiable Expenses	747,081,396	4,646,466,637	5,393,548,033
11. Non-Identifiable Expenses	136,894,654	885,298,262	1,022,192,916
12. Subtotal (8 + 9 + 10 + 11)	1,683,385,890	14,361,570,351	16,044,956,241
13. Interest Expense	1,469,694	11,381,048	12,850,742
14. Operating Expense (12 + 13)	1,684,855,584	14,372,951,399	16,057,806,983
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	124,718,198	692,351,936	817,070,134
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	9,557,935	56,900,500	66,458,435
17. Investment Income - Dividends - Before Expenses	11,508,213	97,980,306	109,488,519
18. Investment Income - Other - Before Expenses	35,013,627	248,943,111	283,956,738
19. Net Realized Capital Gains (Losses)	506,631	12,952,796	13,459,427
20. Net Unrealized Capital Gains (Losses)	-522,235	-36,583,925	-37,106,160
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,361,238	31,756,319	35,117,557
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	52,702,933	348,436,469	401,139,402

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

All Companies Combined

YEAR 2006

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	74,532,585	286,105,002	360,637,587
2. Other Identifiable Admitted Assets	448,759,259	1,153,265,123	1,602,024,382
3. Non-Identifiable Admitted Assets	846,413,200	6,600,984,951	7,447,398,151
4. Subtotal (1 + 2 + 3)	1,369,705,044	8,040,355,076	9,410,060,120
Non-Admitted Assets			
5. Abstract Plants and Title Plants	5,265,042	14,148,387	19,413,429
6. Other Identifiable Non-Admitted Assets	57,725,034	784,097,575	841,822,609
7. Non-Identifiable Non-Admitted Assets	117,094,293	1,104,981,827	1,222,076,120
8. Subtotal (5 + 6 + 7)	180,084,369	1,903,227,789	2,083,312,158
9. TOTAL ASSETS (4 + 8)	1,549,789,413	9,943,582,865	11,493,372,278
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	41,102,764	668,879,497	709,982,261
11. Statutory Reinsurance Reserves	239,757,866	3,615,990,314	3,855,748,180
12. Surplus As Regards Policyholders	662,171,611	2,472,034,370	3,134,205,981
13. Contribution to Surplus of Non-Admitted Assets	263,823,279	1,819,369,304	2,083,192,583
14. Net Worth (12 + 13)	925,994,890	4,291,403,674	5,217,398,564
15. Total Debt Funds	87,503,135	33,728,516	121,231,651
16. Capital (10 + 11 + 14 + 15)	1,294,358,655	8,610,002,001	9,904,360,656
17. Other Liabilities	255,430,758	1,333,580,864	1,589,011,622
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,549,789,413	9,943,582,865	11,493,372,278

Note: Numbers may not foot due to rounding.

**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
18. 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
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,490,197,525	8,760,266,859	10,250,464,384

Note: Numbers may not foot due to rounding.

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2004 - December 31, 2004**

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	23,463	6,711,919
0 -	4.5	6,035	1,531,835
4.5 -	10	15,831	3,515,776
10 -	20	41,417	9,119,924
20 -	30	52,279	13,323,309
30 -	40	52,030	16,650,231
40 -	50	56,271	21,015,429
50 -	60	68,653	28,929,799
60 -	70	76,694	35,535,563
70 -	80	84,223	42,096,818
80 -	90	84,781	45,348,652
90 -	100	87,550	48,547,393
100 -	200	529,658	382,111,570
200 -	300	127,368	145,697,062
300 -	400	46,382	72,683,528
400 -	500	20,761	41,297,024
500 -	1,000	31,924	91,855,014
1,000 -	2,000	10,809	60,141,192
2,000 -	3,000	3,228	28,902,368
3,000 -	4,000	1,589	18,815,761
4,000 -	5,000	994	15,934,900
5,000 -	15,000	2,554	61,991,837
15,000 -	25,000	576	26,526,544
25,000 -	50,000	309	20,275,067
50,000 -	75,000	81	7,360,966
75,000 -	100,000	33	4,481,705
	Over 100000	51	12,883,542
ALL		1,425,545	1,263,284,729

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2005 - December 31, 2005**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	18,992	4,673,492
0 -	4.5	6,344	1,705,677
4.5 -	10	16,746	3,442,827
10 -	20	48,368	9,347,551
20 -	30	64,620	13,591,945
30 -	40	55,484	15,367,624
40 -	50	53,986	18,047,496
50 -	60	64,472	24,154,219
60 -	70	70,105	28,600,270
70 -	80	78,630	35,107,064
80 -	90	80,381	39,585,994
90 -	100	94,898	48,935,186
100 -	200	541,762	360,150,261
200 -	300	135,345	141,038,865
300 -	400	52,173	73,122,495
400 -	500	23,141	43,663,060
500 -	1,000	34,377	89,556,480
1,000 -	2,000	12,312	60,532,054
2,000 -	3,000	3,937	32,104,027
3,000 -	4,000	1,801	20,215,572
4,000 -	5,000	1,234	17,479,992
5,000 -	15,000	3,313	71,363,766
15,000 -	25,000	753	31,426,402
25,000 -	50,000	464	26,891,699
50,000 -	75,000	91	8,090,750
75,000 -	100,000	47	5,424,832
	Over 100000	77	15,570,489
ALL		1,463,856	1,239,190,086

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2006 - December 31, 2006**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	15,217	6,495,004
0 -	4.5	6,571	1,809,595
4.5 -	10	14,994	4,128,593
10 -	20	46,446	8,670,385
20 -	30	74,694	19,705,690
30 -	40	53,212	13,501,914
40 -	50	49,442	15,914,969
50 -	60	58,605	20,605,286
60 -	70	64,097	26,820,166
70 -	80	70,039	29,654,507
80 -	90	74,622	33,665,848
90 -	100	81,059	39,346,259
100 -	200	576,167	373,897,729
200 -	300	163,204	160,485,718
300 -	400	64,123	85,573,346
400 -	500	29,154	50,996,774
500 -	1,000	41,439	106,700,753
1,000 -	2,000	17,596	74,020,098
2,000 -	3,000	5,964	43,783,708
3,000 -	4,000	4,387	27,176,113
4,000 -	5,000	3,608	21,511,055
5,000 -	15,000	5,937	91,044,228
15,000 -	25,000	3,058	42,200,860
25,000 -	50,000	717	38,191,442
50,000 -	75,000	132	9,154,511
75,000 -	100,000	80	6,445,131
Over 100000		97	15,412,393
ALL		1,524,664	1,366,912,072

