



# **TEXAS TITLE INSURANCE INDUSTRY EXPERIENCE REPORT COMPILATION**

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**Calendar Years 2016-2020**

Texas Department of Insurance  
Property and Casualty Division – Property and Casualty Actuarial Office  
PO BOX 12030 | Austin, Texas 78711-2030  
800-578-4677 | [tdi.texas.gov](http://tdi.texas.gov)

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# Introduction

Under Insurance Code 2703.153, the Texas Department of Insurance's Property and Casualty Data Services Team annually collects information from title agents and underwriters doing business in Texas. TDI asks agents and companies to report their income, expenses, and losses. TDI publishes these reports in the Texas Title Insurance Agent Experience Report Compilation and the Texas Title Insurance Industry Experience Report Compilation. The following report includes a compilation of information from the Texas title insurance underwriters' data call.

Copies of both title reports are available from the TDI web page at [www.tdi.texas.gov/reports/report8.html](http://www.tdi.texas.gov/reports/report8.html). Complete company reports and agent reports may be requested from the Property and Casualty Data Services Team at 512-676-6690.

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**TEXAS TITLE INSURANCE  
UNDERWRITING COMPANY EXPERIENCE**

<b>INCOME</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
1. Gross Title Premiums	2,041,418,863	2,055,916,368	2,164,266,861	2,243,213,051	2,627,090,787
2. Title Premiums Retained by Agents	1,707,727,443	1,720,976,701	1,800,096,342	1,876,526,451	2,202,572,954
3. Title Premiums Remitted to Underwriters	333,691,419	334,939,667	364,170,519	366,686,600	424,517,833
4. Service Charges	3,373,624	3,025,326	3,518,750	2,170,540	1,606,249
5. Other Income	2,944,883	2,595,909	2,413,465	3,988,941	4,146,262
<b>GROSS INCOME</b>	<b>340,009,926</b>	<b>340,560,902</b>	<b>370,102,734</b>	<b>372,846,081</b>	<b>430,270,343</b>
<b>EXPENSES</b>					
1. Salaries:	65,807,257	56,896,764	59,597,732	58,320,684	66,446,115
2. Employee Benefits, Relations & Welfare	11,493,503	10,515,738	11,638,764	10,438,142	10,953,231
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	2,106,668	4,749,923	3,834,699	4,118,473	12,300,516
3b. Others	3,899,678	1,858,452	1,716,707	1,182,897	2,149,401
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	911	0	0	0	12,596,472
4b. Others	-804,817	-851,426	-689,300	-95,357	-693,176
5. Rent	4,429,378	2,979,535	4,272,734	3,648,739	3,371,957
6. Utilities	1,339,610	1,071,720	1,262,247	953,078	850,992
7. Accounting & Auditing	2,077,553	2,176,331	2,031,469	1,228,505	1,459,513
8. Advertising and promotions	3,301,497	3,018,688	3,266,601	3,940,963	2,826,998
9. Employee travel, lodging & education	4,389,805	4,210,292	4,680,390	4,256,631	1,650,830
10. Insurance	788,963	719,225	655,853	628,651	369,243
11. Interest	261,307	282,161	4,062	511	2,769
12. Legal Expenses	5,734,047	3,609,736	3,374,068	3,006,662	2,652,695
13. Licenses, Taxes, & Fees	33,801,626	32,688,377	37,223,181	35,596,261	37,444,723
14. Postage & Freight	704,261	257,271	349,690	229,490	198,893
15. Courier & Overnight Delivery	216,962	228,672	264,182	212,884	212,973
16. Telephone & Facsimile	697,887	210,978	675,396	534,991	182,337
17. Printing/Photocopying	427,802	276,681	142,558	131,666	101,121
18. Office Supplies	408,544	253,943	245,613	255,073	296,706
19. Equipment & Vehicle Leases	5,496,249	6,278,922	7,169,394	7,303,684	5,570,638
20. Depreciation	951,295	807,393	1,398,167	1,352,527	1,349,398
21. Directors' Fees	56,647	84,297	14,687	79,183	61,868
22. Dues, Boards & Associations	821,045	736,167	734,312	609,570	626,288
23. Bad Debts	315,886	-71,150	522,345	317,347	420,869
24. Loss Adjustment Expenses Incurred	12,114,408	13,153,796	14,971,106	15,123,413	14,511,009
25. Losses Incurred	21,006,243	23,986,385	24,322,882	31,493,171	20,438,051
26. Other	10,355,267	8,459,673	12,525,546	13,832,413	16,709,915
27. Allowances to Managers & Agents	0	0	0	0	3,320,263
28. Net Addition to Unearned Premium Reserve	18,596,511	13,272,179	14,488,640	15,956,856	28,430,365
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	47,438	15,403	27,656	2,793	5,314
31. Donations/Lobbying	220,621	453,531	206,067	412,449	787,047
32. Trade Associations	200,071	234,157	162,803	249,772	189,062
<b>TOTAL OPERATING EXPENSES</b>	<b>211,264,121</b>	<b>192,563,813</b>	<b>211,090,251</b>	<b>215,322,121</b>	<b>247,794,396</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>128,745,805</b>	<b>147,997,089</b>	<b>159,012,483</b>	<b>157,523,960</b>	<b>182,475,947</b>

**TEXAS TITLE INSURANCE  
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2016		Calendar Year 2017	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Gross title premiums	2,041,418,863	600.40%	2,055,916,368	603.69%
2. Title premiums retained by agents	1,707,727,443	502.26%	1,720,976,701	505.34%
3. Title premiums remitted to underwriters	333,691,419	98.14%	334,939,667	98.35%
4. Service charges	3,373,624	0.99%	3,025,326	0.89%
5. Other income	2,944,883	0.87%	2,595,909	0.76%
<b>GROSS INCOME</b>	<b>340,009,926</b>	<b>100.00%</b>	<b>340,560,902</b>	<b>100.00%</b>
<b>EXPENSES</b>				
1. Salaries	65,807,257	19.35%	56,896,764	16.71%
2. Employee benefits, relations & welfare	11,493,503	3.38%	10,515,738	3.09%
3. Examination costs paid to nonemployees				
3a. Title agents	2,106,668	0.62%	4,749,923	1.39%
3b. Others	3,899,678	1.15%	1,858,452	0.55%
4. Closing costs paid nonemployees				
4a. Title agents	911	0.00%	0	0.00%
4b. Others	-804,817	-0.24%	-851,426	-0.25%
5. Rent	4,429,378	1.30%	2,979,535	0.87%
6. Utilities	1,339,610	0.39%	1,071,720	0.31%
7. Accounting & auditing	2,077,553	0.61%	2,176,331	0.64%
8. Advertising and promotions	3,301,497	0.97%	3,018,688	0.89%
9. Employee travel, lodging & education	4,389,805	1.29%	4,210,292	1.24%
10. Insurance	788,963	0.23%	719,225	0.21%
11. Interest	261,307	0.08%	282,161	0.08%
12. Legal expenses	5,734,047	1.69%	3,609,736	1.06%
13. Licenses, taxes, & fees	33,801,626	9.94%	32,688,377	9.60%
14. Postage & freight	704,261	0.21%	257,271	0.08%
15. Courier & overnight delivery	216,962	0.06%	228,672	0.07%
16. Telephone & fax	697,887	0.21%	210,978	0.06%
17. Printing/photocopying	427,802	0.13%	276,681	0.08%
18. Office supplies	408,544	0.12%	253,943	0.07%
19. Equipment & vehicle leases	5,496,249	1.62%	6,278,922	1.84%
20. Depreciation	951,295	0.28%	807,393	0.24%
21. Directors' fees	56,647	0.02%	84,297	0.02%
22. Dues, boards & associations	821,045	0.24%	736,167	0.22%
23. Bad debts	315,886	0.09%	-71,150	-0.02%
24. Loss adjustment expenses incurred	12,114,408	3.56%	13,153,796	3.86%
25. Losses incurred	21,006,243	6.18%	23,986,385	7.04%
26. Other	10,355,267	3.05%	8,459,673	2.48%
27. Allowances to managers & agents	0	0.00%	0	0.00%
28. Net addition to unearned premium reserve	18,596,511	5.47%	13,272,179	3.90%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	47,438	0.01%	15,403	0.00%
31. Donations/lobbying	220,621	0.06%	453,531	0.13%
32. Trade associations	200,071	0.06%	234,157	0.07%
<b>TOTAL OPERATING EXPENSES</b>	<b>211,264,121</b>	<b>62.13%</b>	<b>192,563,813</b>	<b>56.54%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>128,745,805</b>	<b>37.87%</b>	<b>147,997,089</b>	<b>43.46%</b>

**TEXAS TITLE INSURANCE  
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2017		Calendar Year 2018	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Gross title premiums	2,055,916,368	603.69%	2,164,266,861	584.77%
2. Title premiums retained by agents	1,720,976,701	505.34%	1,800,096,342	486.38%
3. Title premiums remitted to underwriters	334,939,667	98.35%	364,170,519	98.40%
4. Service charges	3,025,326	0.89%	3,518,750	0.95%
5. Other income	2,595,909	0.76%	2,413,465	0.65%
<b>GROSS INCOME</b>	340,560,902	100.00%	370,102,734	100.00%
<b>EXPENSES</b>				
1. Salaries	56,896,764	16.71%	59,597,732	16.10%
2. Employee benefits, relations & welfare	10,515,738	3.09%	11,638,764	3.14%
3. Examination costs paid to nonemployees				
3a. Title agents	4,749,923	1.39%	3,834,699	1.04%
3b. Others	1,858,452	0.55%	1,716,707	0.46%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	0	0.00%
4b. Others	-851,426	-0.25%	-689,300	-0.19%
5. Rent	2,979,535	0.87%	4,272,734	1.15%
6. Utilities	1,071,720	0.31%	1,262,247	0.34%
7. Accounting & auditing	2,176,331	0.64%	2,031,469	0.55%
8. Advertising and promotions	3,018,688	0.89%	3,266,601	0.88%
9. Employee travel, lodging & education	4,210,292	1.24%	4,680,390	1.26%
10. Insurance	719,225	0.21%	655,853	0.18%
11. Interest	282,161	0.08%	4,062	0.00%
12. Legal expenses	3,609,736	1.06%	3,374,068	0.91%
13. Licenses, taxes, & fees	32,688,377	9.60%	37,223,181	10.06%
14. Postage & freight	257,271	0.08%	349,690	0.09%
15. Courier & overnight delivery	228,672	0.07%	264,182	0.07%
16. Telephone & fax	210,978	0.06%	675,396	0.18%
17. Printing/photocopying	276,681	0.08%	142,558	0.04%
18. Office supplies	253,943	0.07%	245,613	0.07%
19. Equipment & vehicle leases	6,278,922	1.84%	7,169,394	1.94%
20. Depreciation	807,393	0.24%	1,398,167	0.38%
21. Directors' fees	84,297	0.02%	14,687	0.00%
22. Dues, boards & associations	736,167	0.22%	734,312	0.20%
23. Bad debts	-71,150	-0.02%	522,345	0.14%
24. Loss adjustment expenses incurred	13,153,796	3.86%	14,971,106	4.05%
25. Losses incurred	23,986,385	7.04%	24,322,882	6.57%
26. Other	8,459,673	2.48%	12,525,546	3.38%
27. Allowances to managers & agents	0	0.00%	0	0.00%
28. Net addition to unearned premium reserve	13,272,179	3.90%	14,488,640	3.91%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	15,403	0.00%	27,656	0.01%
31. Donations/lobbying	453,531	0.13%	206,067	0.06%
32. Trade associations	234,157	0.07%	162,803	0.04%
<b>TOTAL OPERATING EXPENSES</b>	192,563,813	56.54%	211,090,251	57.04%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	147,997,089	43.46%	159,012,483	42.96%



**TEXAS TITLE INSURANCE  
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2018		Calendar Year 2019	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Gross title premiums	2,164,266,861	584.77%	2,243,213,051	601.65%
2. Title premiums retained by agents	1,800,096,342	486.38%	1,876,526,451	503.30%
3. Title premiums remitted to underwriters	364,170,519	98.40%	366,686,600	98.35%
4. Service charges	3,518,750	0.95%	2,170,540	0.58%
5. Other income	2,413,465	0.65%	3,988,941	1.07%
<b>GROSS INCOME</b>	370,102,734	100.00%	372,846,081	100.00%
<b>EXPENSES</b>				
1. Salaries	59,597,732	16.10%	58,320,684	15.64%
2. Employee benefits, relations & welfare	11,638,764	3.14%	10,438,142	2.80%
3. Examination costs paid to nonemployees				
3a. Title agents	3,834,699	1.04%	4,118,473	1.10%
3b. Others	1,716,707	0.46%	1,182,897	0.32%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	0	0.00%
4b. Others	-689,300	-0.19%	-95,357	-0.03%
5. Rent	4,272,734	1.15%	3,648,739	0.98%
6. Utilities	1,262,247	0.34%	953,078	0.26%
7. Accounting & auditing	2,031,469	0.55%	1,228,505	0.33%
8. Advertising and promotions	3,266,601	0.88%	3,940,963	1.06%
9. Employee travel, lodging & education	4,680,390	1.26%	4,256,631	1.14%
10. Insurance	655,853	0.18%	628,651	0.17%
11. Interest	4,062	0.00%	511	0.00%
12. Legal expenses	3,374,068	0.91%	3,006,662	0.81%
13. Licenses, taxes, & fees	37,223,181	10.06%	35,596,261	9.55%
14. Postage & freight	349,690	0.09%	229,490	0.06%
15. Courier & overnight delivery	264,182	0.07%	212,884	0.06%
16. Telephone & fax	675,396	0.18%	534,991	0.14%
17. Printing/photocopying	142,558	0.04%	131,666	0.04%
18. Office supplies	245,613	0.07%	255,073	0.07%
19. Equipment & vehicle leases	7,169,394	1.94%	7,303,684	1.96%
20. Depreciation	1,398,167	0.38%	1,352,527	0.36%
21. Directors' fees	14,687	0.00%	79,183	0.02%
22. Dues, boards & associations	734,312	0.20%	609,570	0.16%
23. Bad debts	522,345	0.14%	317,347	0.09%
24. Loss adjustment expenses incurred	14,971,106	4.05%	15,123,413	4.06%
25. Losses incurred	24,322,882	6.57%	31,493,171	8.45%
26. Other	12,525,546	3.38%	13,832,413	3.71%
27. Allowances to managers & agents	0	0.00%	0	0.00%
28. Net addition to unearned premium reserve	14,488,640	3.91%	15,956,856	4.28%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	27,656	0.01%	2,793	0.00%
31. Donations/lobbying	206,067	0.06%	412,449	0.11%
32. Trade associations	162,803	0.04%	249,772	0.07%
<b>TOTAL OPERATING EXPENSES</b>	211,090,251	57.04%	215,322,121	57.75%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	159,012,483	42.96%	157,523,960	42.25%

**TEXAS TITLE INSURANCE  
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2019		Calendar Year 2020	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Gross title premiums	2,243,213,051	601.65%	2,627,090,787	610.57%
2. Title premiums retained by agents	1,876,526,451	503.30%	2,202,572,954	511.90%
3. Title premiums remitted to underwriters	366,686,600	98.35%	424,517,833	98.66%
4. Service charges	2,170,540	0.58%	1,606,249	0.37%
5. Other income	3,988,941	1.07%	4,146,262	0.96%
<b>GROSS INCOME</b>	<b>372,846,081</b>	<b>100.00%</b>	<b>430,270,343</b>	<b>100.00%</b>
<b>EXPENSES</b>				
1. Salaries	58,320,684	15.64%	66,446,115	15.44%
2. Employee benefits, relations & welfare	10,438,142	2.80%	10,953,231	2.55%
3. Examination costs paid to nonemployees				
3a. Title agents	4,118,473	1.10%	12,300,516	2.86%
3b. Others	1,182,897	0.32%	2,149,401	0.50%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	12,596,472	2.93%
4b. Others	-95,357	-0.03%	-693,176	-0.16%
5. Rent	3,648,739	0.98%	3,371,957	0.78%
6. Utilities	953,078	0.26%	850,992	0.20%
7. Accounting & auditing	1,228,505	0.33%	1,459,513	0.34%
8. Advertising and promotions	3,940,963	1.06%	2,826,998	0.66%
9. Employee travel, lodging & education	4,256,631	1.14%	1,650,830	0.38%
10. Insurance	628,651	0.17%	369,243	0.09%
11. Interest	511	0.00%	2,769	0.00%
12. Legal expenses	3,006,662	0.81%	2,652,695	0.62%
13. Licenses, taxes, & fees	35,596,261	9.55%	37,444,723	8.70%
14. Postage & freight	229,490	0.06%	198,893	0.05%
15. Courier & overnight delivery	212,884	0.06%	212,973	0.05%
16. Telephone & fax	534,991	0.14%	182,337	0.04%
17. Printing/photocopying	131,666	0.04%	101,121	0.02%
18. Office supplies	255,073	0.07%	296,706	0.07%
19. Equipment & vehicle leases	7,303,684	1.96%	5,570,638	1.29%
20. Depreciation	1,352,527	0.36%	1,349,398	0.31%
21. Directors' fees	79,183	0.02%	61,868	0.01%
22. Dues, boards & associations	609,570	0.16%	626,288	0.15%
23. Bad debts	317,347	0.09%	420,869	0.10%
24. Loss adjustment expenses incurred	15,123,413	4.06%	14,511,009	3.37%
25. Losses incurred	31,493,171	8.45%	20,438,051	4.75%
26. Other	13,832,413	3.71%	16,709,915	3.88%
27. Allowances to managers & agents	0	0.00%	3,320,263	0.77%
28. Net addition to unearned premium reserve	15,956,856	4.28%	28,430,365	6.61%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	2,793	0.00%	5,314	0.00%
31. Donations/lobbying	412,449	0.11%	787,047	0.18%
32. Trade associations	249,772	0.07%	189,062	0.04%
<b>TOTAL OPERATING EXPENSES</b>	<b>215,322,121</b>	<b>57.75%</b>	<b>247,794,396</b>	<b>57.59%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>157,523,960</b>	<b>42.25%</b>	<b>182,475,947</b>	<b>42.41%</b>

**TEXAS TITLE INSURANCE  
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2016		Calendar Year 2017	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	815,616,896	91.19%	852,671,598	91.73%
2. Premiums Remitted to Underwriters	122,371,092	13.68%	127,897,026	13.76%
3. Premiums Retained	693,245,803	77.51%	724,774,571	77.97%
4. Examination/Evidence Fees	50,644,273	5.66%	51,718,686	5.56%
5. Closing Fees	71,000,572	7.94%	74,755,130	8.04%
6. Tax Certificates	14,956,807	1.67%	14,233,872	1.53%
7. Recording Fees	48,384,933	5.41%	49,184,884	5.29%
8. Restrictions	223,171	0.02%	173,134	0.02%
9. Inspection Fees	34,623	0.00%	65,926	0.01%
10. Courier and Overnight Fees	6,644,709	0.74%	6,945,601	0.75%
11. Telephone and Facsimile	268,412	0.03%	157,550	0.02%
12. Interest Income	274,912	0.03%	296,660	0.03%
13. Other Income	8,696,567	0.97%	7,219,437	0.78%
<b>GROSS INCOME</b>	<b>894,374,782</b>	<b>100.00%</b>	<b>929,525,451</b>	<b>100.00%</b>
<b>Number of Agencies Reporting</b>	<b>501</b>		<b>504</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	310,037,110	34.67%	340,377,710	36.62%
1b. Salaries-Owners/Partners	34,168,431	3.82%	33,578,971	3.61%
2a. Benefits, Relations & Welfare-Employees	46,215,411	5.17%	50,550,211	5.44%
2b. Benefits, Relations & Welfare - Owners/Partners	3,976,021	0.44%	3,869,031	0.42%
3a. Evidence/Examination Fees - Title Agents	9,813,181	1.10%	8,099,848	0.87%
3b. Evidence/Examination Fees - Others	8,349,375	0.93%	9,613,026	1.03%
4a. Closing Fees Paid - Title Agents	10,963,461	1.23%	13,203,388	1.42%
4b. Closing Fees Paid - Others	26,665,403	2.98%	28,653,198	3.08%
5. Rent	39,277,761	4.39%	43,257,653	4.65%
6. Utilities	4,051,264	0.45%	3,944,198	0.42%
7. Accounting & Auditing	4,439,567	0.50%	4,633,679	0.50%
8. Advertising and Promotions	13,147,062	1.47%	14,604,053	1.57%
9. Travel, Lodging & Education	5,934,800	0.66%	6,257,438	0.67%
10. Insurance	6,890,241	0.77%	7,160,179	0.77%
11. Interest Expense	1,645,550	0.18%	1,979,104	0.21%
12. Legal Expense	5,702,861	0.64%	5,609,164	0.60%
13. Licenses, Taxes, & Fees	3,609,164	0.40%	3,754,770	0.40%
14. Postage & Freight	3,554,603	0.40%	3,371,630	0.36%
15. Courier & Overnight Delivery	9,825,995	1.10%	11,316,329	1.22%
16. Telephone & Facsimile	6,818,976	0.76%	7,166,620	0.77%
17. Printing & Photocopying	2,079,340	0.23%	2,210,059	0.24%
18. Office Supplies	10,828,221	1.21%	11,717,167	1.26%
19. Equipment & Vehicle Leases	4,588,246	0.51%	5,033,214	0.54%
20. Depreciation	9,647,492	1.08%	10,180,599	1.10%
21. Directors' Fees	1,447,075	0.16%	1,465,278	0.16%
22. Dues, Boards & Associations	1,998,872	0.22%	2,222,048	0.24%
23. Bad Debts	135,225	0.02%	248,984	0.03%
24. Loss & Loss Adjustment Expense	2,742,039	0.31%	748,459	0.08%
25. Tax Certificates Paid Tax Authorities	15,334,925	1.71%	14,382,025	1.55%
26. Recording Fees Paid County Clerk	49,002,818	5.48%	50,146,078	5.39%
27. Plant Lease/Updates	22,917,995	2.56%	23,838,300	2.56%
28. Damages for Bad Faith Suits	23,000	0.00%	8,000	0.00%
29. Fines or Penalties	95,119	0.01%	73,859	0.01%
30. Donations/Lobbying	1,475,094	0.16%	2,037,449	0.22%
31. Trade Association Fees	391,750	0.04%	423,003	0.05%
32. Other Expenses	41,604,529	4.65%	41,319,019	4.45%
<b>TOTAL OPERATING EXPENSES</b>	<b>719,397,977</b>	<b>80.44%</b>	<b>767,053,741</b>	<b>82.52%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>174,976,852</b>	<b>19.56%</b>	<b>162,471,759</b>	<b>17.48%</b>

