

No. **4002**

**OFFICIAL ORDER  
of the  
TEXAS COMMISSIONER OF INSURANCE**

Date: JUN 04 2015

**Subject Considered:**

**Tiago Title, LLC**  
8226 Douglas Avenue, Suite 748  
Dallas, Texas 75225

**CONSENT ORDER**  
TDI ENFORCEMENT FILE NO. 8846

**General remarks and official action taken:**

The commissioner of insurance considers whether disciplinary action should be taken against Tiago Title, LLC.

**WAIVER**

Tiago Title, LLC acknowledges that the Texas Insurance Code and other applicable law provide certain rights. Tiago Title, LLC waives all of these rights, and any other procedural rights, in consideration of the entry of this consent order.

**FINDINGS OF FACT**

1. Tiago Title, LLC, firm identification number 92460, holds a title insurance agency license that was issued April 17, 2013.
2. Michael Zara is the president of Tiago Title, LLC.
3. Title agencies, including Tiago Title, LLC, are required to file with the department an annual trust fund account audit report prepared by a certified public accountant. The report is due before the 91<sup>st</sup> day after the end of the agent's fiscal year.
4. Tiago Title, LLC's fiscal year ended June 30, 2014.
5. Tiago Title, LLC's annual trust fund account audit report was due September 30, 2014.
6. The department received Tiago Title, LLC's annual trust fund account audit report November 21, 2014, seven weeks after the September 30, 2014, deadline.

## CONCLUSIONS OF LAW

1. The commissioner has jurisdiction over this matter pursuant to TEX. INS. CODE §§ 82.051-82.055, 84.021, 2551.001, 2551.003, 2651.151-2651.157, and 4005.102-4005.104; and TEX. GOV'T CODE §§ 2001.051-2001.178.
2. The commissioner has the authority to dispose of this case informally pursuant to TEX. GOV'T CODE § 2001.056; TEX. INS. CODE §§ 36.104 and 82.055; and 28 TEX. ADMIN. CODE § 1.47.
3. Tiago Title, LLC failed to timely submit an annual trust fund account audit in violation of TEX. INS. CODE §§ 2651.151-2651.157.

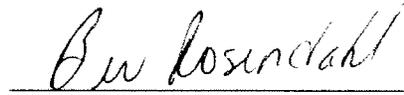
The commissioner orders Tiago Title, LLC to pay an administrative penalty of \$1,200. Tiago Title, LLC must pay the penalty in full by no later than 30 days from the entry date of this consent order. The penalty must be paid by cashier's check or money order made payable to the "State of Texas" and sent to the Texas Department of Insurance, Attn: Enforcement Section, Division 40111, MC 9999, P.O. Box 149104, Austin, Texas 78714-9104.



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David C. Mattax  
Commissioner of Insurance

For the Department:



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Beverly Rosendahl  
Staff Attorney, Compliance Division  
Texas Department of Insurance

AFFIDAVIT

STATE OF Texas

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COUNTY OF Collin

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Before me, the undersigned authority, personally appeared the affiant, who was duly sworn by me and deposed as follows:

"My name is Jonathan Whyte. I am of sound mind, capable of making this statement, and have personal knowledge of these facts which are true and correct.

I am the representative of Tiago Title, LLC. I hold the position of Managing Partner, and I am authorized to make this statement on behalf of the company:

Tiago Title, LLC knowingly and voluntarily enters into this consent order. The company agrees with and consents to the issuance and service of the consent order by the Texas commissioner of insurance."

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me on May 19, 2015.

(NOTARY SEAL)

[Signature]  
Signature of Notary Public