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

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

CALENDAR YEAR

2004	Number of Policies w/T-42	71,164
	Number of Policies w/T-42.1	44,188
	Total Premium on above policies including endorsements	\$73,867,468
2005	Number of Policies w/T-42	91,356
	Number of Policies w/T-42.1	54,574
	Total Premium on above policies including endorsements	\$62,730,789
2006	Number of Policies w/T-42	62,150
	Number of Policies w/T-42.1	40,312
	Total Premium on above policies including endorsements	\$64,621,849
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	58,094,533

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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	77	84	0	1,562,389	607,717	23,280
A1A Total	5	3	0	(7,000)	17,078	-
A1B Total	7	6	2	43,970	69,113	-
A1C Total	5	4	1	71,331	143,978	-
A2 Total	41	49	0	1,103,446	299,294	17,010
A3 Total	17	20	1	173,796	322,047	2,967
A4 Total	39	49	0	348,088	56,367	4,387
A5 Total	22	19	0	711,339	94,466	-
A6 Total	25	12	0	196,559	461,071	5,954
A6a Total	15	10	-	138,113	149,059	-
A6b Total	18	16	0	271,378	107,700	-
A6c Total	7	5	0	28,853	3,000	-
A6d Total	0	1	0	8,636	27,092	-
A6e Total	8	7	0	-	183,452	-
A6h Total	6	2	0	13,672	25,613	-
A6i Total	2	2	1	27,000	25,111	-
A6j Total	1	1	0	-	-	-
A6k Total	5	2	0	96,864	2,013	-
A6l Total	1	1	0	26,096	2,500	-
A6m Total	0	1	0	-	2,267	-
A6n Total	1	0	0	-	-	-
A6q Total	1	1	0	(1,044)	(1,313)	-
A6t Total	8	25	0	213,458	39,041	-
A6u Total	10	10	0	7,422	1,590	-
A6x Total	4	27	1	(242,320)	18,578	-
A7 Total	1	0	1	-	-	-
B - Special Risks						
B1 Total	173	183	2	1,018,086	540,470	237
B1A Total	2	2	0	20,249	-	-
B1B Total	1	1	0	(2,776)	-	-
B2 Total	7	1	0	396,044	42,207	-
B3 Total	8	10	0	(5,939)	110,526	-
B4 Total	140	79	0	536,544	333,497	25,096
B4a Total	3	2	0	11,913	8,755	-
B4b Total	1	0	0	-	-	-
B4bb Total	5	23	-	(23,509)	37,678	-
B4c Total	264	133	0	2,207,712	77,868	-
B4J Total	18	17	2	209,050	150,925	-
B4k Total	1	1	0	-	-	-
B4l Total	8	4	0	898,744	2,711	-
B4n Total	1	1	0	-	9,707	-
B4q Total	3	5	1	-	5,040	-
B4r Total	4	6	0	24,757	2,080,348	-
B4s Total	1	0	0	-	-	-
B4t Total	5	4	0	-	(80,000)	-
B4U Total	1	0	1	-	-	-

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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						
B4w Total	5	5	0	27,998	2,200	-
B5 Total	6	8	0	32,591	11,004	-
B6 Total	1	0	0	10,000	-	-
C - Plant, Searching and Abstracting Procedures						
C1 Total	13	17	0	48,165	28,940	1,949
C2 Total	86	74	1	963,400	192,417	162,180
C3 Total	118	130	6	949,487	182,226	219,309
C4 Total	14	18	0	165,816	12,130	-
C5 Total	51	47	1	412,951	19,207	10,512
D - Examination and Opinions Error						
D Total	102	94	0	995,662	681,839	14,465
D1 Total	38	41	1	738,056	224,031	10,000
D2 Total	23	22	0	327,797	31,765	69,800
D3 Total	83	50	2	742,131	197,936	24,183
D4 Total	7	11	0	14,712	178,559	-
E - Survey Inspection/Description Matters						
E1 Total	48	61	5	475,259	327,614	420
E2 Total	132	95	2	298,861	68,585	-
F - Closing Procedures						
F1 Total	126	130	0	347,637	176,991	36,189
F2 Total	104	75	0	822,877	456,234	23,457
F3 Total	110	184	3	908,816	190,976	22,132
F4 Total	83	50	1	3,335,310	799,944	15,484
F5 Total	154	96	6	254,669	80,256	29,988
F6 Total	87	70	-	644,941	111,398	-
G - Typing or Policy Review Error						
G Total	10	7	1	40,722	103,364	744
G1 Total	1	1	0	(5,167)	15,000	-
H - Taxes and Special Assessments						
H Total	296	470	2	1,059,834	331,078	30,322
H1 Total	153	136	7	759,379	133,643	114,384
H2 Total	0	1	0	(3,579)	35,404	-
H3 Total	0	0	0	-	6,424	-
H5 Total	2	2	0	4,773	-	-
H6 Total	2	2	0	5,315	-	1,905
I - Escrows						
I Total	39	17	0	265,155	418,890	70,000
I1 Total	31	30	-	311,046	441,248	-
I2 Total	19	18	1	247,387	429,762	-
I3 Total	8	2	3	5,100	3,100	-
I4 Total	146	63	-	278,942	92,188	-
I6 Total	1	0	0	-	-	-
J - Title Indemnities						
J-8 Total	5	0	0	-	-	-
K - Land Trusts						
K1 Total	4	5	1	(10,000)	60,874	-

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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						
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T1 Total	13	3	0	48,524	5,628	-
T3 Total	0	0	0	-	8	-
U - Company Practice Risk						
U Total	30	3	9	25,406	66,586	62,972
Grand Total	3,123	2,867	65	25,632,891	12,094,017	999,326