**TEXAS TITLE INSURANCE  
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2017		Calendar Year 2018	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	852,671,598	91.73%	906,310,215	91.12%
2. Premiums Remitted to Underwriters	127,897,026	13.76%	136,421,043	13.72%
3. Premiums Retained	724,774,571	77.97%	769,889,175	77.40%
4. Examination/Evidence Fees	51,718,686	5.56%	54,668,416	5.50%
5. Closing Fees	74,755,130	8.04%	84,680,966	8.51%
6. Tax Certificates	14,233,872	1.53%	15,270,613	1.54%
7. Recording Fees	49,184,884	5.29%	49,115,175	4.94%
8. Restrictions	173,134	0.02%	124,885	0.01%
9. Inspection Fees	65,926	0.01%	56,615	0.01%
10. Courier and Overnight Fees	6,945,601	0.75%	6,926,379	0.70%
11. Telephone and Facsimile	157,550	0.02%	176,121	0.02%
12. Interest Income	296,660	0.03%	538,890	0.05%
13. Other Income	7,219,437	0.78%	13,211,044	1.33%
<b>GROSS INCOME</b>	929,525,451	100.00%	994,658,279	100.00%
<b>Number of Agencies Reporting</b>	<b>504</b>		<b>523</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	340,377,710	36.62%	360,547,141	36.25%
1b. Salaries-Owners/Partners	33,578,971	3.61%	30,520,930	3.07%
2a. Benefits, Relations & Welfare-Employees	50,550,211	5.44%	49,653,336	4.99%
2b. Benefits, Relations & Welfare - Owners/Partners	3,869,031	0.42%	3,804,184	0.38%
3a. Evidence/Examination Fees - Title Agents	8,099,848	0.87%	7,670,774	0.77%
3b. Evidence/Examination Fees - Others	9,613,026	1.03%	11,259,992	1.13%
4a. Closing Fees Paid - Title Agents	13,203,388	1.42%	13,097,914	1.32%
4b. Closing Fees Paid - Others	28,653,198	3.08%	26,996,786	2.71%
5. Rent	43,257,653	4.65%	41,882,686	4.21%
6. Utilities	3,944,198	0.42%	3,865,984	0.39%
7. Accounting & Auditing	4,633,679	0.50%	4,697,657	0.47%
8. Advertising and Promotions	14,604,053	1.57%	14,501,388	1.46%
9. Travel, Lodging & Education	6,257,438	0.67%	6,421,962	0.65%
10. Insurance	7,160,179	0.77%	7,480,409	0.75%
11. Interest Expense	1,979,104	0.21%	2,213,425	0.22%
12. Legal Expense	5,609,164	0.60%	4,955,827	0.50%
13. Licenses, Taxes, & Fees	3,754,770	0.40%	4,347,364	0.44%
14. Postage & Freight	3,371,630	0.36%	3,380,088	0.34%
15. Courier & Overnight Delivery	11,316,329	1.22%	11,874,712	1.19%
16. Telephone & Facsimile	7,166,620	0.77%	6,758,348	0.68%
17. Printing & Photocopying	2,210,059	0.24%	2,379,051	0.24%
18. Office Supplies	11,717,167	1.26%	11,118,605	1.12%
19. Equipment & Vehicle Leases	5,033,214	0.54%	4,777,344	0.48%
20. Depreciation	10,180,599	1.10%	10,452,624	1.05%
21. Directors' Fees	1,465,278	0.16%	2,382,000	0.24%
22. Dues, Boards & Associations	2,222,048	0.24%	2,288,781	0.23%
23. Bad Debts	248,984	0.03%	138,008	0.01%
24. Loss & Loss Adjustment Expense	748,459	0.08%	2,307,813	0.23%
25. Tax Certificates Paid Tax Authorities	14,382,025	1.55%	15,118,613	1.52%
26. Recording Fees Paid County Clerk	50,146,078	5.39%	50,343,557	5.06%
27. Plant Lease/Updates	23,838,300	2.56%	25,570,663	2.57%
28. Damages for Bad Faith Suits	8,000	0.00%	51,821	0.01%
29. Fines or Penalties	73,859	0.01%	15,118	0.00%
30. Donations/Lobbying	2,037,449	0.22%	1,652,855	0.17%
31. Trade Association Fees	423,003	0.05%	338,192	0.03%
32. Other Expenses	41,319,019	4.45%	45,705,986	4.60%
<b>TOTAL OPERATING EXPENSES</b>	767,053,741	82.52%	790,571,938	79.48%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	162,471,759	17.48%	204,086,377	20.52%

**TEXAS TITLE INSURANCE  
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2018		Calendar Year 2019	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	906,310,215	91.12%	992,585,465	90.97%
2. Premiums Remitted to Underwriters	136,421,043	13.72%	148,780,121	13.64%
3. Premiums Retained	769,889,175	77.40%	843,805,347	77.34%
4. Examination/Evidence Fees	54,668,416	5.50%	59,945,753	5.49%
5. Closing Fees	84,680,966	8.51%	91,833,969	8.42%
6. Tax Certificates	15,270,613	1.54%	17,515,157	1.61%
7. Recording Fees	49,115,175	4.94%	54,984,083	5.04%
8. Restrictions	124,885	0.01%	128,984	0.01%
9. Inspection Fees	56,615	0.01%	79,077	0.01%
10. Courier and Overnight Fees	6,926,379	0.70%	7,011,689	0.64%
11. Telephone and Facsimile	176,121	0.02%	212,302	0.02%
12. Interest Income	538,890	0.05%	604,269	0.06%
13. Other Income	13,211,044	1.33%	14,956,235	1.37%
<b>GROSS INCOME</b>	994,658,279	100.00%	1,091,076,865	100.00%
<b>Number of Agencies Reporting</b>	<b>523</b>		<b>529</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	360,547,141	36.25%	398,312,052	36.51%
1b. Salaries-Owners/Partners	30,520,930	3.07%	34,919,911	3.20%
2a. Benefits, Relations & Welfare-Employees	49,653,336	4.99%	55,624,148	5.10%
2b. Benefits, Relations & Welfare - Owners/Partners	3,804,184	0.38%	3,654,976	0.33%
3a. Evidence/Examination Fees - Title Agents	7,670,774	0.77%	12,682,297	1.16%
3b. Evidence/Examination Fees - Others	11,259,992	1.13%	11,468,917	1.05%
4a. Closing Fees Paid - Title Agents	13,097,914	1.32%	12,984,740	1.19%
4b. Closing Fees Paid - Others	26,996,786	2.71%	34,322,890	3.15%
5. Rent	41,882,686	4.21%	47,002,890	4.31%
6. Utilities	3,865,984	0.39%	4,304,555	0.39%
7. Accounting & Auditing	4,697,657	0.47%	4,758,223	0.44%
8. Advertising and Promotions	14,501,388	1.46%	17,364,763	1.59%
9. Travel, Lodging & Education	6,421,962	0.65%	7,231,590	0.66%
10. Insurance	7,480,409	0.75%	8,598,626	0.79%
11. Interest Expense	2,213,425	0.22%	3,139,320	0.29%
12. Legal Expense	4,955,827	0.50%	6,652,862	0.61%
13. Licenses, Taxes, & Fees	4,347,364	0.44%	3,972,674	0.36%
14. Postage & Freight	3,380,088	0.34%	3,949,528	0.36%
15. Courier & Overnight Delivery	11,874,712	1.19%	12,718,206	1.17%
16. Telephone & Facsimile	6,758,348	0.68%	7,083,398	0.65%
17. Printing & Photocopying	2,379,051	0.24%	2,587,025	0.24%
18. Office Supplies	11,118,605	1.12%	12,491,472	1.14%
19. Equipment & Vehicle Leases	4,777,344	0.48%	4,379,413	0.40%
20. Depreciation	10,452,624	1.05%	10,743,431	0.98%
21. Directors' Fees	2,382,000	0.24%	3,852,379	0.35%
22. Dues, Boards & Associations	2,288,781	0.23%	2,898,245	0.27%
23. Bad Debts	138,008	0.01%	309,061	0.03%
24. Loss & Loss Adjustment Expense	2,307,813	0.23%	2,062,538	0.19%
25. Tax Certificates Paid Tax Authorities	15,118,613	1.52%	17,534,763	1.61%
26. Recording Fees Paid County Clerk	50,343,557	5.06%	54,906,996	5.03%
27. Plant Lease/Updates	25,570,663	2.57%	25,489,753	2.34%
28. Damages for Bad Faith Suits	51,821	0.01%	788,338	0.07%
29. Fines or Penalties	15,118	0.00%	79,332	0.01%
30. Donations/Lobbying	1,652,855	0.17%	2,021,548	0.19%
31. Trade Association Fees	338,192	0.03%	326,860	0.03%
32. Other Expenses	45,705,986	4.60%	48,884,072	4.48%
<b>TOTAL OPERATING EXPENSES</b>	790,571,938	79.48%	880,101,792	80.66%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	204,086,377	20.52%	210,975,102	19.34%

**TEXAS TITLE INSURANCE  
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2019		Calendar Year 2020	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	992,585,465	90.97%	1,281,604,099	88.62%
2. Premiums Remitted to Underwriters	148,780,121	13.64%	192,784,321	13.33%
3. Premiums Retained	843,805,347	77.34%	1,088,819,771	75.29%
4. Examination/Evidence Fees	59,945,753	5.49%	72,643,357	5.02%
5. Closing Fees	91,833,969	8.42%	126,818,130	8.77%
6. Tax Certificates	17,515,157	1.61%	26,578,642	1.84%
7. Recording Fees	54,984,083	5.04%	79,850,443	5.52%
8. Restrictions	128,984	0.01%	157,491	0.01%
9. Inspection Fees	79,077	0.01%	69,896	0.00%
10. Courier and Overnight Fees	7,011,689	0.64%	10,782,118	0.75%
11. Telephone and Facsimile	212,302	0.02%	878,055	0.06%
12. Interest Income	604,269	0.06%	503,700	0.03%
13. Other Income	14,956,235	1.37%	39,052,586	2.70%
<b>GROSS INCOME</b>	<b>1,091,076,865</b>	<b>100.00%</b>	<b>1,446,154,189</b>	<b>100.00%</b>
<b>Number of Agencies Reporting</b>	<b>529</b>		<b>572</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	398,312,052	36.51%	487,134,150	33.68%
1b. Salaries-Owners/Partners	34,919,911	3.20%	42,976,714	2.97%
2a. Benefits, Relations & Welfare-Employees	55,624,148	5.10%	63,907,083	4.42%
2b. Benefits, Relations & Welfare - Owners/Partners	3,654,976	0.33%	4,490,043	0.31%
3a. Evidence/Examination Fees - Title Agents	12,682,297	1.16%	18,380,536	1.27%
3b. Evidence/Examination Fees - Others	11,468,917	1.05%	13,034,658	0.90%
4a. Closing Fees Paid - Title Agents	12,984,740	1.19%	13,282,093	0.92%
4b. Closing Fees Paid - Others	34,322,890	3.15%	36,875,991	2.55%
5. Rent	47,002,890	4.31%	51,770,219	3.58%
6. Utilities	4,304,555	0.39%	4,549,105	0.31%
7. Accounting & Auditing	4,758,223	0.44%	5,635,796	0.39%
8. Advertising and Promotions	17,364,763	1.59%	13,579,842	0.94%
9. Travel, Lodging & Education	7,231,590	0.66%	4,149,334	0.29%
10. Insurance	8,598,626	0.79%	9,595,978	0.66%
11. Interest Expense	3,139,320	0.29%	3,131,771	0.22%
12. Legal Expense	6,652,862	0.61%	9,111,051	0.63%
13. Licenses, Taxes, & Fees	3,972,674	0.36%	4,667,033	0.32%
14. Postage & Freight	3,949,528	0.36%	6,054,612	0.42%
15. Courier & Overnight Delivery	12,718,206	1.17%	18,699,037	1.29%
16. Telephone & Facsimile	7,083,398	0.65%	6,969,619	0.48%
17. Printing & Photocopying	2,587,025	0.24%	2,992,767	0.21%
18. Office Supplies	12,491,472	1.14%	14,766,953	1.02%
19. Equipment & Vehicle Leases	4,379,413	0.40%	4,900,925	0.34%
20. Depreciation	10,743,431	0.98%	12,091,854	0.84%
21. Directors' Fees	3,852,379	0.35%	2,668,152	0.18%
22. Dues, Boards & Associations	2,898,245	0.27%	2,657,734	0.18%
23. Bad Debts	309,061	0.03%	215,483	0.01%
24. Loss & Loss Adjustment Expense	2,062,538	0.19%	2,081,891	0.14%
25. Tax Certificates Paid Tax Authorities	17,534,763	1.61%	27,099,069	1.87%
26. Recording Fees Paid County Clerk	54,906,996	5.03%	82,760,708	5.72%
27. Plant Lease/Updates	25,489,753	2.34%	29,908,640	2.07%
28. Damages for Bad Faith Suits	788,338	0.07%	0	0.00%
29. Fines or Penalties	79,332	0.01%	26,181	0.00%
30. Donations/Lobbying	2,021,548	0.19%	2,129,687	0.15%
31. Trade Association Fees	326,860	0.03%	248,662	0.02%
32. Other Expenses	48,884,072	4.48%	75,589,420	5.23%
<b>TOTAL OPERATING EXPENSES</b>	<b>880,101,792</b>	<b>80.66%</b>	<b>1,078,132,791</b>	<b>74.55%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>210,975,102</b>	<b>19.34%</b>	<b>368,021,400</b>	<b>25.45%</b>

**TEXAS TITLE INSURANCE  
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2016		Calendar Year 2017	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	859,770,175	93.80%	743,544,888	96.07%
2. Premiums Remitted to Underwriters	128,953,071	14.07%	111,638,471	14.42%
3. Premiums Retained	730,817,104	79.73%	631,906,417	81.65%
4. Examination/Evidence Fees	15,640,229	1.71%	16,895,724	2.18%
5. Closing Fees	75,954,757	8.29%	66,294,334	8.57%
6. Tax Certificates	11,641,775	1.27%	10,195,877	1.32%
7. Recording Fees	49,133,498	5.36%	38,457,874	4.97%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	7,617	0.00%	9,256	0.00%
10. Courier and Overnight Fees	4,640,037	0.51%	3,605,521	0.47%
11. Telephone and Facsimile	20,789	0.00%	105,456	0.01%
12. Interest Income	173,818	0.02%	35,987	0.00%
13. Other Income	28,572,978	3.12%	6,447,949	0.83%
<b>GROSS INCOME</b>	916,602,602	100.00%	773,954,395	100.00%
<b>Number of Agencies Reporting</b>	<b>62</b>		<b>60</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	347,197,103	37.88%	306,116,257	39.55%
1b. Salaries-Owners/Partners	1,428,552	0.16%	813,206	0.11%
2a. Benefits, Relations & Welfare-Employees	58,933,199	6.43%	54,231,517	7.01%
2b. Benefits, Relations & Welfare - Owners/Partners	174,943	0.02%	17,300	0.00%
3a. Evidence/Examination Fees - Title Agents	191,987	0.02%	4,731,574	0.61%
3b. Evidence/Examination Fees - Others	6,014,357	0.66%	142,128	0.02%
4a. Closing Fees Paid - Title Agents	22,346,091	2.44%	16,829,595	2.17%
4b. Closing Fees Paid - Others	96,346,744	10.51%	92,874,793	12.00%
5. Rent	37,766,904	4.12%	33,048,599	4.27%
6. Utilities	2,570,125	0.28%	1,618,140	0.21%
7. Accounting & Auditing	3,012,800	0.33%	3,380,828	0.44%
8. Advertising and Promotions	11,280,021	1.23%	10,925,705	1.41%
9. Travel, Lodging & Education	5,758,670	0.63%	4,477,863	0.58%
10. Insurance	1,808,740	0.20%	1,764,001	0.23%
11. Interest Expense	74,002	0.01%	53,145	0.01%
12. Legal Expense	933,023	0.10%	867,304	0.11%
13. Licenses, Taxes, & Fees	1,611,557	0.18%	1,292,051	0.17%
14. Postage & Freight	3,582,939	0.39%	2,747,341	0.35%
15. Courier & Overnight Delivery	7,267,804	0.79%	6,585,325	0.85%
16. Telephone & Facsimile	6,243,028	0.68%	5,492,924	0.71%
17. Printing & Photocopying	1,668,056	0.18%	1,372,328	0.18%
18. Office Supplies	4,992,480	0.54%	4,262,373	0.55%
19. Equipment & Vehicle Leases	2,921,414	0.32%	2,623,195	0.34%
20. Depreciation	5,189,127	0.57%	5,277,694	0.68%
21. Directors' Fees	42,769	0.00%	17,425	0.00%
22. Dues, Boards & Associations	1,868,922	0.20%	1,788,821	0.23%
23. Bad Debts	267,021	0.03%	-59,288	-0.01%
24. Loss & Loss Adjustment Expense	2,239,780	0.24%	1,087,936	0.14%
25. Tax Certificates Paid Tax Authorities	11,771,694	1.28%	10,270,723	1.33%
26. Recording Fees Paid County Clerk	50,715,856	5.53%	39,266,047	5.07%
27. Plant Lease/Updates	52,731,540	5.75%	24,963,818	3.23%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	38,724	0.00%	144,829	0.02%
30. Donations/Lobbying	941,767	0.10%	738,931	0.10%
31. Trade Association Fees	701,486	0.08%	700,262	0.09%
32. Other Expenses	20,639,168	2.25%	22,043,203	2.85%
<b>TOTAL OPERATING EXPENSES</b>	771,272,393	84.14%	662,507,893	85.60%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	145,330,208	15.86%	111,446,503	14.40%

