



**TEXAS DEPARTMENT OF INSURANCE / FINANCIAL REGULATION DIVISION  
FINANCIAL EXAMINATIONS / TITLE EXAMINATIONS**

**SUMMARY OF OPERATIONS FOR 4TH QUARTER, FY 2012  
JUNE, 2012 – AUGUST, 2012  
for presentation to the  
Texas Title Insurance Guaranty Association Board of Directors  
October 30, 2012**

**COMPLIANCE AUDITS AND ESCROW AUDIT REPORTS**

	Qtr	FY 12	FY 11	FY 10	FY 09	FY 08	FY 07
Field audits completed	85	343	300	322	369	254	255
Field audit reports processed	82	333	298	319	360	241	246
Section 2651.151 audit reports received	50	580	612	618	652	638	633
Section 2651.151 audit reports reviewed	52	576	604	608	657	627	636

**Analysis of Title Insurance Agencies Licensed as of 8/31/12**

		<b>Breakdown of Comprehensive Audit Status</b>			
<b>Region</b>	<b># of agencies</b>	<b>Agencies audited within last 2 years</b>	<b>Agent's last audit was 2 - 3 years ago</b>	<b>Agent's last audit was over 3 years ago</b>	<b># of (new) agents never audited</b>
<b>NTX</b>	189	173	6	0	10
<b>CTX</b>	115	109	4	0	2
<b>WTX</b>	103	100	2	0	1
<b>HOU</b>	125	118	3	0	4
<b>STX</b>	36	36	0	0	0
<b>Totals:</b>	<b>568</b>	<b>536</b>	<b>15</b>	<b>0</b>	<b>17</b>
	% of Total:	94.4%	2.6%	0.0%	3.0%

**REVISED Goal:** In order to comprehensively audit every agent at least once every 2 years, we need to conduct 284 comprehensive audits per year, which amounts to 71 audits per quarter.

Last 12 months (9/1/11 – 8/31/12): 343 audits (59 over goal)

Last 3 months (6/1/12 – 8/31/12): 85 audits (14 over goal)

**Results of follow-up audits:**

<b>No. of follow-ups completed</b>	<b>Compliance achieved</b>	<b>Improvement but further action needed</b>	<b>Another on-site audit or stronger action needed</b>
0	0	0	0