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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	80	1	\$ 983,232	\$ 325,676	\$ 9,430
A1A Total	3	2	0	\$0	\$22,155	0
A1B Total	26	10	7	\$365,786	\$230,079	0
A1C Total	8	5	1	\$198,960	\$82,557	0
A1D Total	1	0	0	\$0	\$0	0
A2 Total	35	46	0	219,669	\$155,379	\$9,000
A3 Total	34	25	1	\$521,835	\$782,493	\$1,520
A4 Total	42	40	0	\$289,260	\$34,670	\$0
A5 Total	14	13	0	\$24,077	\$103,511	\$0
A6 Total	35	10	1	\$675,870	\$491,795	\$13,807
A6a Total	7	8	0	\$510,545	\$923,270	\$0
A6b Total	21	24	1	433,203	\$76,744	\$1,489
A6c Total	3	4	1	-\$507	\$20,055	0
A6d Total	1	1	0	\$0	-\$4,499	\$0
A6e Total	4	3	0	\$22,000	\$57,486	0
A6f Total	3	0	0	\$0	\$0	\$0
A6g Total	6	3	2	\$61,052	\$5,352	0
A6h Total	3	4	0	\$10,694	\$12,937	\$0
A6i Total	9	6	0	-\$17,112	-\$10,000	\$0
A6j Total	1	0	0	\$0	\$0	\$0
A6k Total	1	1	0	\$ -	\$ (1,000)	\$0
A6l Total	0	1	0	\$ 24,718	\$ (2,500)	\$0
A6l Total	5	1	2	\$4,162	\$9,663	0
A6m Total	1	1	0	\$0	\$387	\$0
A6n Total	2	0	0	\$40,000	\$0	0
A6o Total	2	0	2	\$0	\$0	0
A6p Total	5	1	0	\$7,000	\$0	0
A6q Total	3	2	0	\$ 197,589	\$ 2,500	\$ -
A6S Total	1	0	0	\$0	\$436	0
A6t Total	11	14	0	84,022	\$93,804	\$0
A6u Total	25	26	4	\$123,240	\$511	0
A6x Total	9	19	0	\$2,939	\$114,397	\$6,607
B - Special Risks						
B1 Total	176	132	2	-\$69,668	\$693,012	\$4,170
B1A Total	1	1	0	-\$6,720	\$0	\$0
B1b Total	1	2	0	-\$10,184	\$5,000	0
B2 Total	7	4	0	\$77,582	\$183,096	\$0
B3 Total	10	15	0	\$394,370	\$55,122	\$106
B4 Total	103	77	1	\$3,973,007	\$690,365	\$3,502,473
B4a Total	7	2	0	\$11,567	\$527	\$0
B4bb Total	1	16	0	-\$41,466	-\$97,524	\$0
B4c Total	239	134	2	\$1,105,241	\$177,386	\$0
B4e Total	2	0	0	\$ -	\$ -	\$0
B4j Total	28	20	11	\$164,701	\$320,201	0
B4k Total	0	1	0	-\$5,000	\$0	\$0
B4l Total	11	5	1	\$4,500	\$242,429	0
B4n Total	7	4	1	\$17,149	\$17,619	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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						
B4p Total	0	1	0	\$11,500	\$55	\$0
B4q Total	2	3	0	\$125,359	\$5,796	\$0
B4r Total	2	2	0	\$752,734	\$20,763	\$0
B4T Total	5	5	1	\$ 10,018	\$ 25,568	\$0
B4w Total	5	2	4	\$24,247	\$2,249	0
B4Y Total	2	0	0	\$5,000	\$519	0
B5 Total	2	6	0	\$106,904	\$2,657	\$5,135
B6 Total	0	0	0	-\$349	\$108,746	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	7	6	0	\$2,703	\$25,215	\$8,137
C2 Total	138	96	4	\$2,195,368	\$521,823	\$41,635
C2b Total	1	0	0	\$0	\$0	\$0
C3 Total	169	131	5	\$3,465,372	\$554,036	\$217,452
C4 Total	39	25	2	\$198,492	\$59,601	\$0
C5 Total	73	67	1	\$395,835	\$159,861	\$6,268
D - Examination and Opinion Irregularities						
D Total	113	92	0	\$839,036	\$604,096	\$10,688
D1 Total	31	27	3	\$527,038	\$79,435	\$0
D2 Total	33	25	3	\$282,249	\$46,289	\$0
D3 Total	136	61	3	\$966,315	\$271,586	\$5,000
D4 Total	11	10	0	\$142,839	\$187,037	\$8,333
E - Survey-Inspection/Description Matters						
E1 Total	77	56	7	\$365,478	\$234,312	\$131,834
E2 Total	190	93	1	\$373,991	\$138,505	\$680
F - Closing Procedures						
F Total	1	1	0	\$ -	\$ (3,000)	\$ -
F1 Total	31	41	2	\$275,512	\$156,843	\$12,195
F2 Total	136	83	2	\$825,375	\$906,987	\$56,524
F3 Total	156	196	13	\$1,775,392	-\$27,151	\$29,007
F4 Total	181	138	0	-\$580,394	\$998,313	\$751,073
F5 Total	117	56	1	\$226,564	\$53,275	\$2,800
F6 Total	60	73	0	\$784,749	\$372,902	\$15,000
G - Typing or Policy Review						
G Total	2	4	0	\$9,500	\$43,561	\$0
G1 Total	3	2	0	\$8,244	\$2,634	\$0
H - Taxes and Special Assessments						
H Total	285	336	0	\$650,398	\$238,748	\$34,570
H1 Total	160	144	23	\$497,848	\$149,344	\$30,897
H2 Total	0	1	0	\$0	\$0	\$0
H3 Total	0	0	0	\$0	\$1,797	\$0
H5 Total	2	2	0	\$5,730	\$748	\$5,571
H6 Total	4	4	0	\$4,119	\$0	\$0
I - Escrows						
I Total	24	9	0	\$11,703	\$113,909	\$0
I1 Total	15	25	2	\$1,114,387	\$151,472	\$0
I2 Total	14	14	2	\$6,271	\$61,611	\$0
I3 Total	3	3	0	\$ (100)	\$ (500)	\$ -

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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						
I4 Total	139	97	0	\$1,348,150	\$472,733	\$0
I8 Total	1	0	0	\$93,070	\$3,961	\$0
J - Title Indemnities						
J-8 Total	7	0	0	\$0	\$0	\$0
K - Land Trusts						
K1 Total	7	2	2	\$15,000	\$95,711	\$0
K3 Total	1	0	1	\$0	\$0	0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T1 Total	18	5	3	\$55,292	\$60,762	\$5,000
U - Company Practice Risk Total						
Grand Total	3,398	2,712	132	28,380,411	12,891,752	4,931,402