**TEXAS TITLE INSURANCE  
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2017		Calendar Year 2018	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	743,544,888	96.07%	752,461,391	96.42%
2. Premiums Remitted to Underwriters	111,638,471	14.42%	112,947,038	14.47%
3. Premiums Retained	631,906,417	81.65%	639,514,353	81.95%
4. Examination/Evidence Fees	16,895,724	2.18%	19,947,044	2.56%
5. Closing Fees	66,294,334	8.57%	65,746,121	8.43%
6. Tax Certificates	10,195,877	1.32%	9,524,066	1.22%
7. Recording Fees	38,457,874	4.97%	36,064,731	4.62%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	9,256	0.00%	11,545	0.00%
10. Courier and Overnight Fees	3,605,521	0.47%	3,223,286	0.41%
11. Telephone and Facsimile	105,456	0.01%	26,419	0.00%
12. Interest Income	35,987	0.00%	41,125	0.01%
13. Other Income	6,447,949	0.83%	6,263,888	0.80%
<b>GROSS INCOME</b>	773,954,395	100.00%	780,362,578	100.00%
<b>Number of Agencies Reporting</b>	<b>60</b>		<b>59</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	306,116,257	39.55%	308,857,327	39.58%
1b. Salaries-Owners/Partners	813,206	0.11%	929,611	0.12%
2a. Benefits, Relations & Welfare-Employees	54,231,517	7.01%	51,715,907	6.63%
2b. Benefits, Relations & Welfare - Owners/Partners	17,300	0.00%	18,220	0.00%
3a. Evidence/Examination Fees - Title Agents	4,731,574	0.61%	5,013,760	0.64%
3b. Evidence/Examination Fees - Others	142,128	0.02%	141,976	0.02%
4a. Closing Fees Paid - Title Agents	16,829,595	2.17%	13,071,193	1.68%
4b. Closing Fees Paid - Others	92,874,793	12.00%	98,022,818	12.56%
5. Rent	33,048,599	4.27%	33,710,928	4.32%
6. Utilities	1,618,140	0.21%	1,466,717	0.19%
7. Accounting & Auditing	3,380,828	0.44%	3,178,888	0.41%
8. Advertising and Promotions	10,925,705	1.41%	11,654,335	1.49%
9. Travel, Lodging & Education	4,477,863	0.58%	4,371,367	0.56%
10. Insurance	1,764,001	0.23%	1,767,181	0.23%
11. Interest Expense	53,145	0.01%	48,778	0.01%
12. Legal Expense	867,304	0.11%	1,105,602	0.14%
13. Licenses, Taxes, & Fees	1,292,051	0.17%	1,624,221	0.21%
14. Postage & Freight	2,747,341	0.35%	2,876,980	0.37%
15. Courier & Overnight Delivery	6,585,325	0.85%	6,288,163	0.81%
16. Telephone & Facsimile	5,492,924	0.71%	5,101,642	0.65%
17. Printing & Photocopying	1,372,328	0.18%	1,100,109	0.14%
18. Office Supplies	4,262,373	0.55%	4,623,086	0.59%
19. Equipment & Vehicle Leases	2,623,195	0.34%	3,164,244	0.41%
20. Depreciation	5,277,694	0.68%	5,370,742	0.69%
21. Directors' Fees	17,425	0.00%	25,595	0.00%
22. Dues, Boards & Associations	1,788,821	0.23%	1,717,942	0.22%
23. Bad Debts	-59,288	-0.01%	41,916	0.01%
24. Loss & Loss Adjustment Expense	1,087,936	0.14%	1,850,277	0.24%
25. Tax Certificates Paid Tax Authorities	10,270,723	1.33%	9,636,255	1.23%
26. Recording Fees Paid County Clerk	39,266,047	5.07%	37,060,436	4.75%
27. Plant Lease/Updates	24,963,818	3.23%	20,605,940	2.64%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	144,829	0.02%	35,055	0.00%
30. Donations/Lobbying	738,931	0.10%	958,392	0.12%
31. Trade Association Fees	700,262	0.09%	707,196	0.09%
32. Other Expenses	22,043,203	2.85%	19,433,780	2.49%
<b>TOTAL OPERATING EXPENSES</b>	662,507,893	85.60%	657,296,579	84.23%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	111,446,503	14.40%	123,066,004	15.77%



**TEXAS TITLE INSURANCE  
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2018		Calendar Year 2019	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	752,461,391	96.42%	783,665,155	98.24%
2. Premiums Remitted to Underwriters	112,947,038	14.47%	117,550,141	14.74%
3. Premiums Retained	639,514,353	81.95%	666,115,014	83.50%
4. Examination/Evidence Fees	19,947,044	2.56%	21,242,232	2.66%
5. Closing Fees	65,746,121	8.43%	59,165,261	7.42%
6. Tax Certificates	9,524,066	1.22%	7,743,279	0.97%
7. Recording Fees	36,064,731	4.62%	36,095,449	4.52%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	11,545	0.00%	6,345	0.00%
10. Courier and Overnight Fees	3,223,286	0.41%	1,925,766	0.24%
11. Telephone and Facsimile	26,419	0.00%	11,512	0.00%
12. Interest Income	41,125	0.01%	37,825	0.00%
13. Other Income	6,263,888	0.80%	5,395,844	0.68%
<b>GROSS INCOME</b>	780,362,578	100.00%	797,738,527	100.00%
<b>Number of Agencies Reporting</b>	<b>59</b>		<b>60</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	308,857,327	39.58%	319,792,734	40.09%
1b. Salaries-Owners/Partners	929,611	0.12%	1,138,175	0.14%
2a. Benefits, Relations & Welfare-Employees	51,715,907	6.63%	57,036,177	7.15%
2b. Benefits, Relations & Welfare - Owners/Partners	18,220	0.00%	114,846	0.01%
3a. Evidence/Examination Fees - Title Agents	5,013,760	0.64%	5,023,605	0.63%
3b. Evidence/Examination Fees - Others	141,976	0.02%	741,424	0.09%
4a. Closing Fees Paid - Title Agents	13,071,193	1.68%	13,466,376	1.69%
4b. Closing Fees Paid - Others	98,022,818	12.56%	92,127,639	11.55%
5. Rent	33,710,928	4.32%	37,797,323	4.74%
6. Utilities	1,466,717	0.19%	1,535,277	0.19%
7. Accounting & Auditing	3,178,888	0.41%	3,112,810	0.39%
8. Advertising and Promotions	11,654,335	1.49%	13,130,166	1.65%
9. Travel, Lodging & Education	4,371,367	0.56%	4,627,324	0.58%
10. Insurance	1,767,181	0.23%	1,927,637	0.24%
11. Interest Expense	48,778	0.01%	37,883	0.00%
12. Legal Expense	1,105,602	0.14%	1,133,447	0.14%
13. Licenses, Taxes, & Fees	1,624,221	0.21%	1,762,669	0.22%
14. Postage & Freight	2,876,980	0.37%	3,119,000	0.39%
15. Courier & Overnight Delivery	6,288,163	0.81%	4,826,908	0.61%
16. Telephone & Facsimile	5,101,642	0.65%	5,017,899	0.63%
17. Printing & Photocopying	1,100,109	0.14%	910,043	0.11%
18. Office Supplies	4,623,086	0.59%	4,968,913	0.62%
19. Equipment & Vehicle Leases	3,164,244	0.41%	3,083,266	0.39%
20. Depreciation	5,370,742	0.69%	5,609,141	0.70%
21. Directors' Fees	25,595	0.00%	17,760	0.00%
22. Dues, Boards & Associations	1,717,942	0.22%	1,780,572	0.22%
23. Bad Debts	41,916	0.01%	60,402	0.01%
24. Loss & Loss Adjustment Expense	1,850,277	0.24%	1,864,389	0.23%
25. Tax Certificates Paid Tax Authorities	9,636,255	1.23%	7,704,645	0.97%
26. Recording Fees Paid County Clerk	37,060,436	4.75%	37,136,999	4.66%
27. Plant Lease/Updates	20,605,940	2.64%	20,560,543	2.58%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	35,055	0.00%	5,779	0.00%
30. Donations/Lobbying	958,392	0.12%	827,437	0.10%
31. Trade Association Fees	707,196	0.09%	679,839	0.09%
32. Other Expenses	19,433,780	2.49%	17,942,593	2.25%
<b>TOTAL OPERATING EXPENSES</b>	657,296,579	84.23%	670,621,640	84.07%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	123,066,004	15.77%	127,116,891	15.93%

**TEXAS TITLE INSURANCE  
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2019		Calendar Year 2020	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	783,665,155	98.24%	878,440,548	97.93%
2. Premiums Remitted to Underwriters	117,550,141	14.74%	131,810,599	14.69%
3. Premiums Retained	666,115,014	83.50%	746,629,949	83.24%
4. Examination/Evidence Fees	21,242,232	2.66%	20,139,026	2.25%
5. Closing Fees	59,165,261	7.42%	64,193,693	7.16%
6. Tax Certificates	7,743,279	0.97%	11,891,216	1.33%
7. Recording Fees	36,095,449	4.52%	47,923,057	5.34%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	6,345	0.00%	6,239	0.00%
10. Courier and Overnight Fees	1,925,766	0.24%	3,588,148	0.40%
11. Telephone and Facsimile	11,512	0.00%	13,306	0.00%
12. Interest Income	37,825	0.00%	346,452	0.04%
13. Other Income	5,395,844	0.68%	2,262,989	0.25%
<b>GROSS INCOME</b>	797,738,527	100.00%	896,994,075	100.00%
<b>Number of Agencies Reporting</b>	<b>60</b>		<b>62</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	319,792,734	40.09%	347,116,927	38.70%
1b. Salaries-Owners/Partners	1,138,175	0.14%	8,090,323	0.90%
2a. Benefits, Relations & Welfare-Employees	57,036,177	7.15%	51,123,013	5.70%
2b. Benefits, Relations & Welfare - Owners/Partners	114,846	0.01%	103,388	0.01%
3a. Evidence/Examination Fees - Title Agents	5,023,605	0.63%	5,527,968	0.62%
3b. Evidence/Examination Fees - Others	741,424	0.09%	1,284,901	0.14%
4a. Closing Fees Paid - Title Agents	13,466,376	1.69%	17,185,092	1.92%
4b. Closing Fees Paid - Others	92,127,639	11.55%	90,558,256	10.10%
5. Rent	37,797,323	4.74%	37,345,133	4.16%
6. Utilities	1,535,277	0.19%	1,518,138	0.17%
7. Accounting & Auditing	3,112,810	0.39%	3,036,750	0.34%
8. Advertising and Promotions	13,130,166	1.65%	9,121,334	1.02%
9. Travel, Lodging & Education	4,627,324	0.58%	3,220,271	0.36%
10. Insurance	1,927,637	0.24%	2,079,723	0.23%
11. Interest Expense	37,883	0.00%	39,908	0.00%
12. Legal Expense	1,133,447	0.14%	633,345	0.07%
13. Licenses, Taxes, & Fees	1,762,669	0.22%	2,349,269	0.26%
14. Postage & Freight	3,119,000	0.39%	3,733,460	0.42%
15. Courier & Overnight Delivery	4,826,908	0.61%	6,916,411	0.77%
16. Telephone & Facsimile	5,017,899	0.63%	4,787,528	0.53%
17. Printing & Photocopying	910,043	0.11%	1,007,970	0.11%
18. Office Supplies	4,968,913	0.62%	4,854,123	0.54%
19. Equipment & Vehicle Leases	3,083,266	0.39%	3,430,335	0.38%
20. Depreciation	5,609,141	0.70%	6,090,697	0.68%
21. Directors' Fees	17,760	0.00%	12,010	0.00%
22. Dues, Boards & Associations	1,780,572	0.22%	1,567,803	0.17%
23. Bad Debts	60,402	0.01%	22,396	0.00%
24. Loss & Loss Adjustment Expense	1,864,389	0.23%	2,448,639	0.27%
25. Tax Certificates Paid Tax Authorities	7,704,645	0.97%	12,053,404	1.34%
26. Recording Fees Paid County Clerk	37,136,999	4.66%	48,359,181	5.39%
27. Plant Lease/Updates	20,560,543	2.58%	22,829,942	2.55%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	5,779	0.00%	56,488	0.01%
30. Donations/Lobbying	827,437	0.10%	721,237	0.08%
31. Trade Association Fees	679,839	0.09%	586,789	0.07%
32. Other Expenses	17,942,593	2.25%	22,157,844	2.47%
<b>TOTAL OPERATING EXPENSES</b>	670,621,640	84.07%	721,969,996	80.49%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	127,116,891	15.93%	175,024,082	19.51%

**TEXAS TITLE INSURANCE  
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2016		Calendar Year 2017	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	89,488,168	82.75%	184,284,605	78.47%
2. Premiums Remitted to Underwriters	13,423,227	12.41%	27,644,543	11.77%
3. Premiums Retained	76,064,941	70.34%	156,640,062	66.70%
4. Examination/Evidence Fees	940,694	0.87%	619,661	0.26%
5. Closing Fees	26,346,594	24.36%	37,794,261	16.09%
6. Tax Certificates	922,588	0.85%	2,377,088	1.01%
7. Recording Fees	2,528,043	2.34%	6,809,253	2.90%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	145,680	0.13%	1,070,504	0.46%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	16	0.00%	243	0.00%
13. Other Income	1,195,091	1.11%	29,534,119	12.58%
<b>GROSS INCOME</b>	108,143,647	100.00%	234,845,191	100.00%
<b>Number of Agencies Reporting</b>	<b>11</b>		<b>14</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	48,348,188	44.71%	95,945,495	40.85%
1b. Salaries-Owners/Partners	0	0.00%	82,610	0.04%
2a. Benefits, Relations & Welfare-Employees	6,107,072	5.65%	14,763,526	6.29%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	12,290	0.01%	2,774,928	1.18%
3b. Evidence/Examination Fees - Others	2,454,416	2.27%	86,343	0.04%
4a. Closing Fees Paid - Title Agents	157,925	0.15%	501,569	0.21%
4b. Closing Fees Paid - Others	6,154,254	5.69%	10,272,626	4.37%
5. Rent	3,555,331	3.29%	9,691,291	4.13%
6. Utilities	117,404	0.11%	204,197	0.09%
7. Accounting & Auditing	334,428	0.31%	296,116	0.13%
8. Advertising and Promotions	3,731,138	3.45%	5,117,784	2.18%
9. Travel, Lodging & Education	951,261	0.88%	1,585,384	0.68%
10. Insurance	330,910	0.31%	306,661	0.13%
11. Interest Expense	32,435	0.03%	915	0.00%
12. Legal Expense	33,062	0.03%	72,898	0.03%
13. Licenses, Taxes, & Fees	1,150,628	1.06%	1,297,836	0.55%
14. Postage & Freight	295,038	0.27%	530,901	0.23%
15. Courier & Overnight Delivery	388,556	0.36%	1,294,628	0.55%
16. Telephone & Facsimile	374,472	0.35%	948,144	0.40%
17. Printing & Photocopying	159,251	0.15%	165,276	0.07%
18. Office Supplies	461,051	0.43%	820,741	0.35%
19. Equipment & Vehicle Leases	394,445	0.36%	380,391	0.16%
20. Depreciation	941,832	0.87%	1,334,350	0.57%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards & Associations	253,405	0.23%	371,554	0.16%
23. Bad Debts	6,825	0.01%	23,734	0.01%
24. Loss & Loss Adjustment Expense	0	0.00%	30,270	0.01%
25. Tax Certificates Paid Tax Authorities	936,980	0.87%	2,340,824	1.00%
26. Recording Fees Paid County Clerk	2,862,202	2.65%	6,834,134	2.91%
27. Plant Lease/Updates	1,094,177	1.01%	37,241,874	15.86%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	3,338	0.00%	-7,339	0.00%
30. Donations/Lobbying	184,296	0.17%	146,232	0.06%
31. Trade Association Fees	36,267	0.03%	89,225	0.04%
32. Other Expenses	16,292,059	15.07%	18,572,649	7.91%
<b>TOTAL OPERATING EXPENSES</b>	98,154,936	90.76%	214,117,767	91.17%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	9,988,712	9.24%	20,727,423	8.83%

**TEXAS TITLE INSURANCE**  
**DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2017		Calendar Year 2018	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	184,284,605	78.47%	197,841,277	81.31%
2. Premiums Remitted to Underwriters	27,644,543	11.77%	29,676,192	12.20%
3. Premiums Retained	156,640,062	66.70%	168,165,085	69.11%
4. Examination/Evidence Fees	619,661	0.26%	670,542	0.28%
5. Closing Fees	37,794,261	16.09%	36,258,394	14.90%
6. Tax Certificates	2,377,088	1.01%	2,462,383	1.01%
7. Recording Fees	6,809,253	2.90%	6,817,715	2.80%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	300	0.00%
10. Courier and Overnight Fees	1,070,504	0.46%	1,242,759	0.51%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	243	0.00%	0	0.00%
13. Other Income	29,534,119	12.58%	27,707,601	11.39%
<b>GROSS INCOME</b>	<b>234,845,191</b>	<b>100.00%</b>	<b>243,324,779</b>	<b>100.00%</b>
<b>Number of Agencies Reporting</b>	<b>14</b>		<b>11</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	95,945,495	40.85%	100,496,598	41.30%
1b. Salaries-Owners/Partners	82,610	0.04%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	14,763,526	6.29%	16,344,356	6.72%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	2,774,928	1.18%	8,716,608	3.58%
3b. Evidence/Examination Fees - Others	86,343	0.04%	10,723	0.00%
4a. Closing Fees Paid - Title Agents	501,569	0.21%	3,082,303	1.27%
4b. Closing Fees Paid - Others	10,272,626	4.37%	7,753,650	3.19%
5. Rent	9,691,291	4.13%	10,925,038	4.49%
6. Utilities	204,197	0.09%	238,487	0.10%
7. Accounting & Auditing	296,116	0.13%	315,067	0.13%
8. Advertising and Promotions	5,117,784	2.18%	4,643,075	1.91%
9. Travel, Lodging & Education	1,585,384	0.68%	2,117,803	0.87%
10. Insurance	306,661	0.13%	311,692	0.13%
11. Interest Expense	915	0.00%	342	0.00%
12. Legal Expense	72,898	0.03%	51,873	0.02%
13. Licenses, Taxes, & Fees	1,297,836	0.55%	1,618,706	0.67%
14. Postage & Freight	530,901	0.23%	457,727	0.19%
15. Courier & Overnight Delivery	1,294,628	0.55%	1,448,115	0.60%
16. Telephone & Facsimile	948,144	0.40%	983,215	0.40%
17. Printing & Photocopying	165,276	0.07%	146,805	0.06%
18. Office Supplies	820,741	0.35%	806,108	0.33%
19. Equipment & Vehicle Leases	380,391	0.16%	569,088	0.23%
20. Depreciation	1,334,350	0.57%	1,602,402	0.66%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards & Associations	371,554	0.16%	434,167	0.18%
23. Bad Debts	23,734	0.01%	31,527	0.01%
24. Loss & Loss Adjustment Expense	30,270	0.01%	55,423	0.02%
25. Tax Certificates Paid Tax Authorities	2,340,824	1.00%	2,457,311	1.01%
26. Recording Fees Paid County Clerk	6,834,134	2.91%	6,914,535	2.84%
27. Plant Lease/Updates	37,241,874	15.86%	41,175,185	16.92%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	-7,339	0.00%	12,932	0.01%
30. Donations/Lobbying	146,232	0.06%	160,261	0.07%
31. Trade Association Fees	89,225	0.04%	86,337	0.04%
32. Other Expenses	18,572,649	7.91%	20,601,109	8.47%
<b>TOTAL OPERATING EXPENSES</b>	<b>214,117,767</b>	<b>91.17%</b>	<b>234,568,568</b>	<b>96.40%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>20,727,423</b>	<b>8.83%</b>	<b>8,756,211</b>	<b>3.60%</b>

**TEXAS TITLE INSURANCE**  
**DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2018		Calendar Year 2019	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	197,841,277	81.31%	202,987,331	77.79%
2. Premiums Remitted to Underwriters	29,676,192	12.20%	30,720,508	11.77%
3. Premiums Retained	168,165,085	69.11%	172,266,823	66.02%
4. Examination/Evidence Fees	670,542	0.28%	1,362,994	0.52%
5. Closing Fees	36,258,394	14.90%	42,390,567	16.25%
6. Tax Certificates	2,462,383	1.01%	3,431,079	1.31%
7. Recording Fees	6,817,715	2.80%	9,162,698	3.51%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	300	0.00%	175	0.00%
10. Courier and Overnight Fees	1,242,759	0.51%	1,548,335	0.59%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	1	0.00%
13. Other Income	27,707,601	11.39%	30,774,065	11.79%
<b>GROSS INCOME</b>	243,324,779	100.00%	260,936,737	100.00%
<b>Number of Agencies Reporting</b>	<b>11</b>		<b>17</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	100,496,598	41.30%	107,978,308	41.38%
1b. Salaries-Owners/Partners	0	0.00%	1,386,868	0.53%
2a. Benefits, Relations & Welfare-Employees	16,344,356	6.72%	17,796,429	6.82%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	18,104	0.01%
3a. Evidence/Examination Fees - Title Agents	8,716,608	3.58%	11,177,731	4.28%
3b. Evidence/Examination Fees - Others	10,723	0.00%	42,069	0.02%
4a. Closing Fees Paid - Title Agents	3,082,303	1.27%	1,053,131	0.40%
4b. Closing Fees Paid - Others	7,753,650	3.19%	7,989,052	3.06%
5. Rent	10,925,038	4.49%	13,567,453	5.20%
6. Utilities	238,487	0.10%	348,136	0.13%
7. Accounting & Auditing	315,067	0.13%	371,751	0.14%
8. Advertising and Promotions	4,643,075	1.91%	4,797,210	1.84%
9. Travel, Lodging & Education	2,117,803	0.87%	1,974,312	0.76%
10. Insurance	311,692	0.13%	397,743	0.15%
11. Interest Expense	342	0.00%	408	0.00%
12. Legal Expense	51,873	0.02%	42,618	0.02%
13. Licenses, Taxes, & Fees	1,618,706	0.67%	1,730,599	0.66%
14. Postage & Freight	457,727	0.19%	577,914	0.22%
15. Courier & Overnight Delivery	1,448,115	0.60%	1,838,680	0.70%
16. Telephone & Facsimile	983,215	0.40%	1,081,915	0.41%
17. Printing & Photocopying	146,805	0.06%	201,670	0.08%
18. Office Supplies	806,108	0.33%	890,708	0.34%
19. Equipment & Vehicle Leases	569,088	0.23%	829,520	0.32%
20. Depreciation	1,602,402	0.66%	1,829,025	0.70%
21. Directors' Fees	0	0.00%	15,500	0.01%
22. Dues, Boards & Associations	434,167	0.18%	468,380	0.18%
23. Bad Debts	31,527	0.01%	23,125	0.01%
24. Loss & Loss Adjustment Expense	55,423	0.02%	108,132	0.04%
25. Tax Certificates Paid Tax Authorities	2,457,311	1.01%	3,484,069	1.34%
26. Recording Fees Paid County Clerk	6,914,535	2.84%	9,385,970	3.60%
27. Plant Lease/Updates	41,175,185	16.92%	23,832,680	9.13%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	12,932	0.01%	7,226	0.00%
30. Donations/Lobbying	160,261	0.07%	152,659	0.06%
31. Trade Association Fees	86,337	0.04%	119,615	0.05%
32. Other Expenses	20,601,109	8.47%	24,515,506	9.40%
<b>TOTAL OPERATING EXPENSES</b>	234,568,568	96.40%	240,034,216	91.99%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	8,756,211	3.60%	20,902,520	8.01%