**Orders signed by Commissioner Kitzman during quarter (26):**

DATE	ORDER #	AGENCY/PERSON	REASON	FINE AMT
6/5/12	12-0510	Alamo Title Ins., Jacksonville	Improper handling of title claim.	\$5,000
6/6/12	12-0513	Nadine Gutierrez, Seguin	Failed to complete all req'd CE hrs.	\$2,000
6/6/12	12-0515	Arthur Fant, Houston	Allowed unlicensed employee to act as an escrow officer.	\$2,500
6/6/12	12-0518	Fannin County Title Company and William Munson, Bonham	Allowed unlicensed employee to act as an escrow officer and failed to pay guaranty fees timely.	\$4,000
6/15/12	12-0556	Advantage Ti. Trvs. Cty., Austin	Failed to timely remit annual audit report.	\$5,200
6/15/12	12-0557	Breckenridge Abstract and Title Corp. and John Cook, Breckenridge	Unauthorized business of insurance, failed to comply with previous order.	\$5,000 + agcy. license revoked
6/15/12	12-0558	Lacie Devine	Violation of Section 2652.201(5).	Escr. officer lic. revoked.
6/15/12	12-0559	IntegrityTitle Comp., Houston	Website offered discounted premium.	\$1,500
6/15/12	12-0560	Texas Homeland Title, Conroe	Failed to timely remit guaranty fees.	\$2,800
6/15/12	12-0561	Elizabeth Trout, Dallas	Failed to complete all req'd CE hrs.	\$2,500
6/26/12	12-0582	Assurance Ti. Svcs., Glen Rose	Failed to timely remit guaranty fees.	\$1,300
6/26/12	12-0583	Karnes Land T.C., Karnes City	Failed to timely remit ann. audit rept.	\$6,000
7/2/12	12-0611	Fidelity National Title Insurance Company - Houston	Allowed unlicensed employee to act as an escrow officer.	\$5,000
7/3/12	12-0614	DHH Title Company, Houston	Allowed unlicensed employee to act as an escrow officer.	\$3,000
7/3/12	12-0615	LCH Title Company, Houston	Allowed unlicensed employee to act as an escrow officer.	\$6,000
7/11/12	12-0627	Leonard Rodriguez, Houston	Acted as EO without being licensed.	\$2,000
7/26/12	12-0647	Pinnacle Title Company, LP, Houston	Violated terms of prior order.	Agcy license revoked.
8/3/12	12-0670	First Western Title Comp., Fort Worth	Violated Sec. 2652.002, 2702.053, R-2, P-21, P-27, P-61, and MEAPICs #7A and #9.	\$5,000
8/8/12	12-0676	Collingsworth Abstract Co., Wellington	Failed to timely remit guaranty fees.	\$1,400
8/8/12	12-0677	Title One, Digital Title Services, LLC, Lubbock	Violated Sec. 2651.301 and MEAPICs #9 and #17.	\$4,000
8/8/12	12-0678	Preston Title, Incorporated, Plano	Failed to timely remit ann. audit rept.	\$6,200
8/16/12	12-0696	Fair Land Title Company, Plano	Failed to timely remit guaranty fees.	\$2,400
8/16/12	12-0697	Vantage Point Title, Inc., Irving	Violated Sec. 2602.151, 2651.013, 2651.202, 2651.307, 2702.053, 2703.151, 2704.001, R-2, P-2, P-17, P-21, P-22, P-27, P-32, G-1, and M.R. #9.	\$48,500
8/24/12	12-0708	Nebraska Upstream Solutions, Inc., San Antonio	Violated Sections 2501.004, 2652.002, and 541.059.	\$10,000
8/24/12	12-0710	Parker County Ti. Svcs., Weatherford	Failed to timely remit ann. audit rept.	\$3,100
8/24/12	12-0711	Transamerican Title Company, LLC, and Jessica Wright, Austin	Violated Sections 101.102, 2501.005, and 2652.001.	Agcy license revoked.

**Active cases in Financial, Enforcement & Fraud:**

	Active cases at 6/1/12	Cases referred Qtr. 12-4	Cases cleared Qtr. 12-4	Active cases at 8/31/12
<b>Financial Program</b>				
Confidential Supervision	0	0	0	0
Receivership	12	0	0	12
Troubled title agents	19	3	3	19
<b>Enforcement</b>				
Miscellaneous violations of the TIC	24	1	13	12
Rebating	2	0	1	1
License revocation (agent and/or escrow officer)	8	3	4	7
Late escrow audit rept. &/or stat rept. &/or guaranty fees	13	2	8	7
<b>Fraud Unit</b>				
Misappropriation of fiduciary funds	23	0	0	23
<b>Total</b>	<b>101</b>	<b>9</b>	<b>29</b>	<b>81</b>

## STATISTICAL REPORT LIMITED REVIEWS

Out of 85 comprehensive audits completed during the quarter, 18 (21%) included a limited review of the agent's latest statistical report. The following results were reported.

	QTR	FY 12	FY 11	FY 10	FY 09	FY 08
Number of statistical reports reviewed.	18	178	152	149	116	73
1. No material discrepancies noted.	18	170	147	143	113	72
2. Income and/or expense amounts reported in wrong categories.	0	4	2	0	0	0
3. Total income and/or expense amounts reported didn't agree with agency's financial statements.	0	4	3	6	3	1
4. Forms missing or incomplete.	0	0	0	0	0	0
5. Miscellaneous other discrepancies.	0	0	0	0	0	0

## RESULTS OF COMPLIANCE AUDITS DURING QUARTER

Listed below are audit findings for June through August, 2012, the 4th quarter of the State's fiscal year 2012. Numbers represent the number of agencies where the infraction occurred, not the number of times it occurred.