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2006

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 - Basic Risks						
A Total	2	2	0	0	-391	0
A1 Total	80	57	4	499,489	344,969	17,422
A1A Total	0	0	0	11,000	9,022	0
A1B Total	17	18	6	597,934	199,262	0
A1C Total	3	6	0	82,840	120,776	0
A1D Total	4	1	0	26,454	16,567	0
A2 Total	39	53	1	\$373,703	\$139,905	\$24,072
A3 Total	38	39	2	\$1,208,296	\$354,237	\$0
A4 Total	47	31	0	\$556,417	\$206,952	\$0
A5 Total	12	8	0	(\$780,965)	(\$27,985)	\$0
A6 Total	36	22	1	\$660,645	\$795,057	12,214
A6a Total	8	8	0	\$445,193	\$110,450	0
A6b Total	16	22	0	\$302,903	\$165,869	3,511
A6c Total	7	7	1	\$106,359	\$64,499	0
A6d Total	3	2	0	\$0	\$0	\$0
A6e Total	5	1	0	(\$1,181)	\$25,000	0
A6f Total	1	2	0	\$0	\$0	\$0
A6g Total	1	3	0	(\$51,262)	\$17,377	0
A6h Total	6	3	0	\$22,490	(\$4,132)	0
A6i Total	9	6	1	\$25,000	\$5,296	0
A6j Total	0	0	0	0	0	0
A6k Total	1	0	0	0	0	0
A6l Total	0	0	0	0	0	0
A6m Total	1	0	0	137,911	8,634	0
A6n Total	1	1	0	0	0	0
A6o Total	1	1	1	0	0	0
A6p Total	0	2	0	\$18,343	\$0	0
A6q Total	3	2	0	\$24,187	(\$2,500)	\$ -
A6s Total	0	1	0	35120	14071.56	0
A6t Total	19	14	0	\$239,955	\$18,759	\$0
A6u Total	25	36	2	\$92,853	\$2,231	0
A6v Total	1	0	0	0	0	0
A6x Total	5	11	0	\$94,203	\$290,327	\$8,393
B - Special Risks						
B - Special Risks						
B1 Total	122	104	1	1,076,017	168,392	20,257
B1a Total	0	0	0	-4,471	0	0
B1b Total	5	4	0	82,749	1,000	0
B2 Total	2	0	0	\$26,662	\$69,074	\$0
B3 Total	22	16	0	\$102,454	\$74,000	30,544
B4 Total	76	71	0	\$708,057	\$768,060	\$31,040
B4a Total	6	4	0	\$46,888	\$2,500	\$0
B4bb Total	0	6	0	(\$12,600)	(\$14,180)	\$0
B4c Total	86	114	9	(\$562,860)	\$292,308	5,000

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2006

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4j Total	17	28	7	930,520	93,878	0
B4l Total	9	15	1	\$206,805	(\$2,136)	0
B4n Total	3	5	0	\$113,201	(\$17,584)	0
B4p Total	2	0	0	0	1,706	0
B4q Total	4	2	0	\$0	\$1,294	\$0
B4r Total	1	2	0	\$8,717	\$1,500	\$0
B4T Total	3	4	1	\$336,900	(\$7,250)	0
B4u Total	6	1	0	\$0	\$0	\$0
B4w Total	2	7	0	\$2,000	(\$500)	0
B4Y Total	0	1	0	0	1665.13	0
B5 Total	6	6	0	(\$1,185)	\$26,878	0
B6 Total	0	1	0	350	-349	10,757
C - Plant, Searching and Abstracting Procedures						
C - Plant, Searching and Abstracting Procedures						
C1 Total	36	19	0	\$355,559	\$388,559	\$8,770
C2 Total	137	113	14	\$2,554,474	\$491,782	\$22,570
C2a Total	1	1	0	5,153	0	0
C2h Total	1	0	0	0	0	0
C3 Total	235	163	3	\$2,271,631	\$815,085	\$318,217
C4 Total	78	41	4	\$1,271,135	\$167,023	\$0
C5 Total	51	61	0	\$347,125	\$87,449	\$0
D - Examination and Opinions Error						
D - Examination and Opinion Irregularities						
D Total	69	91	0	\$3,129,188	\$1,147,583	\$44,223
D1 Total	32	52	2	\$666,157	\$82,418	\$100
D2 Total	34	39	3	\$785,087	\$107,439	\$7,062
D3 Total	150	101	3	\$230,335	\$370,203	\$0
D4 Total	23	10	0	\$223,395	(\$3,539)	\$0
E - Survey Inspection/Description Matters						
E - Survey-Inspection/Description Matters						
E1 Total	60	62	7	\$68,390	\$132,443	\$0
E2 Total	251	145	0	\$415,072	\$189,618	\$5,000
F - Closing Procedures						
F - Closing Procedures						
F1 Total	30	38	2	\$78,938	\$177,180	\$46,045
F2 Total	159	105	2	\$1,236,196	\$885,059	\$3,895
F3 Total	169	216	7	\$4,790,340	\$324,044	\$134,653
F4 Total	231	214	1	1,451,747	1,561,343	60,720
F5 Total	104	83	1	(\$71,577)	\$74,928	\$5,387
F6 Total	62	55	1	\$871,255	\$512,917	\$0
G - Typing or Policy Review Error						
G - Typing or Policy Review						
G Total	11	6	0	\$82,380	\$11,463	\$5,422
G1 Total	1	2	0	\$1,151	\$8,950	\$0
H - Taxes and Special Assessments						
H - Taxes and Special Assessments						
H Total	326	366	2	\$1,151,270	\$19,716	\$8,771
H1 Total	166	150	13	\$977,443	\$53,948	\$39,862
H4 Total	1	0	0	0	7,071	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2006

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
H6 Total	1	0	0	(\$4,453)	\$0	\$0
I - Escrows						
I - Escrows						
I Total	7	4	0	\$36,620	\$26,180	\$0
I1 Total	37	39	2	\$8,622	(\$157,322)	\$0
I2 Total	14	18	0	\$442,569	\$157,637	\$0
I3 Total	15	4	0	\$15,097	\$0	\$ -
I4 Total	123	100	0	\$268,602	\$390,074	\$0
I7 Total	1	0	1	0	0	0
I8 Total	1	2	0	\$139,878	\$737	11,000
J - Title Indemnities						
J - Title Indemnities						
J-8 Total	0	0	0	0	0	0
K - Land Trusts						
K - Land Trusts						
K1 Total	7	4	2	26,184	51,399	0
K2 Total	1	0	0	0	264	0
K3 Total	5	2	1	34402.56	11047.57	0
L - Trusts						
L - Trusts						
R - Fidelity						
R - Fidelity						
S - Unauthorized Risk						
S - Unauthorized Risk						
T - Error or Omission						
T - Error or Omission						
T1 Total	31	6	2	193,259	91,465	5,000
U - Company Practice Risk						
U - Company Practice Risk Total						
U Total	9	7	2	328,424	151,877	0
Grand Total	3,433	3,069	113	32,169,141	12,670,546	889,907

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

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
B5 Total	25	12	0	\$21,034.20	\$25,165.00	\$0.00
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