**TEXAS TITLE INSURANCE  
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2019		Calendar Year 2020	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	202,987,331	77.79%	217,853,465	84.93%
2. Premiums Remitted to Underwriters	30,720,508	11.77%	32,938,183	12.84%
3. Premiums Retained	172,266,823	66.02%	184,915,282	72.09%
4. Examination/Evidence Fees	1,362,994	0.52%	1,282,125	0.50%
5. Closing Fees	42,390,567	16.25%	27,250,228	10.62%
6. Tax Certificates	3,431,079	1.31%	4,592,893	1.79%
7. Recording Fees	9,162,698	3.51%	11,118,469	4.33%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	175	0.00%	0	0.00%
10. Courier and Overnight Fees	1,548,335	0.59%	1,788,574	0.70%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	1	0.00%	0	0.00%
13. Other Income	30,774,065	11.79%	25,547,448	9.96%
<b>GROSS INCOME</b>	260,936,737	100.00%	256,495,019	100.00%
<b>Number of Agencies Reporting</b>	<b>17</b>		<b>22</b>	
<b>EXPENSES</b>				
1a. Salaries-Employees	107,978,308	41.38%	110,069,344	42.91%
1b. Salaries-Owners/Partners	1,386,868	0.53%	249,312	0.10%
2a. Benefits, Relations & Welfare-Employees	17,796,429	6.82%	18,724,219	7.30%
2b. Benefits, Relations & Welfare - Owners/Partners	18,104	0.01%	613	0.00%
3a. Evidence/Examination Fees - Title Agents	11,177,731	4.28%	13,023,653	5.08%
3b. Evidence/Examination Fees - Others	42,069	0.02%	38,407	0.01%
4a. Closing Fees Paid - Title Agents	1,053,131	0.40%	562,363	0.22%
4b. Closing Fees Paid - Others	7,989,052	3.06%	5,431,707	2.12%
5. Rent	13,567,453	5.20%	12,495,573	4.87%
6. Utilities	348,136	0.13%	333,462	0.13%
7. Accounting & Auditing	371,751	0.14%	297,355	0.12%
8. Advertising and Promotions	4,797,210	1.84%	2,286,674	0.89%
9. Travel, Lodging & Education	1,974,312	0.76%	886,367	0.35%
10. Insurance	397,743	0.15%	423,702	0.17%
11. Interest Expense	408	0.00%	6,440	0.00%
12. Legal Expense	42,618	0.02%	-79,806	-0.03%
13. Licenses, Taxes, & Fees	1,730,599	0.66%	1,831,704	0.71%
14. Postage & Freight	577,914	0.22%	827,545	0.32%
15. Courier & Overnight Delivery	1,838,680	0.70%	2,049,214	0.80%
16. Telephone & Facsimile	1,081,915	0.41%	1,000,518	0.39%
17. Printing & Photocopying	201,670	0.08%	144,816	0.06%
18. Office Supplies	890,708	0.34%	931,362	0.36%
19. Equipment & Vehicle Leases	829,520	0.32%	775,322	0.30%
20. Depreciation	1,829,025	0.70%	1,804,424	0.70%
21. Directors' Fees	15,500	0.01%	0	0.00%
22. Dues, Boards & Associations	468,380	0.18%	399,830	0.16%
23. Bad Debts	23,125	0.01%	33,515	0.01%
24. Loss & Loss Adjustment Expense	108,132	0.04%	729,852	0.28%
25. Tax Certificates Paid Tax Authorities	3,484,069	1.34%	4,603,361	1.79%
26. Recording Fees Paid County Clerk	9,385,970	3.60%	11,073,802	4.32%
27. Plant Lease/Updates	23,832,680	9.13%	32,256,804	12.58%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	7,226	0.00%	773	0.00%
30. Donations/Lobbying	152,659	0.06%	102,639	0.04%
31. Trade Association Fees	119,615	0.05%	93,920	0.04%
32. Other Expenses	24,515,506	9.40%	23,338,073	9.10%
<b>TOTAL OPERATING EXPENSES</b>	240,034,216	91.99%	246,746,859	96.20%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	20,902,520	8.01%	9,748,162	3.80%

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**TEXAS TITLE INSURANCE  
NUMBER OF POLICIES WRITTEN  
ALL COMPANIES  
2011-2020**

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"
2011	2,604,851	758,824	358,180	87,047	1,147,269	326,137	1,282,450	426,140
2012	2,988,329	854,376	62,780	16,652	3,185,547	450,778	1,492,220	505,241
2013	3,519,237	966,868	89,665	25,785	1,810,277	488,717	1,701,643	597,107
2014	2,896,546	935,836	81,576	22,163	1,352,662	407,545	1,621,440	599,099
2015	2,962,055	972,636	102,262	24,663	1,447,445	451,991	2,219,014	660,200
2016	3,154,482	1,063,305	66,234	17,095	1,551,080	489,459	2,153,067	666,504
2017	3,152,535	1,071,729	335,443	78,344	1,367,598	408,573	2,200,078	700,414
2018	2,961,777	1,076,507	290,444	74,767	1,314,417	399,970	2,212,253	700,714
2019	3,126,414	1,113,544	318,839	84,267	1,211,305	365,037	2,541,984	751,655
2020	4,766,660	1,336,837	407,629	102,974	1,929,072	501,524	4,924,635	1,079,827



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

**YEAR 2016**

**All Companies Combined**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	2,041,409,802	11,660,357,772	13,701,767,574
2. Escrow, Settlement, and Other Fees	221,077,013	1,941,499,629	2,162,576,642
3. Subtotal (1 + 2)	2,262,486,815	13,601,857,401	15,864,344,216
4. Reinsurance Assumed	3,552,463	18,072,146	21,624,609
5. Reinsurance Ceded	7,418,251	42,311,606	49,729,857
6. Net Increase in Statutory Reserves	18,596,511	134,196,185	152,792,696
7. Subtotal (3 + 4 - 5 - 6)	2,240,024,517	13,443,421,755	15,683,446,272
8. Loss and Loss Adjustment Expenses	42,897,969	656,573,535	699,471,504
9. Commissions/Retentions	1,265,313,918	7,196,948,747	8,462,262,664
10. Other Identifiable Expenses	648,327,626	3,700,864,996	4,349,192,623
11. Non-Identifiable Expenses	119,342,244	905,938,571	1,025,280,815
12. Subtotal (8 + 9 + 10 + 11)	2,075,881,757	12,460,325,849	14,536,207,607
13. Interest Expense	737,535	5,594,210	6,331,745
14. Operating Expense (12 + 13)	2,076,619,292	12,465,920,059	14,542,539,351
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	163,405,225	977,501,696	1,140,906,921
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	2,572,406	23,196,678	25,769,085
17. Investment Income - Dividends - Before Expenses	17,710,530	86,519,004	104,229,534
18. Investment Income - Other - Before Expenses	15,804,308	172,651,562	188,455,870
19. Net Realized Capital Gains (Losses)	7,013,828	161,491,777	168,505,605
20. Net Unrealized Capital Gains (Losses)	6,057,788	66,236,840	72,294,628
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,079,989	36,769,120	39,849,109
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	46,078,872	473,326,741	519,405,613

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

**All Companies Combined**

**YEAR 2016**

	<b>Texas</b>	<b>Elsewhere</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	58,943,962	308,114,396	367,058,358
2. Other Identifiable Admitted Assets	404,574,658	930,228,393	1,334,803,052
3. Non-Identifiable Admitted Assets	795,765,812	7,745,210,015	8,540,975,827
4. Subtotal (1 + 2 + 3)	1,259,284,432	8,983,552,804	10,242,837,236
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	2,346,865	11,257,615	13,604,480
6. Other Identifiable Non-Admitted Assets	77,068,243	390,564,876	467,633,118
7. Non-Identifiable Non-Admitted Assets	66,089,744	477,106,645	543,196,389
8. Subtotal (5 + 6 + 7)	145,504,851	878,929,136	1,024,433,987
9. TOTAL ASSETS (4 + 8)	1,404,789,284	9,862,481,940	11,267,271,223
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	41,565,935	607,866,322	649,432,256
11. Statutory Reinsurance Reserves	250,189,665	3,604,075,511	3,854,265,175
12. Surplus As Regards Policyholders	682,853,443	3,759,347,513	4,442,200,956
13. Contribution to Surplus of Non-Admitted Assets	139,235,664	888,312,800	1,027,548,463
14. Net Worth (12 + 13)	822,089,107	4,647,660,312	5,469,749,419
15. Total Debt Funds	80,030,251	95,353,084	175,383,335
16. Capital (10 + 11 + 14 + 15)	1,193,874,957	8,954,955,228	10,148,830,186
17. Other Liabilities	210,914,327	907,526,711	1,118,441,038
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,404,789,284	9,862,481,940	11,267,271,224

Note: Numbers may not add up due to rounding.

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

**YEAR 2017**

**All Companies Combined**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	2,055,916,370	12,181,591,998	14,237,508,367
2. Escrow, Settlement, and Other Fees	251,206,779	2,179,257,990	2,430,464,769
3. Subtotal (1 + 2)	2,307,123,149	14,360,849,987	16,667,973,136
4. Reinsurance Assumed	3,881,475	17,768,552	21,650,027
5. Reinsurance Ceded	8,198,600	48,421,885	56,620,484
6. Net Increase in Statutory Reserves	13,272,179	139,576,525	152,848,703
7. Subtotal (3 + 4 - 5 - 6)	2,289,533,845	14,190,620,130	16,480,153,976
8. Loss and Loss Adjustment Expenses	41,696,148	590,852,307	632,548,454
9. Commissions/Retentions	1,255,791,496	7,257,973,613	8,513,765,109
10. Other Identifiable Expenses	642,653,431	4,487,835,479	5,130,488,911
11. Non-Identifiable Expenses	126,326,642	950,608,599	1,076,935,240
12. Subtotal (8 + 9 + 10 + 11)	2,066,467,717	13,287,269,997	15,353,737,714
13. Interest Expense	720,921	5,662,630	6,383,551
14. Operating Expense (12 + 13)	2,067,188,637	13,292,932,628	15,360,121,265
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	222,345,208	897,687,503	1,120,032,711
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	2,749,316	26,398,355	29,147,671
17. Investment Income - Dividends - Before Expenses	22,108,841	149,885,333	171,994,174
18. Investment Income - Other - Before Expenses	17,347,747	188,929,030	206,276,777
19. Net Realized Capital Gains (Losses)	11,329,976	141,701,923	153,031,899
20. Net Unrealized Capital Gains (Losses)	10,197,461	84,488,941	94,686,402
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	4,333,346	49,857,002	54,190,348
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	59,379,739	541,566,836	600,946,575

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

**All Companies Combined**

**YEAR 2017**

	<b>Texas</b>	<b>Elsewhere</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	60,321,774	345,867,659	406,189,433
2. Other Identifiable Admitted Assets	404,447,958	969,917,227	1,374,365,185
3. Non-Identifiable Admitted Assets	868,076,229	7,556,533,561	8,424,609,790
4. Subtotal (1 + 2 + 3)	1,332,845,961	8,872,318,447	10,205,164,408
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	2,341,307	9,623,183	11,964,490
6. Other Identifiable Non-Admitted Assets	70,461,172	497,197,422	567,658,593
7. Non-Identifiable Non-Admitted Assets	53,847,584	427,573,092	481,420,675
8. Subtotal (5 + 6 + 7)	126,650,062	934,393,696	1,061,043,758
9. TOTAL ASSETS (4 + 8)	1,459,496,023	9,806,712,143	11,266,208,166
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	37,137,210	614,124,465	651,261,675
11. Statutory Reinsurance Reserves	268,025,975	3,543,443,877	3,811,469,852
12. Surplus As Regards Policyholders	721,929,710	3,733,532,165	4,455,461,874
13. Contribution to Surplus of Non-Admitted Assets	116,632,076	945,925,543	1,062,557,619
14. Net Worth (12 + 13)	838,561,786	4,679,457,707	5,518,019,493
15. Total Debt Funds	54,156,333	54,274,879	108,431,212
16. Capital (10 + 11 + 14 + 15)	1,197,881,303	8,891,300,929	10,089,182,232
17. Other Liabilities	261,614,721	915,411,213	1,177,025,934
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,459,496,024	9,806,712,142	11,266,208,166

Note: Numbers may not add up due to rounding.

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

**YEAR 2018**

**All Companies Combined**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	2,164,266,861	12,307,759,033	14,472,025,894
2. Escrow, Settlement, and Other Fees	258,997,617	1,924,805,403	2,183,803,020
3. Subtotal (1 + 2)	2,423,264,479	14,232,564,435	16,655,828,914
4. Reinsurance Assumed	4,766,533	19,528,588	24,295,121
5. Reinsurance Ceded	9,535,577	49,310,778	58,846,355
6. Net Increase in Statutory Reserves	14,489,154	31,382,535	45,871,689
7. Subtotal (3 + 4 - 5 - 6)	2,404,006,280	14,171,399,709	16,575,405,990
8. Loss and Loss Adjustment Expenses	43,477,384	596,564,974	640,042,359
9. Commissions/Retentions	1,327,142,219	7,244,938,241	8,572,080,460
10. Other Identifiable Expenses	654,154,611	4,256,395,248	4,910,549,859
11. Non-Identifiable Expenses	128,157,016	987,242,677	1,115,399,693
12. Subtotal (8 + 9 + 10 + 11)	2,152,931,231	13,085,141,140	15,238,072,371
13. Interest Expense	400,799	944,962	1,345,761
14. Operating Expense (12 + 13)	2,153,332,030	13,086,086,102	15,239,418,132
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	250,674,251	1,085,313,607	1,335,987,858
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	1,757,635	13,912,084	15,669,719
17. Investment Income - Dividends - Before Expenses	20,323,032	120,563,637	140,886,669
18. Investment Income - Other - Before Expenses	24,227,134	233,648,785	257,875,919
19. Net Realized Capital Gains (Losses)	-1,631,636	-59,849,798	-61,481,434
20. Net Unrealized Capital Gains (Losses)	-19,246,436	-93,178,651	-112,425,087
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	4,115,008	45,995,776	50,110,784
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	21,314,720	169,100,282	190,415,003

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

**All Companies Combined**

**YEAR 2018**

	<b>Texas</b>	<b>Elsewhere</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	60,810,885	341,455,130	402,266,015
2. Other Identifiable Admitted Assets	370,467,033	1,054,206,319	1,424,673,352
3. Non-Identifiable Admitted Assets	897,617,631	7,620,353,766	8,517,971,397
4. Subtotal (1 + 2 + 3)	1,328,895,549	9,016,015,215	10,344,910,764
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	2,335,749	4,777,022	7,112,771
6. Other Identifiable Non-Admitted Assets	118,919,043	534,358,567	653,277,610
7. Non-Identifiable Non-Admitted Assets	57,108,310	484,510,829	541,619,139
8. Subtotal (5 + 6 + 7)	178,363,102	1,023,646,418	1,202,009,520
9. TOTAL ASSETS (4 + 8)	1,507,258,651	10,039,661,633	11,546,920,284
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	45,578,126	637,304,425	682,882,551
11. Statutory Reinsurance Reserves	281,279,680	3,585,965,130	3,867,244,810
12. Surplus As Regards Policyholders	742,349,103	3,918,486,328	4,660,835,430
13. Contribution to Surplus of Non-Admitted Assets	157,017,560	1,045,014,950	1,202,032,510
14. Net Worth (12 + 13)	899,366,662	4,963,501,278	5,862,867,940
15. Total Debt Funds	15,023,045	25,504,941	40,527,986
16. Capital (10 + 11 + 14 + 15)	1,241,247,513	9,212,275,773	10,453,523,286
17. Other Liabilities	266,011,137	827,385,860	1,093,396,997
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,507,258,650	10,039,661,633	11,546,920,283

Note: Numbers may not add up due to rounding.

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

**YEAR 2019**

**All Companies Combined**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	2,243,213,051	13,379,648,013	15,622,861,065
2. Escrow, Settlement, and Other Fees	282,884,424	2,080,282,518	2,363,166,941
3. Subtotal (1 + 2)	2,526,097,475	15,459,930,531	17,986,028,006
4. Reinsurance Assumed	5,249,628	20,685,660	25,935,287
5. Reinsurance Ceded	10,472,377	51,487,319	61,959,696
6. Net Increase in Statutory Reserves	15,956,855	135,478,895	151,435,750
7. Subtotal (3 + 4 - 5 - 6)	2,504,917,870	15,293,649,977	17,798,567,847
8. Loss and Loss Adjustment Expenses	52,077,054	559,120,000	611,197,053
9. Commissions/Retentions	1,391,307,382	7,953,097,602	9,344,404,984
10. Other Identifiable Expenses	701,001,961	4,161,947,787	4,862,949,748
11. Non-Identifiable Expenses	127,237,985	1,293,090,549	1,420,328,535
12. Subtotal (8 + 9 + 10 + 11)	2,271,624,382	13,967,255,938	16,238,880,320
13. Interest Expense	34,715	572,269	606,984
14. Operating Expense (12 + 13)	2,271,659,097	13,967,828,207	16,239,487,304
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	233,258,773	1,325,821,770	1,559,080,543
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	1,010,635	7,944,791	8,955,426
17. Investment Income - Dividends - Before Expenses	29,076,964	154,182,646	183,259,610
18. Investment Income - Other - Before Expenses	28,889,467	290,227,285	319,116,752
19. Net Realized Capital Gains (Losses)	9,210,628	75,606,655	84,817,283
20. Net Unrealized Capital Gains (Losses)	48,030,591	372,364,328	420,394,919
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	4,037,462	48,620,340	52,657,802
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	112,180,822	851,705,365	963,886,188



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

**All Companies Combined**

**YEAR 2019**

	<b>Texas</b>	<b>Elsewhere</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	58,206,748	339,184,802	397,391,550
2. Other Identifiable Admitted Assets	358,662,967	1,305,513,465	1,664,176,432
3. Non-Identifiable Admitted Assets	1,034,172,354	8,441,734,831	9,475,907,184
4. Subtotal (1 + 2 + 3)	1,451,042,068	10,086,433,098	11,537,475,166
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	2,169,656	4,568,065	6,737,721
6. Other Identifiable Non-Admitted Assets	86,257,072	391,116,198	477,373,270
7. Non-Identifiable Non-Admitted Assets	58,977,305	481,125,540	540,102,845
8. Subtotal (5 + 6 + 7)	147,404,034	876,809,802	1,024,213,835
9. TOTAL ASSETS (4 + 8)	1,598,446,102	10,963,242,900	12,561,689,002
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	58,339,815	616,252,281	674,592,095
11. Statutory Reinsurance Reserves	292,932,462	3,753,331,706	4,046,264,167
12. Surplus As Regards Policyholders	788,426,082	4,599,401,114	5,387,827,196
13. Contribution to Surplus of Non-Admitted Assets	125,898,789	897,256,349	1,023,155,138
14. Net Worth (12 + 13)	914,324,871	5,496,657,464	6,410,982,335
15. Total Debt Funds	14,756,690	19,801,091	34,557,781
16. Capital (10 + 11 + 14 + 15)	1,280,353,837	9,886,042,541	11,166,396,378
17. Other Liabilities	317,898,673	1,077,200,358	1,395,099,031
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,598,252,510	10,963,242,899	12,561,495,409

Note: Numbers may not add up due to rounding.