VIOLATION OR DISCREPANCY	QTR	YTD
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### INSOLVENCY

Financial statements indicated agent was insolvent or had cash flow problems.	4	23
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### ABSTRACT PLANT

Abstract plant not in compliance with Article 9.02(i) and Procedural Rule P-12.	6	28
Agency personnel unable to retrieve instrument information. Unable to verify legal plant.	0	1

### TEXAS INSURANCE CODE

§ 101.102 – Conducted unauthorized business of insurance.	0	4
Section 2502.051 (formerly Art. 9.30) – Gave/received thing of value for referral of title insurance business.	3	7
Section 2704.001 (formerly Art. 9.34) – Provided policies to non-licensed entity and sold title evidence for counties for which agent was not licensed	0	0
Section 2704.001 (formerly Art. 9.34) – Policy not based on evidence from a legal abstract plant and/or no attempt made to contact out-of-county agents for title evidence.	0	3
Section 2704.001 (Art. 9.34) – Issued policies for property in county where not licensed.	2	8
Section 2704.001 (formerly Art. 9.34) – Signed commitments not maintained as part of complete evidence of insurability or countersigned policies not maintained.	6	27
Section 2651.002 (formerly Art. 9.36) – Agent used an unlicensed name or dba name.	7	11
Section 2651.301 (formerly Art. 9.37B) – Misappropriation or conversion to own use of money belonging to another person.	2	3
Section 2651.301 (formerly Art. 9.37B) – Failed to maintain separate escrow account (commingled escrow & operating funds).	9	32
Section 2651.101 and/or 2652.101 (formerly Art. 9.38 and/or 9.45) – No agency/escrow officer bond or insufficient bond.	2	13
Section 2651.151 (formerly Art. 9.39) – Annual escrow audit report prepared incorrectly or contained material inaccuracies or other problems.	6	26
Section 2652.001 (formerly Art. 9.41) – Unlicensed person acting as an escrow officer.	7	39
Section 2602.151 (formerly Art. 9.48) and Administrative Rule G-1 – Failure to collect Policy Guaranty Fee or failure to maintain the policy fees in an escrow account.	4	13
Section 2602.103 (Art. 9.48) – Failure to produce requested files or other records.	1	3
Section 2702.053 (formerly Art. 9.53) – Actual receipts and/or disbursements not in agreement with settlement statement or premium split not disclosed.	38	172

VIOLATION OR DISCREPANCY	QTR	YTD
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**BULLETINS**

<b>Title Bulletin No. 152</b> – Policy dates incorrect.	3	6
<b>Title Bulletin No. 160</b> – All parties receiving portions of the real estate commission not disclosed on settlement statement.	25	107

**PROCEDURAL RULES**

P-18: Commitment not issued as required in rule or commitment incomplete.	1	8
P-21: Schedule D of commitment not in file or premium split not disclosed on commitment.	28	104
P-22: No T-00's in files or T-00's incorrect or incomplete.	21	85
P-27 ("Good Funds") violations: Unauthorized checks over \$1,500. Receipts not deposited timely or not received and posted before disbursements made.	8	30
P-35: Verbal or written guaranty, affirmation, indemnification, or certification issued.	1	8
P-61: Failure to issue title policy timely.	0	5
P-62: Operated in county for which not licensed.	0	1

**RATE RULES**

Incorrect premium charged (violation of one or more rate rules).	14	58
R-1: Unauthorized fee charged for closing (or tax search) in addition to premium.	2	10
R-2: Premium remittances to underwriters not timely or amounts incorrect.	7	16
R-2: Premium collected but issuance of policy withheld.	2	4
R-2: Premium collected in installments or premium not collected at all.	0	0
R-8: Refinance credit not given or not calculated correctly.	6	15