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
K3 Total	5	0	4	\$0.00	\$48,015.51	\$0.00
L - Trusts						
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	1146146	734804	177103
A1A Total	0	0	0	-29020	-724.4	0
A1B Total	0	1	0	70615	71241.2	0
A1C Total	0	1	0	249338	-18393.13	0
A2 Total	31	63	0	1,967,611	288,436	23,678
A3 Total	33	33	3	348,858	905,114	-
A4 Total	46	38	0	610,220	101,475	-
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	-
A6b Total	20	13	0	(180,830)	72,253	-
A6c Total	1	4	0	146,636	(59,260)	-
A6d Total	1	0	0	-	-	-
A6e Total	9	2	0	-	227	-
A6f Total	2	1	0	405	-	-
A6g Total	4	3	0	-	(4,042)	-
A6h Total	7	1	0	-	(912)	-
A6i Total	1	2	0	26,431	9,475	-
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	-	1,000	-
A6p Total	2	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	-
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	-
B - Special Risks						
B1 Total	230	119	0	4,310,445	773,015	2,248
B1A Total	1	1	0	459	-	-
B1B Total	83	21	2	440,325	88,749	34,409
B2 Total	0	1	0	22,389	973	-
B3 Total	45	48	0	198,944	56,557	-
B4 Total	136	114	0	387,854	1,014,355	90
B4a Total	4	5	1	(4,337)	14,908	-
B4b Total	1	1	0	10,850	50	-
B4bb Total	2	3	1	(15,000)	(1,169)	-
B4c Total	226	101	16	1469111	237828.89	-16
B4J Total	1	4	0	41866	-7522.62	0
B4k Total	3	1	0	6,208	0	0
B4l Total	2	4	0	-45615	38336.22	0
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

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
B4r Total	8	1	2	-25,000	-27,041	0
B4s Total	1	0	0	0	0	0
B4t Total	3	6	0	341044	-7492.55	0
B4U Total	3	2	0	53	-3,867	0
B4w Total	3	2	0	5000	41000	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	-60445	7409.51	7882
C2 Total	161	143	1	1213949	549489.18	12850
C3 Total	279	210	7	3308090	835129.05	431378.77
C4 Total	20	47	0	522875	284493.59	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	1129719	660872.98	65741
D2 Total	96	62	3	518328	84654.72	-13000
D3 Total	405	214	7	2456072	910418.83	80543
D4 Total	0	1	0	-2,653	85,998	0
E - Survey Inspection/Description Matters						
E1 Total	88	60	1	1059604.11	335284.17	-70202
E2 Total	390	141	20	323323.5	329560.29	6311.5
F - Closing Procedures						
F1 Total	60	62	0	364435	376387.49	0
F2 Total	984	796	4	1314668	1727636.51	60267
F3 Total	1424	1376	2	60148	1021371.82	12454
F4 Total	433	301	1	8996052	1006466.28	85682
F5 Total	286	125	7	477775	427287.42	26090
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	52061	80514.76	0
H - Taxes and Special Assessments						
H Total	396	463	4	1,162,534	78,767	4,430
H1 Total	95	90	2	575299	-16573.9	113931
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
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

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
K - Land Trusts						
K1 Total	31	28	0	432097	20315.14	9017
K2 Total	0	0	0	0	6446	0
K3 Total	3	1	0	506	-4049.5	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

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APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/04

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	113,332,912
CHICAGO TITLE INS COMPANY	202,939,490
FIDELITY NATIONAL TITLE INS COMPANY	160,984,384
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	0
SECURITY UNION TITLE INS COMPANY	10,966,301
TICOR TITLE INS COMPANY	24,812,714
TICOR FLORIDA	1,389,572
TOTAL FIDELITY NATIONAL FINANCIAL INC.	514,425,373
CENSTAR TITLE	475,168
FIRST AMERICAN TITLE INS COMPANY	227,916,000
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	228,391,168
COMMONWEALTH LAND TITLE INS COMPANY	113,145,107
LAWYERS TITLE INS CORPORATION	210,557,857
TITLE INS COMPANY OF AMERICA	10,679,635
TRANSNATION TITLE INS COMPANY	2,728,549
TOTAL LANDAMERICA	337,111,148
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	1,735,521
COMMERCE TITLE INSURANCE COMPANY	15,327,916
NATIONAL LAND TITLE INSURANCE CO	84,000
NORTH AMERICAN TITLE INSURANCE CORPORATION	18,518,756
OLD REPUBLIC NATIONAL TITLE INS COMPANY	43,738,806
SOUTHERN TITLE INSURANCE COMPANY	222,953
STEWART TITLE GUARANTY COMPANY	237,524,039
TITLE RESOURCES GUARANTY COMPANY	70,319,472
UNITED GENERAL TITLE INS COMPANY	24,983,798
WESTCOR LAND TITLE INSURANCE COMPANY	258,871
TOTAL ALL OTHERS	412,714,132
TOTAL ALL COMPANIES	1,492,641,821

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/05

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	109,274,838
CHICAGO TITLE INS COMPANY	199,965,485
FIDELITY NATIONAL TITLE INS COMPANY	142,344,087
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	0
SECURITY UNION TITLE INS COMPANY	2,935,341
TICOR TITLE INS COMPANY	19,418,679
TICOR FLORIDA	2,473,738
TOTAL FIDELITY NATIONAL FINANCIAL INC.	476,412,168
CENSTAR TITLE	1,269,086
FIRST AMERICAN TITLE INS COMPANY	257,481,997
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	258,751,083
COMMONWEALTH LAND TITLE INS COMPANY	121,159,857
LAWYERS TITLE INS CORPORATION	199,889,788
TITLE INS COMPANY OF AMERICA	11,271,102
TRANSNATION TITLE INS COMPANY	2,136,172
TOTAL LANDAMERICA	334,456,919
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	776,980
COMMERCE TITLE INSURANCE COMPANY	13,941,446
NATIONAL LAND TITLE INSURANCE CO	46,533
NORTH AMERICAN TITLE INSURANCE CORPORATION	13,653,709
OLD REPUBLIC NATIONAL TITLE INS COMPANY	44,097,516
SOUTHERN TITLE INSURANCE COMPANY	6,046,296
STEWART TITLE GUARANTY COMPANY	249,924,890
TITLE RESOURCES GUARANTY COMPANY	63,993,738
UNITED GENERAL TITLE INS COMPANY	22,239,055
WESTCOR LAND TITLE INSURANCE COMPANY	269,660
TOTAL ALL OTHERS	414,989,823
TOTAL ALL COMPANIES	1,484,609,993

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/06

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	112,009,711
CHICAGO TITLE INS COMPANY	222,156,473
FIDELITY NATIONAL TITLE INS COMPANY	141,185,668
SECURITY UNION TITLE INS COMPANY	5,631,733
TICOR FLORIDA	1,840,685
TICOR TITLE INS COMPANY	31,556,919
TOTAL FIDELITY NATIONAL FINANCIAL INC.	514,381,189
CENSTAR TITLE	-52,140
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	51,368
FIRST AMERICAN TITLE INS COMPANY	304,981,167
UNITED GENERAL TITLE INS COMPANY	25,041,059
TOTAL FIRST AMERICAN TITLE	330,021,454
COMMONWEALTH LAND TITLE INS COMPANY	137,863,348
LAWYERS TITLE INS CORPORATION	215,836,067
TITLE INS COMPANY OF AMERICA	8,221,079
TRANSNATION TITLE INS COMPANY	3,787,454
TOTAL LANDAMERICA	365,707,948
OLD REPUBLIC NATIONAL TITLE INS COMPANY	\$46,456,763
OLD REPUBLIC GROUP	
SOUTHERN TITLE INSURANCE COMPANY	\$12,691,857
WESTFIELD GROUP	
NATIONAL LAND TITLE INSURANCE CO	\$764,178
STEWART TITLE GUARANTY COMPANY	\$270,941,213
STEWART TITLE CO	\$271,705,391
NORTH AMERICAN TITLE INSURANCE CORPORATION	\$20,724,144
ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.	4,286,798
COMMERCE TITLE INSURANCE COMPANY	13,183,066
TITLE RESOURCES GUARANTY COMPANY	85,192,430
WESTCOR LAND TITLE INSURANCE COMPANY	178,264
TOTAL ALL OTHERS	102,840,558
TOTAL ALL COMPANIES	1,664,529,304