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

**YEAR 2020**

**All Companies Combined**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	2,627,090,787	16,341,723,259	18,968,814,046
2. Escrow, Settlement, and Other Fees	280,026,301	2,653,997,971	2,934,024,272
3. Subtotal (1 + 2)	2,907,117,088	18,995,721,230	21,902,838,317
4. Reinsurance Assumed	4,808,975	14,642,397	19,451,372
5. Reinsurance Ceded	10,156,289	53,944,802	64,101,092
6. Net Increase in Statutory Reserves	28,430,365	262,714,220	291,144,585
7. Subtotal (3 + 4 - 5 - 6)	2,873,339,408	18,693,704,605	21,567,044,013
8. Loss and Loss Adjustment Expenses	41,830,563	520,099,796	561,930,360
9. Commissions/Retentions	1,644,032,020	10,039,447,432	11,683,479,452
10. Other Identifiable Expenses	676,603,990	4,573,612,070	5,250,216,060
11. Non-Identifiable Expenses	106,895,274	1,481,800,553	1,588,695,827
12. Subtotal (8 + 9 + 10 + 11)	2,469,361,847	16,614,959,851	19,084,321,698
13. Interest Expense	583,846	1,434,209	2,018,055
14. Operating Expense (12 + 13)	2,469,945,693	16,616,394,060	19,086,339,753
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	403,393,715	2,077,310,545	2,480,704,260
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	1,111,405	8,927,711	10,039,116
17. Investment Income - Dividends - Before Expenses	20,287,367	162,827,490	183,114,857
18. Investment Income - Other - Before Expenses	20,636,832	230,399,534	251,036,366
19. Net Realized Capital Gains (Losses)	-6,237,691	-44,517,919	-50,755,609
20. Net Unrealized Capital Gains (Losses)	22,169,404	154,444,605	176,614,010
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,374,761	48,624,384	51,999,145
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	54,592,558	463,457,038	518,049,595

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

**All Companies Combined**

**YEAR 2020**

	<b>Texas</b>	<b>Elsewhere</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	56,553,264	343,033,411	399,586,675
2. Other Identifiable Admitted Assets	470,710,868	1,462,589,437	1,933,300,305
3. Non-Identifiable Admitted Assets	1,076,327,864	9,151,342,642	10,227,670,507
4. Subtotal (1 + 2 + 3)	1,603,591,996	10,956,965,491	12,560,557,487
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	2,164,097	2,298,858	4,462,955
6. Other Identifiable Non-Admitted Assets	110,294,665	581,468,163	691,762,828
7. Non-Identifiable Non-Admitted Assets	58,097,492	581,606,093	639,703,586
8. Subtotal (5 + 6 + 7)	170,556,255	1,165,373,114	1,335,929,369
9. TOTAL ASSETS (4 + 8)	1,774,148,251	12,122,338,605	13,896,486,855
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	60,070,206	638,524,895	698,595,101
11. Statutory Reinsurance Reserves	317,557,085	3,993,744,916	4,311,302,001
12. Surplus As Regards Policyholders	892,301,391	4,972,991,015	5,865,292,406
13. Contribution to Surplus of Non-Admitted Assets	138,803,036	1,199,625,822	1,338,428,858
14. Net Worth (12 + 13)	1,031,104,427	6,172,616,837	7,203,721,263
15. Total Debt Funds	31,829,572	30,256,742	62,086,314
16. Capital (10 + 11 + 14 + 15)	1,440,561,290	10,835,143,390	12,275,704,680
17. Other Liabilities	333,586,962	1,287,195,214	1,620,782,176
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,774,148,252	12,122,338,604	13,896,486,855

Note: Numbers may not add up due to rounding.

## LIABILITY DISTRIBUTION REPORT

### ALL COMPANIES ALL TRANSACTION TYPES For Experience Period January 1, 2016 - December 31, 2016

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,038,371	1,284,763
0 -	4.5	13,473	849,451
4.5 -	10	7,435	1,687,889
10 -	20	15,123	3,853,491
20 -	30	18,075	5,696,267
30 -	40	20,298	7,408,971
40 -	50	23,076	9,545,039
50 -	60	25,471	11,543,569
60 -	70	27,867	13,864,664
70 -	80	32,514	17,464,016
80 -	90	33,777	19,489,774
90 -	100	36,737	22,140,431
100 -	200	428,897	317,509,876
200 -	300	271,868	278,289,103
300 -	400	128,457	175,777,295
400 -	500	58,490	103,276,857
500 -	1,000	60,155	172,250,074
1,000 -	2,000	18,828	98,703,598
2,000 -	3,000	5,707	50,318,272
3,000 -	4,000	2,820	33,550,776
4,000 -	5,000	1,833	26,984,251
5,000 -	15,000	5,269	127,815,864
15,000 -	25,000	1,413	61,813,861
25,000 -	50,000	1,248	73,111,275
50,000 -	75,000	286	28,734,018
75,000 -	100,000	130	14,789,764
	Over 100,000	4,752	50,777,434
	<b>ALL</b>	2,282,370	1,728,530,642

## LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES  
ALL TRANSACTION TYPES  
For Experience Period January 1, 2017 - December 31, 2017**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,067,457	1,535,130
0 -	4.5	11,336	797,435
4.5 -	10	7,654	1,747,121
10 -	20	15,414	3,939,507
20 -	30	17,470	5,513,003
30 -	40	19,475	7,182,057
40 -	50	22,081	9,211,028
50 -	60	24,453	11,274,213
60 -	70	26,299	13,446,038
70 -	80	30,656	16,971,879
80 -	90	31,366	18,739,511
90 -	100	34,512	21,471,986
100 -	200	408,361	315,792,869
200 -	300	278,134	296,364,943
300 -	400	133,202	190,314,319
400 -	500	61,994	112,775,719
500 -	1,000	63,533	189,610,114
1,000 -	2,000	19,761	106,691,536
2,000 -	3,000	5,989	53,755,030
3,000 -	4,000	2,943	35,801,801
4,000 -	5,000	1,754	28,152,298
5,000 -	15,000	4,922	124,356,733
15,000 -	25,000	1,446	63,992,681
25,000 -	50,000	1,332	80,894,694
50,000 -	75,000	382	34,660,789
75,000 -	100,000	169	20,122,094
	Over 100,000	8,996	62,723,280
<b>ALL</b>		2,301,091	1,827,837,808

## LIABILITY DISTRIBUTION REPORT

### ALL COMPANIES ALL TRANSACTION TYPES For Experience Period January 1, 2018 - December 31, 2018

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,015,647	1,558,638
0 -	4.5	10,965	766,099
4.5 -	10	10,652	2,275,726
10 -	20	16,998	4,159,421
20 -	30	17,080	5,355,058
30 -	40	17,538	6,475,922
40 -	50	20,096	8,412,126
50 -	60	21,814	10,085,814
60 -	70	23,219	11,937,125
70 -	80	27,779	15,524,688
80 -	90	28,053	16,784,365
90 -	100	31,341	19,579,652
100 -	200	382,177	305,742,112
200 -	300	286,628	307,892,332
300 -	400	140,200	202,788,644
400 -	500	68,271	123,271,378
500 -	1,000	66,876	204,860,988
1,000 -	2,000	20,648	113,871,846
2,000 -	3,000	6,452	58,720,279
3,000 -	4,000	3,165	38,496,389
4,000 -	5,000	1,920	29,425,011
5,000 -	15,000	5,471	136,313,380
15,000 -	25,000	1,508	66,829,544
25,000 -	50,000	1,525	92,021,816
50,000 -	75,000	449	41,511,467
75,000 -	100,000	162	21,222,034
	Over 100,000	201	55,367,432
<b>ALL</b>		2,226,835	1,901,249,286

## LIABILITY DISTRIBUTION REPORT

### ALL COMPANIES ALL TRANSACTION TYPES For Experience Period January 1, 2019 - December 31, 2019

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,097,226	10,393
0 -	4.5	10,298	741,493
4.5 -	10	8,670	1,604,773
10 -	20	11,773	3,180,680
20 -	30	13,374	4,161,788
30 -	40	14,937	5,358,927
40 -	50	16,653	6,822,740
50 -	60	18,434	8,294,133
60 -	70	19,219	9,617,754
70 -	80	22,165	11,795,042
80 -	90	22,580	13,027,294
90 -	100	27,138	16,943,419
100 -	200	337,114	249,046,575
200 -	300	303,032	304,765,818
300 -	400	148,315	203,678,921
400 -	500	72,549	123,426,720
500 -	1,000	66,729	191,547,387
1,000 -	2,000	21,008	111,479,934
2,000 -	3,000	6,281	54,581,222
3,000 -	4,000	3,234	38,243,912
4,000 -	5,000	2,015	29,892,623
5,000 -	15,000	5,465	132,609,555
15,000 -	25,000	1,708	64,607,746
25,000 -	50,000	1,616	92,415,388
50,000 -	75,000	478	47,138,527
75,000 -	100,000	171	20,572,506
	Over 100,000	208	46,945,892
	<b>ALL</b>	2,252,388	1,792,511,161

## LIABILITY DISTRIBUTION REPORT

### ALL COMPANIES ALL TRANSACTION TYPES For Experience Period January 1, 2020 - December 31, 2020

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,557,944	40,560
0 -	4.5	18,817	1,170,771
4.5 -	10	6,138	1,891,110
10 -	20	11,602	3,461,977
20 -	30	14,154	4,136,603
30 -	40	15,760	5,248,299
40 -	50	17,772	6,612,183
50 -	60	19,479	7,849,502
60 -	70	21,806	9,457,358
70 -	80	25,482	11,743,876
80 -	90	26,911	13,022,808
90 -	100	32,308	16,335,247
100 -	200	565,134	322,485,039
200 -	300	667,388	484,333,921
300 -	400	328,575	329,542,992
400 -	500	150,017	189,373,186
500 -	1,000	133,718	265,770,816
1,000 -	2,000	32,251	129,653,958
2,000 -	3,000	8,804	59,438,082
3,000 -	4,000	4,002	40,694,467
4,000 -	5,000	2,259	29,472,963
5,000 -	15,000	5,329	114,598,274
15,000 -	25,000	1,357	54,576,727
25,000 -	50,000	1,383	76,983,479
50,000 -	75,000	435	36,366,928
75,000 -	100,000	135	15,763,980
	Over 100,000	154	28,767,977
<b>ALL</b>		3,669,111	2,258,793,082



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

**CALENDAR YEAR**

<b>2016</b>	(1) Policies with T-42 only	35,612
	(2) Policies with T-42 and T-42.1	100,951
	(3) Policies with one or both endorsements	136,563
	Total Premium on policies with T-42 only	\$7,583,887
	Total Premium on policies with T-42 and T-42.1	\$79,441,259
	Total Premium on above policies including endorsements	\$87,025,146
<b>2017</b>	(1) Policies with T-42 only	37,466
	(2) Policies with T-42 and T-42.1	65,393
	(3) Policies with one or both endorsements	102,859
	Total Premium on policies with T-42 only	\$8,976,459
	Total Premium on policies with T-42 and T-42.1	\$72,437,208
	Total Premium on above policies including endorsements	\$81,413,667
<b>2018</b>	(1) Policies with T-42 only	25,481
	(2) Policies with T-42 and T-42.1	59,572
	(3) Policies with one or both endorsements	85,053
	Total Premium on policies with T-42 only	\$5,438,226
	Total Premium on policies with T-42 and T-42.1	\$62,658,942
	Total Premium on above policies including endorsements	\$68,097,168
<b>2019</b>	(1) Policies with T-42 only	22,314
	(2) Policies with T-42 and T-42.1	57,774
	(3) Policies with one or both endorsements	80,089
	Total Premium on policies with T-42 only	\$4,442,964
	Total Premium on policies with T-42 and T-42.1	\$60,020,841
	Total Premium on above policies including endorsements	\$64,463,805
<b>2020</b>	(1) Policies with T-42 only	21,057
	(2) Policies with T-42 and T-42.1	81,485
	(3) Policies with one or both endorsements	102,542
	Total Premium on policies with T-42 only	\$8,342,098
	Total Premium on policies with T-42 and T-42.1	\$95,713,815
	Total Premium on above policies including endorsements	\$104,055,913

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**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2016**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>A - Basic Risks</b>						
A1	33	55	2	\$1,234,744	\$388,284	-\$204,119
A2	20	32	1	\$925,058	\$380,002	\$0
A3	17	26	0	\$424,366	\$573,497	\$0
A4	22	36	1	\$344,541	\$53,782	\$0
A5	13	16	1	\$45,540	\$31,619	\$0
A6	29	16	0	\$636,451	\$131,914	\$3,000
A6a	8	12	0	\$275,901	\$117,306	\$0
A6b	24	26	0	\$200,682	\$611,730	\$0
A6c	14	5	0	\$40,000	\$26,221	\$0
A6d	0	0	0	\$0	\$0	\$0
A6e	2	6	0	-\$12,000	\$3,503	\$0
A6f	1	0	0	\$0	\$0	\$0
A6g	1	2	0	\$73,160	-\$2,106	\$0
A6h	4	3	0	\$159,641	\$6,655	\$0
A6i	5	3	0	\$0	\$8,287	\$0
A6j	4	2	0	\$0	\$4,486	\$0
A6k	1	1	0	\$0	\$25	\$0
A6l	2	0	0	\$0	\$0	\$0
A6m	1	1	0	\$0	\$14,313	\$0
A6n	3	1	0	\$0	\$5,110	\$0
A6o	2	0	0	\$0	\$0	\$0
A6p	5	2	0	-\$8,000	\$506	\$0
A6q	1	0	0	\$0	\$0	\$0
A6r	0	0	0	\$0	\$0	\$0
A6s	0	0	0	\$0	\$0	\$0
A6t	9	12	0	\$120,568	\$153,053	\$0
A6u	5	6	0	\$7,952	-\$2,527	\$0
A6v	0	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2016**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A6w	0	0	0	\$0	\$0	\$0
A6x	130	15	93	\$328,360	\$464,416	\$58
<b>B - Special Risks</b>						
B1	11	23	0	\$179,789	\$86,261	\$0
B1a	3	3	1	-\$91,964	-\$19,254	\$0
B1b	11	4	1	\$87,841	\$32,702	\$0
B2	6	12	0	\$26,776	\$15,852	\$0
B3	0	5	0	\$7,727	\$1,237	\$0
B4	5	17	0	\$16,382	\$184,230	-\$13,682
B4a	6	4	0	-\$204,213	\$114,096	\$0
B4b	2	1	0	\$0	\$212	\$0
B4bb	1	3	0	\$75,000	\$62,192	\$0
B4c	423	280	21	\$2,082,449	\$1,217,661	\$125,602
B4d	0	0	0	\$0	\$0	\$0
B4e	1	0	0	\$0	\$0	\$0
B4g	1	5	0	\$1,119,959	\$222,570	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	0	1	0	\$0	\$48,506	\$0
B4j	0	0	0	\$0	\$0	\$0
B4k	1	2	0	\$112,500	\$115	\$0
B4l	19	13	0	-\$143,439	\$247,553	\$630
B4n	3	7	0	\$191,500	\$49,054	\$0
B4o	0	1	0	\$0	\$221	\$0
B4p	0	0	0	\$0	\$2,710	\$0
B4q	23	12	1	\$80,576	\$61,759	\$0
B4r	12	9	0	\$105,279	\$74,770	\$0
B4s	2	1	0	\$0	-\$468	\$0
B4t	0	1	0	\$0	\$25	\$0
B4u	2	1	0	\$0	-\$17,813	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2016**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4v	0	0	0	\$0	\$0	\$0
B4w	4	4	0	\$93,784	\$43,655	\$0
B4y	1	1	0	\$1,488	\$0	\$0
B5	1	1	0	\$11,600	\$2,900	\$0
B6	3	2	0	\$115,578	\$22,414	\$0
<b>C - Plant, Searching and Abstracting Procedures</b>						
C1	5	4	1	-\$6,363	\$0	\$0
C2	3	12	0	-\$3,798	\$72,113	\$0
C3	207	136	6	\$2,184,873	\$1,165,974	\$1,013,686
C4	10	2	1	-\$5	\$3,379	\$0
C5	61	54	2	\$1,048,555	\$187,418	\$0
<b>D - Examination and Opinions Error</b>						
D1	85	55	9	\$86,547	\$659,281	\$44,430
D2	58	23	1	\$569,402	\$358,276	\$12,982
D3	256	38	5	\$773,092	\$346,724	\$35,127
D4	5	0	0	\$0	\$7,523	\$9,818
<b>E - Survey Inspection/Description Matters</b>						
E1	34	26	1	\$432,324	\$186,672	\$11,228
E2	172	105	2	\$488,263	\$471,594	\$9,693
<b>F - Closing Procedures</b>						
F1	3	0	0	-\$86,862	\$39,358	\$0
F2	265	88	1	\$229,007	\$134,382	\$5,484
F3	67	57	2	\$52,567	-\$26,564	\$199,394
F4	0	2	0	-\$104,703	\$1,721	\$0
F5	256	85	4	\$364,670	\$32,899	\$175,351
F6	182	29	11	\$556,871	\$994,273	-\$5,000
<b>G - Typing or Policy Review Error</b>						
G	20	9	0	\$185,537	\$28,056	\$0
<b>H - Taxes and Special Assessments</b>						
H	243	212	16	\$922,413	\$346,197	\$518,309

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2016**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>I - Escrows</b>						
I1	46	5	21	\$7,500	\$72,053	\$0
I2	31	9	19	-\$35,998	\$64,132	\$0
I3	29	4	21	\$18,500	\$23,015	\$0
I4	165	64	58	\$394,936	\$157,249	\$0
<b>J - Title Indemnities</b>						
J	7	1	0	\$2,314	\$15,967	\$0
<b>K - Land Trusts</b>						
K1	9	3	2	\$24,219	\$111,440	\$0
K3	0	0	0	\$0	\$0	\$0
<b>L - Trusts</b>						
L	0	0	0	\$0	\$0	\$0
<b>R - Fidelity</b>						
<b>S - Unauthorized Risk</b>						
<b>T - Error or Omission</b>						
T	0	0	0	\$0	\$0	\$0
<b>U - Company Practice Risk</b>						
U	54	0	0	\$200,000	\$15,000	\$0
<b>Grand Total</b>	<b>3,170</b>	<b>1,714</b>	<b>305</b>	<b>\$16,969,433</b>	<b>\$10,891,372</b>	<b>\$1,941,991</b>

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2017**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>A - Basic Risks</b>						
A1	59	67	4	\$1,548,174	\$879,776	\$3,000
A2	33	44	0	\$410,848	\$592,198	\$0
A3	122	107	1	\$478,661	\$1,455,265	\$1,000
A4	77	81	2	\$1,056,859	\$219,408	-\$5,000
A5	19	18	0	\$77,129	\$88,520	\$0
A6	57	46	6	\$419,319	\$425,104	-\$49,684
A6a	10	12	0	\$112,149	\$147,939	\$0
A6b	26	39	1	\$129,368	\$399,594	\$0
A6c	14	12	0	\$267,058	\$63,463	\$0
A6d	4	1	0	\$0	\$10,905	\$0
A6e	17	7	4	\$68,671	\$42,914	\$0
A6f	7	4	1	\$2,500	\$5,457	\$0
A6g	1	0	0	\$0	\$0	\$0
A6h	19	10	5	\$17,299	\$7,949	\$0
A6i	14	5	1	\$56,150	\$4,799	\$0
A6j	0	0	0	\$132,763	\$10,008	\$0
A6k	1	1	0	\$0	\$5,559	\$0
A6l	1	0	0	\$0	\$0	\$0
A6m	1	2	0	\$0	\$12,324	\$0
A6n	3	2	1	\$19,500	\$59	\$0
A6o	7	5	4	\$0	\$11,299	\$0
A6p	8	1	6	\$0	\$39	\$0
A6q	0	1	0	\$97,300	\$6,800	\$0
A6r	0	0	0	\$0	\$0	\$0
A6s	1	2	1	\$10,000	\$3,319	\$0
A6t	11	14	0	\$474,804	\$16,639	\$0
A6u	3	4	0	\$62,742	-\$4,095	\$0
A6v	0	0	0	\$0	\$0	\$0



**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2017**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A6w	0	0	0	\$0	\$0	\$0
A6x	247	12	178	\$72,954	\$106,845	\$0
<b>B - Special Risks</b>						
B1	46	40	1	\$445,002	\$155,073	\$0
B1a	15	15	0	\$10,892	-\$888	\$0
B1b	14	8	2	-\$56,498	-\$36,703	\$150,676
B2	12	14	0	-\$18,875	\$45,446	\$0
B3	1	1	0	-\$35,858	\$941	\$0
B4	11	11	0	\$78,126	\$68,813	\$0
B4a	4	6	0	\$250,000	\$8,364	\$0
B4b	0	0	0	\$0	\$0	\$0
B4bb	8	7	0	\$59,924	\$56,376	\$0
B4c	1,052	633	29	\$2,461,986	\$1,990,040	-\$156,835
B4d	0	0	0	\$0	\$0	\$0
B4e	7	3	0	\$8,978	-\$3,313	\$0
B4g	2	1	0	\$88,479	\$28,701	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	0	1	0	\$93,053	\$16,728	\$0
B4j	0	0	0	\$0	\$0	\$0
B4k	3	4	0	\$1,000	\$27,223	\$0
B4l	20	18	7	\$67,460	\$235,899	\$6,220
B4n	6	9	0	\$13,000	\$118,885	\$0
B4o	1	1	0	\$0	-\$2,163	\$0
B4p	0	0	0	-\$12,000	\$0	\$0
B4q	15	18	0	\$239,108	\$146,917	\$0
B4r	19	22	5	\$364,900	\$49,868	\$0
B4s	1	0	0	\$0	\$0	\$0
B4t	0	1	0	\$105,000	\$5,087	\$0
B4u	2	2	0	\$2,539	\$240	\$0
B4v	3	0	2	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2017**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4w	1	4	0	\$24,812	\$16,002	\$0
B4y	2	2	0	\$40,000	\$855	\$0
B5	9	3	0	-\$1,320	-\$69	-\$3,000
B6	0	0	0	\$0	\$0	\$0
B1c	1	1	0	\$3,500	\$0	\$3,500
<b>C - Plant, Searching and Abstracting Procedures</b>						
C1	7	3	0	-\$4,358	\$14,164	\$0
C2	3	4	0	\$196,468	\$43,810	\$0
C3	247	177	13	\$4,575,304	\$1,209,240	\$749,392
C4	4	3	2	\$51,281	\$14,174	\$0
C5	44	60	0	\$401,538	\$552,693	-\$3,350
<b>D - Examination and Opinions Error</b>						
D1	80	67	6	\$889,898	\$613,593	\$22,593
D2	66	36	1	\$904,290	\$283,386	\$130,783
D3	191	50	3	\$990,073	\$283,568	\$51,810
D4	3	3	1	\$0	-\$26	\$0
<b>E - Survey Inspection/Description Matters</b>						
E1	57	53	5	\$640,993	\$372,558	\$11,983
E2	361	230	6	\$326,982	\$469,613	\$40,569
<b>F - Closing Procedures</b>						
F1	4	4	0	\$140,000	\$40,628	\$0
F2	126	45	3	\$3,905,705	\$116,021	\$0
F3	86	78	1	\$719,075	\$176,563	-\$74,267
F4	0	2	0	-\$150	-\$782	\$0
F5	378	121	9	\$520,721	\$218,130	\$3,100
F6	141	44	1	\$622,409	\$455,982	\$5,000
<b>G - Typing or Policy Review Error</b>						
G	23	6	1	\$150,129	\$76,846	\$0
G1	1	0	0	\$0	\$0	\$0
<b>H - Taxes and Special Assessments</b>						