**MINIMUM ESCROW ACCOUNTING PROCEDURES & INTERNAL CONTROLS**

#1 - Monthly escrow trial balances not prepared or not prepared timely.	3	9
#1 - Testing proved escrow trial balances unreliable.	0	0
#1 - Escrow trial balances not prepared correctly.	6	25
#2 - Three-way reconciliations not prepared or not prepared timely or portions of records not available.	2	11
#2 - Escrow trial balances and/or book balances and/or reconciled bank balances not in agreement. Differences unreconciled.	0	2
#2 - Bank reconciliations, book balances, or three-way reconciliations prepared incorrectly.	7	26
#3 – Reconciliations not approved by management or reviewed by another employee.	3	17
#4 - Accounting duties not segregated sufficiently and reconciliations not reviewed by manager or owner.	1	1
#5 - Only one signature on escrow checks when agency's size required two signatures.	4	12
#6 - Records did not include copies of all checks, invoices, deposit slips and receipt items.	4	23
#7A - Invested escrow accounts not styled correctly.	2	7
#7B - No written authorization to invest escrow funds.	0	1
#7C - Invested escrow account used agent's tax ID number instead of that of beneficiary.	1	2
#7D – No control ledger for invested escrow accounts. Interest not posted timely.	2	3
#8 - Guaranty files used name identification instead of unique numbers. Same file number used for more than one transaction.	0	3
#9 - Escrow bank accounts not styled as "escrow" or "trust".	7	33
#10 - No management approval for disbursements made on accounts open for more than six months or no review for disposition of funds.	7	28
#12 - No management approval for transfers of funds between guaranty files and/or transfers not documented in the files.	0	4

<b>VIOLATION OR DISCREPANCY</b>	<b>QTR</b>	<b>YTD</b>
#13 - Seller not properly notified of NSF checks.	2	3
#14 - Guaranty file number not displayed on all escrow checks, deposit tickets or other documents.	0	8
#15 - Disbursement sheets missing, incomplete or incorrect.	23	77
#16 - Every disbursement not supported by invoice or sufficient other evidence.	40	134
#17 - Escrow receivables not cleared timely.	7	41
#18 - Settlement statement changes not initialed or supported adequately or contained white-out corrections.	0	0
#19 - Signed, pre-numbered receipts not issued for cash.	3	5
#20 - Images of checks did not meet requirements.	3	23
#21 - Escrow bank account not maintained at a financial institution in Texas.	0	0

#### **AGENCY**

Agent breached fiduciary responsibility to buyer and seller by engaging in "self-dealing".	0	8
Failed to disclose affiliated business arrangement as required by RESPA § 3500.15.	5	16

#### **ESCROW ACCOUNTING**

Material escrow funds irregularity or irregularities [i.e., escrow bank account overdrawn, receipt posted but never actually received or check-clearing date problems].	0	0
Deposits and/or disbursements not booked in appropriate month.	7	29
Receivable(s) created by depositing into one bank account and disbursing from another account.	2	5
Reconciling items not posted timely and/or not cleared timely and/or not supported by adequate documentation.	4	18
Pattern of posting errors.	1	5
Signature on checks not on bank signature card or previous employees still on bank signature card.	2	4
Outstanding checks not cleared timely.	30	160
Deposit-in-transit list and/or outstanding checklist prepared incorrectly.	17	65
Duplicate check numbers in same escrow account; checks written out of numerical sequence or more than one check number used for same disbursement.	0	0

#### **GUARANTY FILES**

Original legal documents found in guaranty files after title policies issued.	0	2
Legal documents not recorded timely with county clerk or evidence of timely recording not in file.	18	73
Cash or disbursement check found in file.	0	1
Funds not disbursed or escheated to state.	29	93