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

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Appendix B
FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2004
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		224,814,533	663,566,465	474,555,938			1,362,936,936
2	Premiums allocated to agency function-other than home office issue		191,092,353	564,315,868	403,366,832			1,158,775,053
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	204,161,883						204,161,883
4	Gross premiums - home office issue	114,020,169	0		15,684,716			129,704,885
5	Premiums allocated to agency function - home office issue		1,159,818	53,788,041	20,695,415			75,643,274
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	54,061,611						54,061,611
7	Gross premiums - Total (Line 1 + Line 4)	114,020,169	224,814,533	663,566,465	490,240,654			1,492,641,821
8	Total premiums allocated to agency function (Line 2 + Line 5)		192,252,171		424,062,247			616,314,418
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	258,223,493						258,223,493
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					8,036,808		8,036,808
11	Investment income-dividends-before expenses					8,200,073		8,200,073
12	Investment income-other-before expenses					18,420,883		18,420,883
13	Net realized capital gains (losses)					6,895,347		6,895,347
14	Net unrealized capital gains (losses)					-11,495,019		-11,495,019
15	Total (Sum of lines 10 through 14)					30,058,093		30,058,093
OTHER INCOME								
16	Reinsurance fees (acquired)						1,064,272	1,064,272
17	Service charges (from Form 4)	2,126,421	36,710,153		112,781,246	16,262	1,218	151,635,300
18	Escrow & abstract fees						64,992,315	64,992,315
19	Miscellaneous (from Form 4)	1,808,750	553,755		43,155,570	0	48,785,759	94,303,834
20	Total (Sum of lines 16 through 19)	3,935,171	37,263,908		155,936,816	16,262	114,843,564	311,995,721
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	262,158,664	229,516,079		579,999,064	30,074,355	114,843,564	1,216,591,725
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	530,640	253,872	409,444			1,336,004	2,529,960

Appendix B
FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2004
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		87,039,012	208,529,979		50,028,937	345,597,928
1b	Salaries - owners & partners		0	155,150		29,463	184,613
1c	Salaries - Total	56,385,631			147,641		56,533,272
2	Employee benefits, relations & welfare	13,837,154	13,536,524	40,652,753	26,390	8,458,686	76,511,507
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,670,541	10,679,967	14,738,325			27,088,833
3b	Fees paid for title examination & furnishing title evidence - Others	782,269	4,395,877	1,631,121			6,809,267
4a	Closing costs paid non-employees - Title Agents	17,484,923	1,760,173	7,260,077			26,505,173
4b	Closing costs paid non-employees - Others	2,884,917	25,211,979	63,722,421			91,819,317
5	Rent	9,794,033	10,802,623	29,444,293	0	6,565,984	56,606,933
6	Utilities	340,033	485,233	2,280,659	0	472,526	3,578,451
7	Accounting & auditing	2,480,500	197,709	717,285	249,581	207,490	3,852,565
8	Advertising and promotions	7,131,811	3,135,766	8,033,869	0	1,556,438	19,857,884
9	Employee travel, lodging and education	4,292,709	2,193,353	4,749,704	0	1,361,740	12,597,506
10	Insurance	1,244,516	719,165	1,275,371	0	137,339	3,376,391
11	Interest expense	87,405	4,597	36,509	0	221,785	350,296
12	Legal expense	5,806,261	272,614	988,185	0	271,336	7,338,396
13	Licenses, taxes & fees	24,042,036	337,529	1,253,958	0	536,558	26,170,081
14	Postage & freight	678,795	623,354	1,823,230	0	443,514	3,568,893
15	Courier & overnight delivery	1,712,702	5,327,334	12,173,022	0	2,962	19,216,020
16	Telephone & facsimile	3,254,096	3,117,718	9,423,837	0	1,893,277	17,688,928
17	Printing & photocopying	1,937,758	1,183,370	3,793,407	0	805,558	7,720,093
18	Office supplies	2,128,271	2,125,235	6,147,102	0	1,296,570	11,697,178
19	Equipment & vehicle leases	3,554,318	3,118,938	5,763,778	0	1,633,034	14,070,068
20	Depreciation	10,352,985	1,023,793	8,450,064	1,074	1,652,871	21,480,787

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2004
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	12,920	0	57,878	0	12,264	83,062
22	Dues, boards & associations	400,519	491,164	927,479	0	192,730	2,011,892
23	Bad debts	799,546	-5,063	-2,534	0	1,030	792,979
24	Loss adjustment expenses incurred	15,806,288	125,603	382,837	0	0	16,314,728
25	Losses incurred	22,414,461	361,726	623,960			23,400,147
26	Reinsurance charges (ceded)		0	595,090		1,950,262	2,545,352
27	Other	10,816,915	4,217,998	15,835,502	668,568	11,030,327	42,569,310
28	Tax certificates		5,522,281	12,947,634		94,876	18,564,791
29	Recording fees		10,248,908	24,419,353		-306,278	34,361,983
30	Plant lease/update costs		3,184,769	14,445,689		8,381,896	26,012,354
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	24,143,714					24,143,714
33	Abstract costs					-500	-500
34	Real estate expenses				3,562		3,562
35	Real estate taxes				203,877		203,877
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	17,391	-580	9,909	0	5,260	31,980
38	Donations/lobbying	275,903	242,078	620,306	0	117,218	1,255,505
39	Trade association fees	400,937	100,573	465,280	0	184,296	1,151,086
40	Total Expenses (Sum of lines 1 through 39)	246,972,258	201,781,320	504,372,482	1,300,693	99,239,449	1,053,666,202
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	15,186,406	27,734,759	75,626,582	28,773,662	15,604,115	162,925,523