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2017**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
H	357	297	20	\$592,469	\$106,803	\$147,085
H1	84	52	14	\$153,843	\$100,453	-\$139,889
<b>I - Escrows</b>						
I1	58	11	24	\$13,783	\$74,084	\$0
I2	55	15	29	\$55,115	\$47,337	\$0
I3	30	8	23	\$17,135	\$21,466	\$0
I4	232	90	83	\$221,920	\$354,397	\$0
<b>J - Title Indemnities</b>						
J	1	0	0	\$62,500	\$20,522	\$0
<b>K - Land Trusts</b>						
K1	7	4	1	\$27,500	\$32,632	\$0
K3	1	0	0	\$0	\$0	\$0
<b>L - Trusts</b>						
L	0	0	0	\$0	\$0	\$0
<b>R - Fidelity</b>						
<b>S - Unauthorized Risk</b>						
<b>T - Error or Omission</b>						
T	0	0	0	\$0	\$0	\$0
<b>U - Company Practice Risk</b>						
U	81	0	3	\$0	\$60,500	\$0
<b>Grand Total</b>	<b>4,745</b>	<b>2,785</b>	<b>510</b>	<b>\$25,922,077</b>	<b>\$13,198,761</b>	<b>\$894,686</b>

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2018**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>A - Basic Risks</b>						
A1	83	69	15	\$3,527,573	\$1,247,771	-\$6,500
A2	21	43	1	\$1,795,512	\$684,699	\$0
A3	104	66	34	\$1,510,831	\$2,004,234	\$25,000
A4	50	57	5	\$392,331	\$262,435	\$52,247
A5	20	19	1	\$216,079	\$101,985	\$0
A6	23	18	5	\$57,092	\$131,685	\$0
A6a	24	22	0	\$119,365	\$172,121	-\$1,275
A6b	29	44	2	\$889,495	\$440,391	\$0
A6c	5	13	0	\$1,021,055	\$75,801	\$0
A6d	3	3	0	\$25,000	\$60,307	\$0
A6e	9	9	0	-\$27	\$4,222	\$0
A6f	1	0	0	\$0	\$0	\$0
A6g	0	0	0	\$0	\$0	\$0
A6h	7	5	0	\$38,000	\$8,045	\$0
A6i	8	5	2	\$5,566	\$7,417	\$0
A6j	2	0	0	\$0	\$0	\$0
A6k	2	1	0	\$0	\$49	\$0
A6l	0	0	0	\$0	\$0	\$0
A6m	0	0	0	\$0	\$812	\$0
A6n	5	1	0	\$0	\$1,962	\$0
A6o	1	0	0	\$0	\$0	\$0
A6p	1	1	0	\$0	\$171	\$0
A6q	1	1	0	\$81,500	\$0	\$0
A6r	0	0	0	\$0	\$0	\$0
A6s	2	2	0	\$0	\$4,537	\$0
A6t	8	13	0	\$216,840	\$118,095	\$0
A6u	5	3	0	\$21,393	\$145	\$0
A6v	0	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2018**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A6w	0	0	0	\$0	\$0	\$0
A6x	263	32	166	\$1,737,699	\$535,228	-\$1,000
<b>B - Special Risks</b>						
B1	53	41	6	-\$9,035	\$163,741	-\$87,598
B1a	1	1	0	-\$372	\$315	\$0
B1b	13	11	1	\$189,804	\$170,646	-\$5,118
B2	26	27	0	\$62,710	\$68,290	\$0
B3	2	1	0	\$0	\$1,878	\$0
B4	23	22	1	\$257,936	\$89,646	\$0
B4a	1	3	1	\$725,000	\$223,989	\$0
B4b	1	1	0	\$115,000	\$16,355	\$0
B4bb	5	4	0	\$500	\$20,172	\$0
B4c	412	367	42	\$2,571,165	\$1,344,941	\$538,912
B4d	0	0	0	\$0	\$0	\$0
B4e	2	0	0	\$0	\$0	\$0
B4g	0	0	0	\$0	\$0	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	0	1	0	\$0	-\$16,413	\$0
B4j	0	0	0	\$0	\$0	\$0
B4k	5	5	0	\$170,874	\$641	\$0
B4l	11	17	0	\$146,816	\$214,622	-\$15,240
B4n	2	4	0	\$0	\$71,510	\$0
B4o	0	0	0	\$0	\$0	\$0
B4p	0	0	0	\$0	\$0	\$0
B4q	44	10	28	\$765,079	\$208,584	\$0
B4r	8	7	0	\$67,000	\$57,589	\$0
B4s	0	0	0	\$0	\$0	\$0
B4t	1	1	0	\$0	-\$7,189	\$0
B4u	1	0	0	\$0	\$0	\$0
B4v	3	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2018**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4w	6	7	0	\$162,939	\$28,192	\$0
B4y	0	0	0	\$0	\$0	\$0
B5	0	0	0	\$0	\$0	\$0
B6	0	0	0	\$0	\$0	\$0
B1c	0	0	0	\$0	\$0	\$0
<b>C - Plant, Searching and Abstracting Procedures</b>						
C1	15	9	2	\$389,238	\$16,850	-\$1,263
C2	6	5	0	-\$186,167	\$284,197	\$0
C3	386	170	229	\$3,073,388	\$1,262,722	-\$399,676
C4	14	10	1	\$74,459	\$32,710	\$1,508
C5	52	63	3	\$150,441	\$387,092	-\$5,918
<b>D - Examination and Opinions Error</b>						
D1	68	54	9	\$522,669	\$492,526	-\$18,141
D2	53	24	0	\$812,564	\$239,716	-\$5,927
D3	220	30	3	\$253,390	\$333,449	-\$16,702
D4	0	0	0	\$0	\$0	\$0
<b>E - Survey Inspection/Description Matters</b>						
E1	37	30	4	\$224,945	\$152,762	-\$9,197
E2	201	136	14	\$824,549	\$994,221	\$16,671
<b>F - Closing Procedures</b>						
F1	0	2	1	\$0	\$7,798	\$0
F2	263	68	105	-\$196,415	\$187,594	\$77,124
F3	90	78	5	\$1,519,521	\$121,157	-\$141,491
F4	14	3	12	\$24,496	-\$3,856	\$0
F5	297	85	6	\$424,776	\$156,569	-\$22,585
F6	131	28	10	\$145,097	\$445,517	\$25,000
<b>G - Typing or Policy Review Error</b>						
G	16	4	1	\$599,700	-\$6,170	\$0
G1	0	0	0	\$0	\$0	\$0
<b>H - Taxes and Special Assessments</b>						

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2018**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
H	286	221	29	\$545,391	\$90,404	-\$98,179
H1	0	0	0	\$0	\$0	\$0
<b>I - Escrows</b>						
I1	61	11	43	\$117,000	\$91,402	\$0
I2	55	13	33	\$33,370	\$48,347	\$0
I3	52	10	34	\$122,224	\$12,809	\$0
I4	251	100	101	\$1,387,436	\$292,670	\$0
<b>J - Title Indemnities</b>						
J	5	3	1	\$24,000	\$77,335	\$0
<b>K - Land Trusts</b>						
K1	5	8	1	\$20,146	\$40,127	\$0
K3	0	0	0	\$0	\$0	\$0
<b>L - Trusts</b>						
L	0	0	0	\$0	\$0	\$0
<b>R - Fidelity</b>						
<b>S - Unauthorized Risk</b>						
<b>T - Error or Omission</b>						
T	0	0	0	\$0	\$0	\$0
<b>U - Company Practice Risk</b>						
U	72	0	0	\$0	\$10,000	\$0
<b>Grand Total</b>	<b>3,947</b>	<b>2,122</b>	<b>957</b>	<b>\$27,786,936</b>	<b>\$14,287,563</b>	<b>-\$99,347</b>

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2019**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>A - Basic Risks</b>						
A1	96	83	5	\$2,443,912	\$1,337,964	\$118,614
A2	36	52	1	\$1,506,945	\$478,788	-\$202,270
A3	172	95	15	\$1,862,748	\$2,572,377	\$0
A4	74	51	3	\$712,103	\$177,957	-\$18,000
A5	25	23	0	\$492,456	\$164,193	\$0
A6	47	14	3	\$209,239	\$303,065	\$0
A6a	15	17	0	\$661,050	\$600,421	\$0
A6b	23	42	0	\$788,370	\$58,182	\$0
A6c	22	18	0	\$400,082	\$56,942	\$0
A6d	2	2	0	\$54,000	-\$17,090	\$0
A6e	13	8	0	\$2,500	\$19,375	\$0
A6f	4	0	1	\$0	\$0	\$0
A6g	4	2	0	\$4,500	\$7,339	\$0
A6h	3	4	0	\$25,000	\$16,542	\$0
A6i	11	5	1	\$500	\$33,554	\$0
A6j	2	1	0	\$0	\$727	\$0
A6k	0	0	0	\$0	\$0	\$0
A6l	2	1	0	\$0	\$9,932	\$0
A6m	1	1	0	\$3,000	\$487	\$0
A6n	2	2	0	\$25,745	\$3,449	\$0
A6o	2	0	1	\$0	\$0	\$0
A6p	5	3	0	\$5,000	\$11,295	\$0
A6q	4	0	0	\$0	\$0	\$0
A6r	0	0	0	\$0	\$0	\$0
A6s	1	2	0	\$0	-\$2,220	\$0
A6t	22	18	1	\$856,819	\$82,669	\$0
A6u	17	12	1	\$27,266	\$16,139	\$0
A6v	0	0	0	\$0	\$0	\$0



**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2019**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A6w	0	0	0	\$0	\$0	\$0
A6x	216	31	99	\$579,964	\$572,626	-\$6,500
A7	1	1	0	\$0	\$10,500	\$0
<b>B - Special Risks</b>						
B1	39	37	1	\$72,749	\$101,663	-\$29,199
B1a	16	3	0	\$151,239	\$82,257	\$0
B1b	26	6	1	\$66,931	\$134,051	\$0
B2	10	25	0	\$75,341	\$60,309	\$0
B3	1	1	0	-\$5,000	\$1,864	\$0
B4	28	37	0	\$453,466	\$1,427,893	-\$3,000
B4a	7	4	0	-\$12,000	-\$1,987	\$0
B4b	2	2	0	\$0	-\$1,731	\$0
B4bb	5	5	0	\$6,846	\$4,742	\$0
B4c	930	478	88	\$4,660,977	\$468,878	-\$60,510
B4d	0	0	0	\$0	\$0	\$0
B4e	0	1	0	\$7,638	\$942	\$0
B4g	2	2	0	\$280,000	\$3,975	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	1	0	0	\$0	\$0	\$0
B4j	3	2	0	\$169,600	\$9,681	\$0
B4k	3	4	0	\$31,557	\$16,576	\$0
B4l	32	23	2	\$538,450	\$460,280	\$0
B4n	8	5	0	-\$110,000	\$43,467	\$0
B4o	0	0	0	\$0	\$0	\$0
B4p	0	0	0	\$0	\$0	\$0
B4q	34	14	3	\$155,459	\$31,255	\$0
B4r	25	9	8	\$68,400	\$22,488	\$0
B4s	0	0	0	\$0	\$0	\$0
B4t	1	1	0	\$0	\$0	\$0
B4u	2	0	1	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2019**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4v	0	1	0	\$0	\$470	\$0
B4w	5	7	0	\$95,406	\$17,579	\$0
B4y	2	0	1	\$0	\$0	\$0
B5	0	0	0	\$0	\$0	\$0
B6	0	0	0	\$0	\$0	\$0
B1c	0	0	0	\$0	\$0	\$0
<b>C - Plant, Searching and Abstracting Procedures</b>						
C1	16	8	0	\$284,473	\$24,984	\$0
C2	6	5	0	\$16,384	-\$15,046	\$0
C3	167	141	12	\$4,351,549	\$1,692,310	-\$70,634
C4	4	2	1	-\$1,044	\$6,256	\$0
C5	69	76	0	\$1,163,095	\$320,704	-\$3,000
<b>D - Examination and Opinions Error</b>						
D1	72	42	15	\$1,442,807	\$707,295	-\$4,967
D2	185	27	4	\$718,913	\$723,897	\$144,055
D3	164	34	5	\$1,181,751	\$318,171	-\$3,664
D4	0	0	0	\$0	\$0	\$0
<b>E - Survey Inspection/Description Matters</b>						
E1	68	39	1	\$1,008,749	\$112,773	\$0
E2	376	114	36	\$797,357	\$439,777	-\$2,696
<b>F - Closing Procedures</b>						
F1	8	2	1	\$253	\$119,327	\$0
F2	176	16	3	\$408,596	\$105,721	\$202,116
F3	90	69	4	\$2,379,448	\$91,759	-\$275,886
F4	5	3	0	\$135,888	\$21,890	\$0
F5	279	65	9	\$1,577,090	\$101,817	-\$78,644
F6	125	22	8	\$83,311	-\$955,799	\$20,000
<b>G - Typing or Policy Review Error</b>						
G	22	2	0	\$85,000	\$2,349	\$0
G1	0	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2019**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>H - Taxes and Special Assessments</b>						
H	432	236	34	\$955,677	\$127,268	-\$16,180
H1	0	0	0	\$0	\$0	\$0
<b>I - Escrows</b>						
I1	124	7	82	\$245,000	\$98,843	\$0
I2	61	9	42	\$615,259	\$176,831	\$0
I3	52	5	36	\$113,599	\$56,819	\$0
I4	126	91	40	\$883,067	\$416,428	\$0
<b>J - Title Indemnities</b>						
J	5	1	1	\$5,000	\$6,090	\$0
<b>K - Land Trusts</b>						
K1	9	4	0	\$182,595	\$51,771	\$0
K3	4	2	0	\$14,736	\$45,372	\$0
<b>L - Trusts</b>						
L	0	0	0	\$0	\$0	\$0
<b>R - Fidelity</b>						
<b>S - Unauthorized Risk</b>						
<b>T - Error or Omission</b>						
T	0	0	0	\$0	\$0	\$0
<b>U - Company Practice Risk</b>						
U	78	0	1	\$0	\$0	\$0
<b>Grand Total</b>	<b>4,727</b>	<b>2,177</b>	<b>571</b>	<b>\$36,016,809</b>	<b>\$14,197,471</b>	<b>-\$290,367</b>

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2020**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
<b>A - Basic Risks</b>						
A1	76	78	5	\$2,041,743	\$1,375,126	-\$8,430
A2	43	55	7	\$619,906	\$787,374	-\$53,998
A3	166	76	25	\$275,588	\$1,610,758	\$57,395
A4	65	41	4	\$482,568	\$446,427	\$149,500
A5	16	17	0	\$180,258	\$125,144	\$0
A6	52	11	6	\$107,465	\$210,541	-\$1,450
A6a	20	24	2	\$386,256	\$569,541	\$0
A6b	37	38	4	\$137,322	\$599,469	\$0
A6c	13	15	0	\$875,878	\$163,387	\$0
A6d	4	0	2	\$0	\$0	\$0
A6e	11	9	0	\$177,940	\$49,895	\$0
A6f	6	1	0	\$0	\$185	\$0
A6g	4	1	1	\$0	\$15,602	\$0
A6h	9	8	1	\$44,000	\$19,140	\$0
A6i	5	2	0	\$62,253	\$21,951	\$0
A6j	1	1	0	\$70,000	\$3,450	\$0
A6k	2	0	0	\$0	\$0	\$0
A6l	0	1	0	\$138,000	-\$2,405	\$0
A6m	2	2	0	\$7,854	\$195	\$0
A6n	7	2	0	-\$1	\$622	\$0
A6o	4	1	0	\$0	\$460	\$0
A6p	6	4	0	-\$2,000	\$2,060	\$0
A6q	4	2	1	\$4,849	\$14,310	\$0
A6r	0	0	0	\$0	\$0	\$0
A6s	0	1	0	\$0	\$325	\$0
A6t	20	14	0	-\$73,802	\$38,505	\$0
A6u	10	13	0	\$31,552	\$460	\$0
A6v	0	0	0	\$0	\$0	\$0
A6w	0	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2020**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A6x	165	26	119	-\$310,172	\$329,110	\$0
A7	3	3	3	\$13,000	\$87,900	\$0
<b>B - Special Risks</b>						
B1	43	23	2	\$51,501	\$397,188	\$43,726
B1a	14	1	1	-\$26,247	\$4,823	\$0
B1b	26	3	2	\$102,530	\$161,000	-\$5,163
B2	6	7	0	\$32,500	\$41,815	\$0
B3	5	2	0	\$22,755	\$7,519	\$0
B4	36	41	0	\$188,193	\$488,308	\$46,500
B4a	9	2	1	\$68	\$18,152	\$0
B4b	1	0	0	\$0	\$0	\$0
B4bb	7	3	0	\$28,925	\$52,118	\$0
B4c	843	284	70	\$5,204,849	\$1,184,579	\$29,901
B4d	0	0	0	\$0	\$0	\$0
B4e	1	1	0	\$8,086	\$0	\$0
B4g	1	1	0	-\$275,000	-\$2,344	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	1	0	0	\$0	\$0	\$0
B4j	0	0	0	\$0	\$0	\$0
B4k	4	3	1	-\$21,277	-\$3,513	\$0
B4l	16	18	0	\$263,603	\$617,112	\$0
B4n	6	3	1	-\$11,870	-\$26,034	\$0
B4o	0	0	0	\$0	\$0	\$0
B4p	0	0	0	\$0	\$0	\$0
B4q	25	22	3	\$291,427	\$60,533	\$171,558
B4r	24	14	1	\$392,393	\$91,185	\$0
B4s	0	0	0	\$0	\$0	\$0
B4t	1	0	0	\$0	\$0	\$0
B4u	1	0	0	\$0	\$0	\$0
B4v	0	0	0	\$0	\$0	\$0

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2020**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4w	7	3	9	\$3,926	\$24,173	\$0
B4y	3	0	0	\$0	\$0	\$0
B5	1	1	0	-\$2,550	\$5,000	\$11,600
B6	0	0	0	\$0	\$0	\$0
B1c	0	0	0	\$0	\$0	\$0
<b>C - Plant, Searching and Abstracting Procedures</b>						
C1	19	7	1	-\$37,306	\$69,633	\$0
C2	4	4	0	\$31,296	\$21,215	\$0
C3	114	141	5	\$4,118,292	\$1,537,159	-\$37,384
C4	3	3	0	\$0	\$407	\$0
C5	88	101	2	\$845,263	\$379,181	\$0
<b>D - Examination and Opinions Error</b>						
D1	31	18	3	\$1,285,637	\$772,636	-\$32,405
D2	202	26	14	\$1,681,612	\$50,121	\$15,503
D3	76	28	1	\$915,025	\$291,170	-\$3,750
D4	0	0	0	\$0	\$0	\$0
<b>E - Survey Inspection/Description Matters</b>						
E1	82	40	8	\$242,295	\$171,974	\$0
E2	348	97	32	\$112,414	\$267,005	\$45,150
<b>F - Closing Procedures</b>						
F1	4	1	0	\$3,770	\$0	\$0
F2	231	25	9	\$1,101,335	\$215,833	\$6,425
F3	75	62	2	\$674,180	\$208,901	-\$48,593
F4	6	2	4	\$7,345	\$5,000	\$2,800
F5	260	59	4	\$164,861	\$134,506	-\$1,000
F6	144	34	12	\$235,320	\$729,962	\$20,000
<b>G - Typing or Policy Review Error</b>						
G	22	10	2	\$12,618	\$17,239	\$0
G1	0	0	0	\$0	\$0	\$0
<b>H - Taxes and Special Assessments</b>						
H	435	188	20	\$1,909,447	\$249,977	-\$52,749

**FORM 10**  
**TITLE INSURANCE CLAIMS BY ALTA RISK CODES**  
**Calendar Year Ended December 31, 2020**

**All Companies Combined**

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
H1	7	30	1	\$184,058	\$1,372	\$170,909
<b>I - Escrows</b>						
I1	122	8	92	\$141,845	\$187,619	\$0
I2	75	8	57	-\$452,322	-\$20,388	\$2,256
I3	63	6	46	-\$70,918	\$63,500	\$0
I4	113	74	32	\$38,672	\$523,616	\$0
<b>J - Title Indemnities</b>						
J	2	0	0	-\$2,000	-\$5,490	\$0
<b>K - Land Trusts</b>						
K	4	4	0	\$67	\$69,346	\$0
K1	9	2	0	-\$151,434	\$46,791	-\$161,000
K3	5	1	0	\$20,871	\$12,495	\$0
<b>L - Trusts</b>						
L	0	0	0	\$0	\$0	\$0
<b>R - Fidelity</b>						
<b>S - Unauthorized Risk</b>						
<b>T - Error or Omission</b>						
T	0	0	0	\$0	\$0	\$0
<b>U - Company Practice Risk</b>						
U	47	0	0	\$0	\$0	\$0
<b>W</b>						
W1	1	1	0	\$701	\$16,623	\$0
<b>Grand Total</b>	<b>4,424</b>	<b>1,858</b>	<b>618</b>	<b>\$24,537,211</b>	<b>\$15,608,550</b>	<b>\$367,301</b>

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**TITLE INSURANCE UNDERWRITERS BY GROUP**  
**Experience Year Ended December 31, 2016**

<b>Naic</b>	<b>Grp</b>	<b>COMPANY/GROUP</b>	<b>GROSS PREMIUMS</b>
12309	0	Alliant National Title Insurance Company, Inc.	\$64,564,154
11974	0	Amrock Title Insurance Company	\$6,854,509
14240	0	First National Title Insurance Company	\$73,934,416
50130	0	North American Title Insurance Company	\$32,655,432
12591	0	Premier Land Title Insurance Company	\$8,096,631
50440	0	Real Advantage Title Insurance Company	\$662,040
50026	0	Sierra Title Insurance Guaranty Company	\$4,854,461
50016	0	Title Resources Guaranty Company	\$141,996,571
50050	0	Westcor Land Title Insurance Company	\$39,755,520
		<b>TOTAL ALL OTHERS</b>	<b>\$373,373,735</b>
51624	70	First American Title Guaranty Company	\$125,779,230
50814	70	First American Title Insurance Company	\$296,408,489
		<b>TOTAL FIRST AMERICAN FINANCIAL</b>	<b>\$422,187,719</b>
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$144,605,715
		<b>OLD REPUBLIC GROUP</b>	<b>\$144,605,715</b>
50121	340	Stewart Title Guaranty Company	\$328,267,554
		<b>STEWART TITLE CO</b>	<b>\$328,267,554</b>
50028	626	ACE Capital Title Reinsurance Company	\$0
		<b>ACE CAPITAL TITLE REINSURANCE COMPANY</b>	<b>\$0</b>
50377	627	National Investors Title Insurance Company	\$24,162,213
		<b>INVESTORS TITLE</b>	<b>\$24,162,213</b>
50598	670	Alamo Title Insurance	\$75,583,469
50229	670	Chicago Title Insurance Company	\$240,469,958
50083	670	Commonwealth Land Title Insurance Company	\$50,099,155
51586	670	Fidelity National Title Insurance Company	\$305,989,228
51020	670	National Title Insurance of New York, Inc.	\$38,029
		<b>TOTAL FIDELITY NATIONAL FINANCIAL INC.</b>	<b>\$672,179,839</b>
51632	3483	EnTitle Insurance Company	\$507,456
		<b>ENTITLE INSURANCE COMPANY</b>	<b>\$507,456</b>
51578	2538	AmTrust Title Insurance Company	\$0
		<b>AMTRUST TITLE INSURANCE COMPANY</b>	<b>\$0</b>
51152	4699	WFG National Title Insurance Company	\$76,134,632
		<b>GGC OPPORTUNITY FUND GROUP</b>	<b>\$76,134,632</b>
		<b>TOTAL ALL COMPANIES</b>	<b>\$2,041,418,863</b>

**TITLE INSURANCE UNDERWRITERS BY GROUP**  
**Experience Year Ended December 31, 2017**

<b>Naic</b>	<b>Grp</b>	<b>COMPANY/GROUP</b>	<b>GROSS PREMIUMS</b>
12309	0	Alliant National Title Insurance Company, Inc.	\$59,249,450
11974	0	Amrock Title Insurance Company	\$13,333,110
14240	0	First National Title Insurance Company	\$92,269,845
50130	0	North American Title Insurance Company	\$35,540,660
12591	0	Premier Land Title Insurance Company	\$9,088,166
50440	0	Real Advantage Title Insurance Company	\$631,087
15305	0	Southwest Land Title Insurance Company	\$1,752,989
50026	0	Sierra Title Insurance Guaranty Company	\$6,079,350
50016	0	Title Resources Guaranty Company	\$144,658,709
50050	0	Westcor Land Title Insurance Company	\$32,902,612
		<b>TOTAL ALL OTHERS</b>	<b>\$395,505,978</b>
51624	70	First American Title Guaranty Company	\$136,926,984
50814	70	First American Title Insurance Company	\$271,875,872
		<b>TOTAL FIRST AMERICAN FINANCIAL</b>	<b>\$408,802,856</b>
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$150,989,312
		<b>OLD REPUBLIC GROUP</b>	<b>\$150,989,312</b>
50121	340	Stewart Title Guaranty Company	\$298,434,045
		<b>STEWART TITLE CO</b>	<b>\$298,434,045</b>
50369	627	Investors Title Insurance Company	\$0
50377	627	National Investors Title Insurance Company	\$26,545,853
		<b>INVESTORS TITLE</b>	<b>\$26,545,853</b>
50598	670	Alamo Title Insurance	\$74,685,380
50229	670	Chicago Title Insurance Company	\$241,665,520
50083	670	Commonwealth Land Title Insurance Company	\$51,542,478
51586	670	Fidelity National Title Insurance Company	\$323,960,851
51020	670	National Title Insurance of New York, Inc.	\$32,031
		<b>TOTAL FIDELITY NATIONAL FINANCIAL INC.</b>	<b>\$691,886,260</b>
51632	3483	EnTitle Insurance Company	\$306,481
		<b>ENTITLE INSURANCE COMPANY</b>	<b>\$306,481</b>
51578	2538	AmTrust Title Insurance Company	\$22,178
		<b>AMTRUST TITLE INSURANCE COMPANY</b>	<b>\$22,178</b>
12522	4915	Agents National Title Insurance Company	\$0
		<b>AGENTS NATIONAL TITLE INSURANCE COMPANY</b>	<b>\$0</b>
51152	4699	WFG National Title Insurance Company	\$83,423,406
		<b>GGC OPPORTUNITY FUND GROUP</b>	<b>\$83,423,406</b>
		<b>TOTAL ALL COMPANIES</b>	<b>\$2,055,916,368</b>

**TITLE INSURANCE UNDERWRITERS BY GROUP**  
**Experience Year Ended December 31, 2018**

<b>Naic</b>	<b>Grp</b>	<b>COMPANY/GROUP</b>	<b>GROSS PREMIUMS</b>
12309	0	Alliant National Title Insurance Company, Inc.	\$56,850,319
11974	0	Amrock Title Insurance Company	\$14,160,722
14240	0	First National Title Insurance Company	\$103,945,304
50130	0	North American Title Insurance Company	\$41,001,149
50026	0	Premier Land Title Insurance Company	\$10,059,781
50440	0	Real Advantage Title Insurance Company	\$605,704
15305	0	Southwest Land Title Insurance Company	\$1,018,630
12591	0	Sierra Title Insurance Guaranty Company	\$7,571,464
50016	0	Title Resources Guaranty Company	\$162,668,046
50050	0	Westcor Land Title Insurance Company	\$41,745,813
16601	0	Texan Title Insurance Company	\$0
		<b>TOTAL ALL OTHERS</b>	<b>\$439,626,932</b>
51624	70	First American Title Guaranty Company	\$156,876,299
50814	70	First American Title Insurance Company	\$269,355,059
		<b>TOTAL FIRST AMERICAN TITLE GROUP</b>	<b>\$426,231,358</b>
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$161,335,276
		<b>TOTAL OLD REPUBLIC GROUP</b>	<b>\$161,335,276</b>
50121	340	Stewart Title Guaranty Company	\$312,916,258
		<b>TOTAL STEWART TITLE GROUP</b>	<b>\$312,916,258</b>
50369	627	Investors Title Insurance Company	\$0
50377	627	National Investors Title Insurance Company	\$25,574,443
		<b>TOTAL INVESTORS TITLE GROUP</b>	<b>\$25,574,443</b>
50028	626	ACE Capital Title Reinsurance Company	\$0
		<b>TOTAL CHUBB LTD GROUP</b>	<b>\$0</b>
50598	670	Alamo Title Insurance	\$76,127,426
50229	670	Chicago Title Insurance Company	\$250,998,374
50083	670	Commonwealth Land Title Insurance Company	\$50,616,804
51586	670	Fidelity National Title Insurance Company	\$339,070,338
51020	670	National Title Insurance of New York, Inc.	\$0
		<b>TOTAL FIDELITY NATIONAL FINANCIAL GROUP</b>	<b>\$716,812,942</b>
51632	766	Radian Title Insurance Company	\$168,327
		<b>TOTAL RADIAN GROUP</b>	<b>\$168,327</b>
51578	2538	AmTrust Title Insurance Company	\$686,928
		<b>TOTAL AMTRUST NGH GROUP</b>	<b>\$686,928</b>
12522	4915	Agents National Title Insurance Company	\$2,121,573
		<b>TOTAL UFG HOLDINGS LLC GROUP</b>	<b>\$2,121,573</b>
51152	4699	WFG National Title Insurance Company	\$78,792,824
		<b>TOTAL GGC OPPORTUNITY FUND GROUP</b>	<b>\$78,792,824</b>
		<b>TOTAL ALL COMPANIES</b>	<b>\$2,164,266,861</b>

**TITLE INSURANCE UNDERWRITERS BY GROUP**  
**Experience Year Ended December 31, 2019**

<b>Naic</b>	<b>Grp</b>	<b>COMPANY/GROUP</b>	<b>GROSS PREMIUMS</b>
12309	0	Alliant National Title Insurance Company, Inc.	\$52,454,083
11974	0	Amrock Title Insurance Company	\$16,561,865
14240	0	First National Title Insurance Company	\$117,682,920
50130	0	North American Title Insurance Company	\$40,294,571
50026	0	Premier Land Title Insurance Company	\$10,752,462
50440	0	Real Advantage Title Insurance Company	\$466,446
15305	0	Southwest Land Title Insurance Company	\$1,320,325
12591	0	Sierra Title Insurance Guaranty Company	\$7,973,702
50016	0	Title Resources Guaranty Company	\$171,840,716
50050	0	Westcor Land Title Insurance Company	\$61,158,384
16601	0	Texan Title Insurance Company	\$2,390,718
		<b>TOTAL ALL OTHERS</b>	<b>\$482,896,192</b>
51624	70	First American Title Guaranty Company	\$210,791,206
50814	70	First American Title Insurance Company	\$232,504,968
		<b>TOTAL FIRST AMERICAN TITLE GROUP</b>	<b>\$443,296,174</b>
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$187,181,493
		<b>TOTAL OLD REPUBLIC GROUP</b>	<b>\$187,181,493</b>
50121	340	Stewart Title Guaranty Company	\$285,735,104
		<b>TOTAL STEWART TITLE GROUP</b>	<b>\$285,735,104</b>
50369	627	Investors Title Insurance Company	\$0
50377	627	National Investors Title Insurance Company	\$26,652,302
		<b>TOTAL INVESTORS TITLE GROUP</b>	<b>\$26,652,302</b>
50028	626	ACE Capital Title Reinsurance Company	\$0
		<b>TOTAL CHUBB LTD GROUP</b>	<b>\$0</b>
50598	670	Alamo Title Insurance	\$80,073,180
50229	670	Chicago Title Insurance Company	\$259,327,775
50083	670	Commonwealth Land Title Insurance Company	\$50,800,712
51586	670	Fidelity National Title Insurance Company	\$339,794,603
51020	670	National Title Insurance of New York, Inc.	\$0
		<b>TOTAL FIDELITY NATIONAL FINANCIAL GROUP</b>	<b>\$729,996,270</b>
51632	766	Radian Title Insurance Company	\$791,589
		<b>TOTAL RADIAN GROUP</b>	<b>\$791,589</b>
51578	2538	AmTrust Title Insurance Company	\$1,508,821
		<b>TOTAL AMTRUST NGH GROUP</b>	<b>\$1,508,821</b>
12522	4915	Agents National Title Insurance Company	\$5,223,303
		<b>TOTAL UFG HOLDINGS LLC GROUP</b>	<b>\$5,223,303</b>
51152	4699	WFG National Title Insurance Company	\$79,931,803
		<b>TOTAL GGC OPPORTUNITY FUND GROUP</b>	<b>\$79,931,803</b>
		<b>TOTAL ALL COMPANIES</b>	<b>\$2,243,213,051</b>

**TITLE INSURANCE UNDERWRITERS BY GROUP**  
**Experience Year Ended December 31, 2020**

<b>Naic</b>	<b>Grp</b>	<b>COMPANY/GROUP</b>	<b>GROSS PREMIUMS</b>
12309	0	Alliant National Title Insurance Company, Inc.	\$64,947,416
11974	0	Amrock Title Insurance Company	\$46,944,531
16832	0	DHI Title Insurance Company	\$15,079,644
14240	0	First National Title Insurance Company	\$158,494,151
50130	0	North American Title Insurance Company	\$42,295,620
50026	0	Premier Land Title Insurance Company	\$11,129,450
50440	0	Real Advantage Title Insurance Company	\$2,143,632
15305	0	Southwest Land Title Insurance Company	\$2,536,864
12591	0	Sierra Title Insurance Guaranty Company	\$9,118,877
16601	0	Texan Title Insurance Company	\$26,510,182
50016	0	Title Resources Guaranty Company	\$192,547,102
50050	0	Westcor Land Title Insurance Company	\$111,763,041
		<b>TOTAL ALL OTHERS</b>	<b>\$683,510,510</b>
51624	70	First American Title Guaranty Company	\$273,125,126
50814	70	First American Title Insurance Company	\$191,332,611
		<b>TOTAL FIRST AMERICAN TITLE GROUP</b>	<b>\$464,457,737</b>
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$237,659,419
		<b>TOTAL OLD REPUBLIC GROUP</b>	<b>\$237,659,419</b>
50121	340	Stewart Title Guaranty Company	\$322,016,031
		<b>TOTAL STEWART TITLE GROUP</b>	<b>\$322,016,031</b>
50369	627	Investors Title Insurance Company	\$0
50377	627	National Investors Title Insurance Company	\$38,350,439
		<b>TOTAL INVESTORS TITLE GROUP</b>	<b>\$38,350,439</b>
50598	670	Alamo Title Insurance	\$98,247,336
50229	670	Chicago Title Insurance Company	\$259,329,721
50083	670	Commonwealth Land Title Insurance Company	\$46,205,426
51586	670	Fidelity National Title Insurance Company	\$371,181,716
51020	670	National Title Insurance of New York, Inc.	\$0
		<b>TOTAL FIDELITY NATIONAL FINANCIAL GROUP</b>	<b>\$774,964,199</b>
51632	766	Radian Title Insurance Company	\$3,906,187
		<b>TOTAL RADIAN GROUP</b>	<b>\$3,906,187</b>
51578	2538	AmTrust Title Insurance Company	\$1,354,734
		<b>TOTAL AMTRUST NGH GROUP</b>	<b>\$1,354,734</b>
12522	4915	Agents National Title Insurance Company	\$17,436,983
		<b>TOTAL UFG HOLDINGS LLC GROUP</b>	<b>\$17,436,983</b>
51152	4699	WFG National Title Insurance Company	\$83,434,548
		<b>TOTAL GGC OPPORTUNITY FUND GROUP</b>	<b>\$83,434,548</b>
		<b>TOTAL ALL COMPANIES</b>	<b>\$2,627,090,787</b>

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**FORM 1**  
**TITLE INSURANCE INCOME EXHIBIT**  
**Calendar Year Ended December 31, 2016**  
**Texas Experience Only**

**All Companies Combined**

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
<b>Types of Income</b>		Title Insurance				Investment	Escrow, Abstract and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
<b>PREMIUM INCOME</b>								
1	Gross premiums - other than home office issue		88,288,075	1,011,410,024	704,404,849			1,804,102,948
2	Premiums allocated to agency function - other than home office issue		75,044,865	859,824,170	598,314,336			1,533,183,371
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	270,919,577						270,919,577
4	Gross premiums - home office issue	198,795,125	1,811,162		36,709,627			237,315,915
5	Premiums allocated to agency function - home office issue		1,943,012	141,397,877	31,203,183			174,544,072
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	62,771,843						62,771,843
7	<b>Gross premiums - Total</b> (Line 1 + Line 4)	198,795,125	90,099,237	1,011,410,024	741,114,476			2,041,418,863
8	<b>Total premiums allocated to agency function</b> (Line 2 + Line 5)		76,987,877		629,517,519			706,505,397
9	<b>Total premiums allocated to underwriter function</b> (Line 3 + Line 6)	333,691,419						333,691,419
<b>INVESTMENT INCOME</b>								
10	Investment income-tax exempt-before expenses					2,572,407		2,572,407
11	Investment income-dividends-before expenses					17,710,530		17,710,530
12	Investment income-other-before expenses					15,850,330		15,850,330
13	Net realized capital gains (losses)					7,013,829		7,013,829
14	Net unrealized capital gains (losses)					6,057,788		6,057,788
15	<b>Total</b> (Sum of lines 10 through 14)					49,158,861		49,158,861
<b>OTHER INCOME</b>								
16	Reinsurance fees (acquired)						5,851,923	5,851,923
17	Service charges (from Form 4)	3,373,624	21,678,203		138,244,864	0	21,546,421	184,843,112
18	Escrow and abstract fees						85,617,052	85,617,052
19	Miscellaneous (from Form 4)	2,944,883	1,167,666		64,281,069	0	20,816,575	89,210,193
20	<b>Total</b> (Sum of lines 16 through 19)	6,318,507	22,845,869		202,525,933	0	133,831,971	365,522,279
21	<b>TOTAL INCOME (Sum of lines 8, 9, 15, and 20)</b>	340,009,926	99,833,746		832,043,452	49,158,861	133,831,971	1,454,877,956
22	<b>NUMBER OF TITLE POLICIES ISSUED IN TEXAS</b>							
		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	
		477,741	171,061	414,503	2,091,177		3,154,482	

**FORM 2**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2016**  
**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		46,721,029	301,309,676		53,953,297	401,984,002
1b	Salaries - owners & partners		0	345,369		52,777	398,146
1c	Salaries - Total	65,807,257			21,417		65,828,674
2	Employee benefits, relations & welfare	11,493,503	5,817,323	49,601,123	2,034	9,493,441	76,407,424
3a	Fees paid for title examination & furnishing title evidence - Title Agents	2,106,668	2,276,817	5,771,963			10,155,448
3b	Fees paid for title examination & furnishing title evidence - Others	3,899,678	4,000	196,995			4,100,673
4a	Closing costs paid non-employees - Title Agents	911	69,687	21,994,350			22,064,948
4b	Closing costs paid non-employees - Others	-804,817	5,110,245	72,017,076			76,322,504
5	Rent	4,429,378	3,371,311	31,593,042	132	5,648,221	45,042,084
6	Utilities	1,339,610	107,356	2,264,783	0	354,837	4,066,586
7	Accounting & auditing	2,077,553	272,622	2,762,011	98,913	658,325	5,869,424
8	Advertising and promotions	3,301,497	3,398,964	9,123,642	0	1,969,137	17,793,240
9	Employee travel, lodging and education	4,389,805	852,629	4,766,509	240	1,145,731	11,154,914
10	Insurance	788,963	311,715	1,652,230	0	912,298	3,665,206
11	Interest expense	261,307	0	32,454	0	475,755	769,516
12	Legal expense	5,734,047	20,859	540,365	0	109,942	6,405,213
13	Licenses, taxes & fees	33,801,626	1,129,462	1,231,917	0	367,703	36,530,708
14	Postage & freight	704,261	269,821	3,296,448	0	517,624	4,788,154
15	Courier & overnight delivery	216,962	339,486	5,446,226	0	21,996	6,024,670
16	Telephone & facsimile	697,887	344,826	4,895,141	0	2,701,224	8,639,079
17	Printing & photocopying	427,802	162,169	1,501,152	0	275,857	2,366,980
18	Office supplies	408,544	374,053	3,532,588	11	623,490	4,938,687
19	Equipment & vehicle leases	5,496,249	342,330	1,408,882	0	347,465	7,594,926
20	Depreciation	951,295	890,020	4,214,400	344	1,275,159	7,331,218