Appendix B
FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2005
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		382,167,100	595,771,633	352,452,479			1,330,391,212	
2	Premiums allocated to agency function-other than home office issue		324,842,035	504,948,971	299,571,065			1,129,362,071	
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	201,029,141						201,029,141	
4	Gross premiums - home office issue	148,329,497	1,156,387		4,732,897			154,218,781	
5	Premiums allocated to agency function - home office issue		982,929	93,068,770	4,022,943			98,074,642	
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	56,144,139						56,144,139	
7	Gross premiums - Total (Line 1 + Line 4)	148,329,497	383,323,487	595,771,633	357,185,376			1,484,609,993	
8	Total premiums allocated to agency function (Line 2 + Line 5)		325,824,964		303,594,008			629,418,972	
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	257,173,280						257,173,280	
INVESTMENT INCOME									
10	Investment income-tax exempt-before expenses					7,766,334		7,766,334	
11	Investment income-dividends-before expenses					14,907,013		14,907,013	
12	Investment income-other-before expenses					24,698,525		24,698,525	
13	Net realized capital gains (losses)					10,058,967		10,058,967	
14	Net unrealized capital gains (losses)					-10,804,317		-10,804,317	
15	Total (Sum of lines 10 through 14)					46,626,522		46,626,522	
OTHER INCOME									
16	Reinsurance fees (acquired)						2,031,586	2,031,586	
17	Service charges (from Form 4)	2,971,939	82,348,253		84,282,322	0	2,887	169,605,401	
18	Escrow & abstract fees						99,399,842	99,399,842	
19	Miscellaneous (from Form 4)	4,968,911	4,988,091		49,365,852	0	27,659,827	86,982,680	
20	Total (Sum of lines 16 through 19)	7,940,850	87,336,344		133,648,174	0	129,094,142	358,019,509	
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	265,114,130	413,161,307		437,242,182	46,626,522	129,094,142	1,291,238,283	
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	602,885	188,377	523,628	All other forms For Which A Premium Was Charged		1,525,400	Total 2,840,290	

Appendix B

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2005
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		143,712,536	170,934,275		52,648,017	367,294,828
1b	Salaries - owners & partners		0	195,046		38,017	233,063
1c	Salaries - Total	75,904,501			165,027		76,069,528
2	Employee benefits, relations & welfare	16,691,209	24,799,486	34,327,926	29,059	10,005,630	85,853,309
3a	Fees paid for title examination & furnishing title evidence - Title Agents	3,272,615	2,860,801	10,524,468			16,657,884
3b	Fees paid for title examination & furnishing title evidence - Others	1,130,353	8,544	2,106,404			3,245,301
4a	Closing costs paid non-employees - Title Agents	9,374,910	24,624,686	9,220,656			43,220,253
4b	Closing costs paid non-employees - Others	3,217,330	62,993,003	31,268,559			97,478,892
5	Rent	8,115,546	19,973,793	24,058,628	0	7,459,478	59,607,446
6	Utilities	266,916	1,108,975	2,196,678	0	565,160	4,137,729
7	Accounting & auditing	3,621,524	272,516	710,813	292,002	249,590	5,146,446
8	Advertising and promotions	6,189,516	4,377,968	6,858,942	0	1,785,784	19,212,210
9	Employee travel, lodging and education	6,343,195	4,351,873	2,653,073	0	1,376,047	14,724,189
10	Insurance	930,398	667,063	1,150,392	0	484,085	3,231,938
11	Interest expense	159,509	31	86,734	0	499,834	746,108
12	Legal expense	5,379,905	628,519	760,587	0	271,539	7,040,550
13	Licenses, taxes & fees	23,775,144	1,476,743	996,026	0	577,828	26,825,742
14	Postage & freight	864,965	1,108,734	1,620,103	0	535,837	4,129,639
15	Courier & overnight delivery	-164,236	7,312,951	9,666,770	0	0	16,815,484
16	Telephone & facsimile	2,573,898	4,158,918	5,635,692	0	1,811,631	14,180,140
17	Printing & photocopying	1,218,171	1,780,059	2,566,760	0	789,363	6,354,353
18	Office supplies	2,897,475	4,076,579	4,789,606	0	1,505,234	13,268,893
19	Equipment & vehicle leases	4,248,572	4,354,777	5,385,906	0	1,805,049	15,794,305
20	Depreciation	10,429,987	3,443,639	5,764,277	1,171	1,681,897	21,320,971

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2005
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	9,058	0	61,738	0	8,696	79,492
22	Dues, boards & associations	250,117	576,478	619,975	0	185,129	1,631,699
23	Bad debts	123,115	11,655	113,816	0	9,674	258,260
24	Loss adjustment expenses incurred	18,676,305	17,490	869,928	0	0	19,563,723
25	Losses incurred	23,796,120	1,390,799	4,320,022			29,506,941
26	Reinsurance charges (ceded)		0	451,181		1,629,638	2,080,819
27	Other	4,497,576	21,491,208	9,988,405	1,280,419	17,776,100	55,033,708
28	Tax certificates		9,389,369	10,747,612		-3,677	20,133,304
29	Recording fees		17,092,673	21,589,268		4,605	38,686,546
30	Plant lease/update costs		7,312,955	9,370,615		9,315,151	25,998,720
31	Allowances to managers & agents	9,538	0	0	0	0	9,538
32	Net addition to unearned premium reserve	18,484,082					18,484,082
33	Abstract costs					5,736,966	5,736,966
34	Real estate expenses				88,757		88,757
35	Real estate taxes				177,871		177,871
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	12,516	36	4,887	0	1,557	18,996
38	Donations/lobbying	314,335	625,539	745,508	0	191,528	1,876,909
39	Trade association fees	280,375	353,546	307,292	0	172,180	1,113,394
40	Total Expenses (Sum of lines 1 through 39)	252,894,541	376,353,941	392,668,568	2,034,306	119,117,569	1,143,068,924
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	12,219,589	36,807,366	44,573,614	44,592,216	9,976,573	148,169,359

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2006
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		371,071,707	706,768,597	394,627,898			1,472,468,202
2	Premiums allocated to agency function-other than home		315,410,951	598,684,150	335,236,482			1,249,331,583
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	223,136,619						223,136,619
4	Gross premiums - home office issue	148,387,819	31,321,884		12,351,399			192,061,102
5	Premiums allocated to agency function - home office		26,479,753	101,565,817	10,498,690			138,544,260
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	53,516,842						53,516,842
7	Gross premiums - Total (Line 1 + Line 4)	148,387,819	402,393,591	706,768,597	406,979,297			1,664,529,304
8	Total premiums allocated to agency function (Line 2 +		341,890,704		345,735,172			687,625,876
9	Total premiums allocated to underwriter function (Line 3	276,653,461						276,653,461
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					9,557,935		9,557,935
11	Investment income-dividends-before expenses					11,508,213		11,508,213
12	Investment income-other-before expenses					35,013,627		35,013,627
13	Net realized capital gains (losses)					506,631		506,631
14	Net unrealized capital gains (losses)					-522,235		-522,235
15	Total (Sum of lines 10 through 14)					56,064,171		56,064,171
OTHER INCOME								
16	Reinsurance fees (acquired)						2,101,136	2,101,136
17	Service charges (from Form 4)	1,340,337	88,198,236		106,452,020	0	2,321	195,992,914
18	Escrow & abstract fees						67,538,469	67,538,469
19	Miscellaneous (from Form 4)	3,789,419	4,089,680		35,678,826	0	69,341,005	112,898,930
20	Total (Sum of lines 16 through 19)	5,129,756	92,287,916		142,130,846	0	138,982,931	378,531,449
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	281,783,217	434,178,620		487,866,017	56,064,171	138,982,931	1,398,874,957
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	662,039	168,160	593,214			1,520,388	2,943,801

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2006
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		157,930,198	184,015,525		59,207,103	401,152,826
1b	Salaries - owners & partners		0	189,114		40,531	229,645
1c	Salaries - Total	68,754,328			176,610		68,930,938
2	Employee benefits, relations & welfare	12,628,945	27,364,491	38,643,611	30,149	12,295,776	90,962,972
3a	Fees paid for title examination & furnishing title evidence - Title Agents	11,266,571	1,809,616	14,252,814			27,329,001
3b	Fees paid for title examination & furnishing title evidence - Others	507,116	2,734,854	1,946,749			5,188,719
4a	Closing costs paid non-employees - Title Agents	29,360,816	9,281,334	10,723,317			49,365,467
4b	Closing costs paid non-employees - Others	1,766,612	71,478,525	29,671,141			102,916,278
5	Rent	7,381,671	20,903,276	24,389,578	0	8,072,578	60,747,102
6	Utilities	104,111	1,563,325	2,576,510	0	705,530	4,949,476
7	Accounting & auditing	2,811,215	228,121	684,386	596,855	268,030	4,588,607
8	Advertising and promotions	6,514,783	6,441,397	8,148,974	0	2,321,770	23,426,923
9	Employee travel, lodging and education	4,783,034	3,656,046	2,535,936	0	1,540,227	12,515,243
10	Insurance	760,027	560,429	1,179,787	0	-172,821	2,327,422
11	Interest expense	452,577	455	184,552	0	1,118,967	1,756,551
12	Legal expense	7,502,748	537,143	533,549	0	253,117	8,826,556
13	Licenses, taxes & fees	17,569,957	696,878	614,594	0	241,848	19,123,277
14	Postage & freight	804,576	1,075,748	1,589,633	0	500,848	3,970,805
15	Courier & overnight delivery	-679,031	8,814,751	10,263,409	0	385	18,399,515
16	Telephone & facsimile	5,972,796	3,492,631	5,584,893	0	1,578,567	16,628,887
17	Printing & photocopying	1,428,124	1,854,821	2,659,276	0	846,812	6,789,033
18	Office supplies	1,971,105	4,187,850	4,405,112	0	1,503,179	12,067,246
19	Equipment & vehicle leases	4,580,028	3,936,237	4,996,850	0	1,723,944	15,237,059
20	Depreciation	11,012,139	3,461,026	6,123,199	0	2,117,146	22,713,510

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2006
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	7,511	0	60,738	0	15,134	83,383
22	Dues, boards & associations	562,048	373,411	500,329	0	205,622	1,641,410
23	Bad debts	212,142	99,532	-65,906	0	100,425	346,193
24	Loss adjustment expenses incurred	19,633,295	20,086	1,782,170	0	0	21,435,551
25	Losses incurred	23,905,632	590,345	501,133			24,997,110
26	Reinsurance charges (ceded)		0	278,365		1,826,781	2,105,146
27	Other	18,161,712	12,433,197	14,225,910	702,247	16,946,160	62,469,225
28	Tax certificates		8,274,279	9,764,583		13,118	18,051,980
29	Recording fees		20,370,580	28,991,422		-137,344	49,224,658
30	Plant lease/update costs		10,346,632	9,647,502		5,067,300	25,061,434
31	Allowances to managers & agents	5,613	0	0	29,759	0	35,372
32	Net addition to unearned premium reserve	11,502,725					11,502,725
33	Abstract costs					267	267
34	Real estate expenses				4,540		4,540
35	Real estate taxes				273,130		273,130
36	Damages paid for bad faith suits	1,440	0	0	0	0	1,440
37	Fines or penalties for violation of law	1,498,848	275	14,395	0	3,525	1,517,043
38	Donations/lobbying	306,272	490,948	526,709	0	148,412	1,472,340
39	Trade association fees	368,202	362,889	405,144	0	110,136	1,246,370
40	Total Expenses (Sum of lines 1 through 39)	273,419,689	385,371,321	422,545,003	1,813,290	118,463,071	1,201,612,373
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	8,363,529	48,807,299	65,321,014	54,250,881	20,519,860	197,262,584

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			1,380,681,518
2	Premiums allocated to agency function-other than home office issue		259,069,179	586,836,057	318,133,689			1,164,038,925
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	216,642,592						216,642,592
4	Gross premiums - home office issue	164,330,417	53,826,381		21,708,121			239,864,919
5	Premiums allocated to agency function - home office issue		45,738,847	110,633,009	18,451,989			174,823,844
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	65,041,075						65,041,075
7	Gross premiums - Total (Line 1 + Line 4)	164,330,417	358,613,651	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)	281,683,667						281,683,667
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)	293,208,561	402,568,918		483,026,121	40,057,153	135,831,640	1,354,692,393
		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	
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	608,650	137,261	520,148			1,485,809	2,751,868

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	20,597,303	1,189,801	7,006,033			28,793,137
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	40,554,493	7,805,077	16,971,065			65,330,635
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)	294,199,729	354,371,433	411,773,916	2,647,772	126,593,600	1,189,586,449
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	-991,168	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

		(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		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	91,154,946	12,290,567			110,957,441
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	46,014,580						46,014,580
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)	209,521,137						209,521,137
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)	217,154,943	175,006,823		487,390,325	-13,453,601	110,991,628	977,090,119
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	488,421	128,298	365,431			1,210,786	2,192,936

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	9,313,625	3,960,570	5,449,861			18,724,056
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	11,298,227	1,431,540	12,310,262			25,040,029
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	3,535	52,132	0	7,319	246,658
22	Dues, boards & associations	728,281	219,565	501,845	0	147,340	1,597,031
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	8,741,736			33,570,076
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)	232,620,913	152,204,092	475,251,131	2,755,571	99,638,655	962,470,362
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	-15,465,970	22,802,732	12,139,194	-16,209,172	11,352,973	14,619,757



Texas Department of Insurance
333 Guadalupe
Austin, TX 78701