**FORM 2 (Continued)**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2016**  
**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			
21	Directors' fees	56,647	2,037	17,843	0	3,134	79,661
22	Dues, boards & associations	821,045	240,496	1,485,466	87	279,271	2,826,365
23	Bad debts	315,886	3,256	137,686	0	6,516	463,344
24	Loss adjustment expenses incurred	12,114,408	0	1,177,634			13,292,042
25	Losses incurred	21,006,243	0	0			21,006,243
26	Reinsurance charges (ceded)		0	120,299		6,579,293	6,699,592
27	Other	10,355,267	14,539,519	19,107,940	2,897,848	28,293,811	75,194,385
28	Tax certificates		690,750	8,841,713		25	9,532,488
29	Recording fees		2,418,565	43,362,560		1,000,672	46,781,798
30	Plant lease/update costs		1,060,032	48,752,384		1,780,782	51,593,198
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	18,596,511					18,596,511
33	Abstract costs					274,431	274,431
34	Real estate expenses				8,721		8,721
35	Real estate taxes				26,185		26,185
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	47,438	3,244	38,713	0	7,045	96,439
38	Donations/lobbying	220,621	188,957	728,764	0	117,630	1,255,972
39	Trade association fees	200,071	26,762	689,323	0	117,175	1,033,330
40	<b>Total Expenses</b> (Sum of lines 1 through 39)	211,264,121	91,360,342	653,958,667	3,055,932	119,364,064	1,079,003,127
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	128,745,805	4,412,519	178,478,588	46,487,247	13,477,336	371,601,495

**FORM 1**  
**TITLE INSURANCE INCOME EXHIBIT**  
**Calendar Year Ended December 31, 2017**  
**Texas Experience Only**

**All Companies Combined**

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
<b>Types of Income</b>		Title Insurance				Investment	Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
<b>PREMIUM INCOME</b>								
1	Gross premiums - other than home office issue		128,055,962	1,035,927,217	653,816,616			1,817,799,795
2	Premiums allocated to agency function - other than home office issue		108,847,567	880,592,831	555,202,972			1,544,643,370
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	273,156,425						273,156,425
4	Gross premiums - home office issue	193,877,736	11,995,856		32,242,982			238,116,574
5	Premiums allocated to agency function - home office issue		10,417,105	138,509,691	27,406,535			176,333,331
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	61,783,243						61,783,243
7	<b>Gross premiums - Total</b> (Line 1 + Line 4)	193,877,736	140,051,818	1,035,927,217	686,059,598			2,055,916,368
8	<b>Total premiums allocated to agency function</b> (Line 2 + Line 5)		119,264,672		582,609,507			701,874,179
9	<b>Total premiums allocated to underwriter function</b> (Line 3 + Line 6)	334,939,667						334,939,667
<b>INVESTMENT INCOME</b>								
10	Investment income-tax exempt-before expenses					2,749,316		2,749,316
11	Investment income-dividends-before expenses					22,108,841		22,108,841
12	Investment income-other-before expenses					17,401,863		17,401,863
13	Net realized capital gains (losses)					11,329,976		11,329,976
14	Net unrealized capital gains (losses)					10,177,204		10,177,204
15	<b>Total</b> (Sum of lines 10 through 14)					63,713,084		63,713,084
<b>OTHER INCOME</b>								
16	Reinsurance fees (acquired)						3,881,475	3,881,475
17	Service charges (from Form 4)	3,036,176	29,028,259		124,103,807	0	36,023,662	192,191,904
18	Escrow and abstract fees						80,242,522	80,242,522
19	Miscellaneous (from Form 4)	2,595,909	12,823,642		75,534,399	0	21,321,768	112,275,718
20	<b>Total</b> (Sum of lines 16 through 19)	5,632,085	41,851,901		199,638,206	0	141,469,427	388,591,619
21	<b>TOTAL INCOME (Sum of lines 8, 9, 15, and 20)</b>	340,571,752	161,116,573		782,247,713	63,713,084	141,469,427	1,489,118,549
22	<b>NUMBER OF TITLE POLICIES ISSUED IN TEXAS</b>	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	
		504,416	150,793	416,520	2,080,806		3,152,535	

**FORM 2**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2017**  
**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		67,642,067	288,163,782		59,008,236	414,814,085
1b	Salaries - owners & partners		0	171,582		42,054	213,636
1c	Salaries - Total	56,896,764			12,999		56,909,763
2	Employee benefits, relations & welfare	10,515,738	9,920,253	50,244,833	143	10,667,514	81,348,481
3a	Fees paid for title examination & furnishing title evidence - Title Agents	4,749,923	1,956,006	5,101,261			11,807,190
3b	Fees paid for title examination & furnishing title evidence - Others	1,858,452	104	148,245			2,006,801
4a	Closing costs paid non-employees - Title Agents	0	241,257	16,978,437			17,219,694
4b	Closing costs paid non-employees - Others	-851,426	8,326,452	69,801,763			77,276,789
5	Rent	2,979,535	6,133,408	30,417,187	135	6,584,118	46,114,383
6	Utilities	1,071,720	139,117	1,412,801	0	363,902	2,987,540
7	Accounting & auditing	2,176,457	282,354	3,095,777	109,041	703,020	6,366,649
8	Advertising and promotions	3,022,050	4,408,859	9,947,853	0	2,214,403	19,593,165
9	Employee travel, lodging and education	4,217,599	1,188,747	3,861,520	319	1,194,812	10,462,997
10	Insurance	719,225	289,003	1,635,592	0	611,547	3,255,367
11	Interest expense	282,161	304	28,146	0	410,165	720,776
12	Legal expense	3,609,736	42,201	729,812	0	126,004	4,507,754
13	Licenses, taxes & fees	32,689,960	1,249,236	1,392,910	0	376,978	35,709,084
14	Postage & freight	257,385	410,750	2,594,142	0	483,229	3,745,506
15	Courier & overnight delivery	228,672	699,252	5,182,106	0	22,612	6,132,642
16	Telephone & facsimile	211,278	596,557	4,414,839	0	2,907,648	8,130,322
17	Printing & photocopying	276,681	148,247	1,324,884	0	242,515	1,992,327
18	Office supplies	253,943	587,636	3,171,648	19	626,520	4,639,766
19	Equipment & vehicle leases	6,278,922	361,297	1,482,906	0	325,426	8,448,551
20	Depreciation	807,393	1,150,385	4,293,365	434	1,456,259	7,707,836

**FORM 2 (Continued)**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2017**  
**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			
21	Directors' fees	84,297	0	15,582	0	24,949	124,828
22	Dues, boards & associations	737,774	345,971	1,344,415	164	218,662	2,646,986
23	Bad debts	-71,150	12,017	73,312	0	148,363	162,542
24	Loss adjustment expenses incurred	13,153,796	28,863	569,058			13,751,717
25	Losses incurred	23,986,385	0	0			23,986,385
26	Reinsurance charges (ceded)		12,547	21,990		8,017,922	8,052,460
27	Other	8,457,162	16,236,687	20,946,461	4,127,877	31,709,795	81,477,983
28	Tax certificates		1,352,209	8,104,165		15	9,456,389
29	Recording fees		4,105,761	35,025,490		29,847	39,161,098
30	Plant lease/update costs		15,611,500	41,796,901		1,379,582	58,787,983
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	13,272,179					13,272,179
33	Abstract costs					359,265	359,265
34	Real estate expenses				5,487		5,487
35	Real estate taxes				81,736		81,736
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	15,403	-2,947	137,688	0	24,742	174,886
38	Donations/lobbying	455,526	130,609	527,542	0	85,038	1,198,715
39	Trade association fees	234,157	53,908	730,743	0	134,229	1,153,037
40	<b>Total Expenses</b> (Sum of lines 1 through 39)	192,577,696	143,660,617	614,888,739	4,338,354	130,499,371	1,085,964,777
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	147,994,056	17,455,955	167,358,974	59,374,730	10,970,056	403,153,772

**FORM 1**  
**TITLE INSURANCE INCOME EXHIBIT**  
**Calendar Year Ended December 31, 2018**  
**Texas Experience Only**

**All Companies Combined**

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
Types of Income		Title Insurance				Investment	Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
<b>PREMIUM INCOME</b>								
1	Gross premiums - other than home office issue		148,083,151	1,078,892,376	656,902,583			1,883,878,110
2	Premiums allocated to agency function - other than home office issue		125,870,679	917,020,181	558,297,113			1,601,187,972
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	282,690,138						282,690,138
4	Gross premiums - home office issue	229,217,968	15,051,891		36,118,893			280,388,751
5	Premiums allocated to agency function - home office issue		12,925,386	155,078,013	30,904,972			198,908,370
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	81,480,381						81,480,381
7	<b>Gross premiums - Total</b> (Line 1 + Line 4)	229,217,968	163,135,042	1,078,892,376	693,021,476			2,164,266,861
8	<b>Total premiums allocated to agency function</b> (Line 2 + Line 5)		138,796,064		589,202,085			727,998,149
9	<b>Total premiums allocated to underwriter function</b> (Line 3 + Line 6)	364,170,519						364,170,519
<b>INVESTMENT INCOME</b>								
10	Investment income-tax exempt-before expenses					1,757,634		1,757,634
11	Investment income-dividends-before expenses					20,323,032		20,323,032
12	Investment income-other-before expenses					24,282,777		24,282,777
13	Net realized capital gains (losses)					-1,631,636		-1,631,636
14	Net unrealized capital gains (losses)					-19,246,436		-19,246,436
15	<b>Total</b> (Sum of lines 10 through 14)					25,429,728		25,429,728
<b>OTHER INCOME</b>								
16	Reinsurance fees (acquired)						4,721,832	4,721,832
17	Service charges (from Form 4)	3,518,750	30,665,162		121,327,370	0	33,120,051	188,631,333
18	Escrow and abstract fees						75,735,112	75,735,112
19	Miscellaneous (from Form 4)	2,413,465	12,716,610		61,469,506	0	25,581,614	102,181,195
20	<b>Total</b> (Sum of lines 16 through 19)	5,932,215	43,381,785		182,796,876	0	139,158,596	371,269,472
21	<b>TOTAL INCOME (Sum of lines 8, 9, 15, and 20)</b>	370,102,734	182,177,836		771,998,961	25,429,728	139,158,609	1,488,867,868
22	<b>NUMBER OF TITLE POLICIES ISSUED IN TEXAS</b>							
		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	
		519,537	106,750	450,220	1,885,270		2,961,777	

**FORM 2**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2018**  
**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		73,539,171	287,691,618		58,696,535	419,927,325
1b	Salaries - owners & partners		0	232,239		44,638	276,877
1c	Salaries - Total	59,597,732			12,798		59,610,530
2	Employee benefits, relations & welfare	11,638,764	11,466,556	47,712,832	137	11,677,805	82,496,094
3a	Fees paid for title examination & furnishing title evidence - Title Agents	3,834,699	5,063,862	10,634,514			19,533,075
3b	Fees paid for title examination & furnishing title evidence - Others	1,716,707	20,628	137,909			1,875,244
4a	Closing costs paid non-employees - Title Agents	0	1,574,098	15,120,012			16,694,110
4b	Closing costs paid non-employees - Others	-689,300	7,660,052	69,655,929			76,626,681
5	Rent	4,272,734	7,458,743	30,955,384	191	6,531,769	49,218,822
6	Utilities	1,262,247	178,217	1,270,635	0	306,809	3,017,908
7	Accounting & auditing	2,031,469	310,548	2,986,939	111,288	671,436	6,111,680
8	Advertising and promotions	3,266,601	4,157,011	10,160,592	0	2,196,394	19,780,597
9	Employee travel, lodging and education	4,680,390	1,490,212	3,907,797	250	1,143,186	11,221,834
10	Insurance	655,853	297,910	1,629,298	0	856,899	3,439,960
11	Interest expense	4,062	152	26,876	0	399,321	430,411
12	Legal expense	3,374,068	37,949	411,754	0	166,358	3,990,128
13	Licenses, taxes & fees	37,210,174	1,590,065	1,465,120	0	431,725	40,697,083
14	Postage & freight	349,690	372,808	2,640,823	0	461,116	3,824,437
15	Courier & overnight delivery	264,182	894,170	4,591,080	0	27,454	5,776,886
16	Telephone & facsimile	675,396	625,506	4,203,388	0	1,921,648	7,425,938
17	Printing & photocopying	142,558	135,062	967,316	0	195,302	1,440,238
18	Office supplies	245,613	599,933	3,504,161	19	686,185	5,035,911
19	Equipment & vehicle leases	7,169,394	561,445	1,549,908	0	361,397	9,642,144
20	Depreciation	1,398,167	1,449,663	4,260,747	419	1,794,571	8,903,567

**FORM 2 (Continued)**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2018**  
**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			
21	Directors' fees	14,687	0	21,228	0	2,872	38,787
22	Dues, boards & associations	734,312	400,261	1,311,025	287	236,793	2,682,678
23	Bad debts	522,345	15,356	57,215	0	12,339	607,255
24	Loss adjustment expenses incurred	14,971,106	61,109	935,098			15,967,313
25	Losses incurred	24,322,882	0	0			24,322,882
26	Reinsurance charges (ceded)		0	48,811		9,121,532	9,170,343
27	Other	12,525,546	20,015,369	18,299,707	3,950,721	24,790,032	79,581,375
28	Tax certificates		1,668,604	7,432,362		0	9,100,966
29	Recording fees		4,632,126	32,208,302		52,664	36,893,093
30	Plant lease/update costs		19,176,957	37,226,343		1,146,587	57,549,887
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	14,488,640					14,488,640
33	Abstract costs					340,041	340,041
34	Real estate expenses				5,123		5,123
35	Real estate taxes				51,392		51,392
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	27,656	254	37,455	0	5,544	70,909
38	Donations/lobbying	206,067	154,805	694,778	0	100,890	1,156,540
39	Trade association fees	162,803	55,236	740,992	0	130,255	1,089,286
40	<b>Total Expenses</b> (Sum of lines 1 through 39)	211,589,572	165,154,437	604,730,187	4,172,607	125,029,575	1,110,676,379
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	158,513,162	17,023,399	167,268,773	21,257,121	14,129,034	378,191,489

**FORM 1**  
**TITLE INSURANCE INCOME EXHIBIT**  
**Calendar Year Ended December 31, 2019**  
**Texas Experience Only**

**All Companies Combined**

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
Types of Income		Title Insurance					Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents	Investment		
<b>PREMIUM INCOME</b>								
1	Gross premiums - other than home office issue		143,064,582	1,146,078,094	666,761,018			1,955,903,695
2	Premiums allocated to agency function - other than home office issue		121,604,895	973,755,386	566,854,052			1,662,214,333
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	293,689,362						293,689,362
4	Gross premiums - home office issue	232,199,257	12,023,825		43,086,273			287,309,356
5	Premiums allocated to agency function - home office issue		10,232,841	167,033,917	37,045,360			214,312,118
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	72,997,237						72,997,237
7	<b>Gross premiums - Total</b> (Line 1 + Line 4)	232,199,257	155,088,407	1,146,078,094	709,847,292			2,243,213,051
8	<b>Total premiums allocated to agency function</b> (Line 2 + Line 5)		131,837,736		603,899,412			735,737,148
9	<b>Total premiums allocated to underwriter function</b> (Line 3 + Line 6)	366,686,600						366,686,600
<b>INVESTMENT INCOME</b>								
10	Investment income-tax exempt-before expenses					1,010,635		1,010,635
11	Investment income-dividends-before expenses					29,076,964		29,076,964
12	Investment income-other-before expenses					28,978,667		28,978,667
13	Net realized capital gains (losses)					9,210,628		9,210,628
14	Net unrealized capital gains (losses)					48,030,591		48,030,591
15	<b>Total</b> (Sum of lines 10 through 14)					116,218,286		116,218,286
<b>OTHER INCOME</b>								
16	Reinsurance fees (acquired)						5,249,586	5,249,586
17	Service charges (from Form 4)	2,170,540	33,194,831		126,055,141	-1,481	35,136,321	196,555,352
18	Escrow and abstract fees						82,556,700	82,556,700
19	Miscellaneous (from Form 4)	3,988,941	13,178,430		70,174,145	0	35,745,432	123,086,948
20	<b>Total</b> (Sum of lines 16 through 19)	6,159,481	46,373,261		196,229,286	-1,481	158,688,039	407,448,586
21	<b>TOTAL INCOME (Sum of lines 8, 9, 15, and 20)</b>	372,846,081	178,210,997		800,128,698	116,216,805	158,688,039	1,626,090,619
22	<b>NUMBER OF TITLE POLICIES ISSUED IN TEXAS</b>							
		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	
		541,575	119,874	452,095	2,012,870		3,126,414	



**FORM 2**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2019**  
**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		78,028,023	293,931,485		65,489,446	437,448,954
1b	Salaries - owners & partners		0	135,420		20,049	155,469
1c	Salaries - Total	58,320,684			2,719		58,323,403
2	Employee benefits, relations & welfare	10,438,142	13,269,301	50,245,495	150	9,962,599	83,915,687
3a	Fees paid for title examination & furnishing title evidence - Title Agents	4,118,473	5,344,303	14,014,433			23,477,209
3b	Fees paid for title examination & furnishing title evidence - Others	1,182,897	72,228	1,401,242			2,656,367
4a	Closing costs paid non-employees - Title Agents	0	439,724	13,896,071			14,335,795
4b	Closing costs paid non-employees - Others	-95,357	6,001,581	72,065,308			77,971,532
5	Rent	3,648,739	8,591,106	32,347,589	279	7,633,501	52,221,213
6	Utilities	953,078	236,646	1,317,636	0	480,313	2,987,673
7	Accounting & auditing	1,228,505	248,602	2,713,205	117,719	651,877	4,959,908
8	Advertising and promotions	3,940,963	4,126,127	10,395,465	0	2,326,184	20,788,739
9	Employee travel, lodging and education	4,256,631	1,466,758	3,791,220	332	1,277,516	10,792,457
10	Insurance	628,651	354,894	1,667,480	0	783,874	3,434,899
11	Interest expense	511	78	23,315	2,522	11,384	37,810
12	Legal expense	3,006,662	-6,007	612,201	0	175,287	3,788,143
13	Licenses, taxes & fees	35,579,565	1,642,684	1,527,865	0	603,258	39,353,372
14	Postage & freight	229,490	411,595	2,971,412	0	649,195	4,261,691
15	Courier & overnight delivery	212,884	1,106,549	4,357,970	0	16,025	5,693,428
16	Telephone & facsimile	534,991	670,755	4,105,139	0	1,981,127	7,292,012
17	Printing & photocopying	131,666	159,201	844,285	0	173,151	1,308,304
18	Office supplies	255,073	607,937	3,226,684	13	700,936	4,790,643
19	Equipment & vehicle leases	7,303,684	686,309	1,459,822	0	440,844	9,890,659
20	Depreciation	1,352,527	1,633,897	4,950,401	481	2,185,833	10,123,139

**FORM 2 (Continued)**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2019**  
**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			
21	Directors' fees	79,183	0	17,437	0	2,178	98,798
22	Dues, boards & associations	609,570	417,730	1,248,968	397	238,466	2,515,131
23	Bad debts	317,347	9,560	69,260	0	83,506	479,673
24	Loss adjustment expenses incurred	15,123,413	88,689	883,330			16,095,432
25	Losses incurred	31,493,171	0	0			31,493,171
26	Reinsurance charges (ceded)		0	92,721		10,231,263	10,323,984
27	Other	13,795,072	23,931,437	21,478,118	3,265,146	31,113,007	93,582,781
28	Tax certificates		2,159,440	6,494,579		4	8,654,023
29	Recording fees		5,201,519	38,170,967		31,326	43,403,812
30	Plant lease/update costs		10,763,565	28,807,718		173,411	39,744,694
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	15,956,856					15,956,856
33	Abstract costs					153,278	153,278
34	Real estate expenses				30,660		30,660
35	Real estate taxes				45,573		45,573
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	2,793	918	7,040	0	1,603	12,354
38	Donations/lobbying	412,449	133,809	640,727	0	124,917	1,311,902
39	Trade association fees	249,772	75,756	711,350	0	123,995	1,160,873
40	<b>Total Expenses</b> (Sum of lines 1 through 39)	215,322,121	167,837,373	620,623,358	3,465,991	137,839,350	1,145,088,193
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	157,523,960	10,373,624	179,505,340	112,750,814	20,848,689	481,002,426

**FORM 1**  
**TITLE INSURANCE INCOME EXHIBIT**  
**Calendar Year Ended December 31, 2020**  
**Texas Experience Only**

**All Companies Combined**

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
Types of Income		Title Insurance				Investment	Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
<b>PREMIUM INCOME</b>								
1	Gross premiums - other than home office issue		146,319,681	1,397,043,445	817,579,927			2,360,943,054
2	Premiums allocated to agency function - other than home office issue		124,371,729	1,187,447,270	695,117,695			2,006,936,694
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	354,006,360						354,006,360
4	Gross premiums - home office issue	214,474,636	10,301,431		41,371,666			266,147,733
5	Premiums allocated to agency function - home office issue		8,756,214	151,203,618	35,676,428			195,636,260
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	70,511,473						70,511,473
7	<b>Gross premiums - Total</b> (Line 1 + Line 4)	214,474,636	156,621,112	1,397,043,445	858,951,593			2,627,090,787
8	<b>Total premiums allocated to agency function</b> (Line 2 + Line 5)		133,127,943		730,794,123			863,922,066
9	<b>Total premiums allocated to underwriter function</b> (Line 3 + Line 6)	424,517,833						424,517,833
<b>INVESTMENT INCOME</b>								
10	Investment income-tax exempt-before expenses					1,111,405		1,111,405
11	Investment income-dividends-before expenses					20,287,367		20,287,367
12	Investment income-other-before expenses					20,706,704		20,706,704
13	Net realized capital gains (losses)					-6,237,691		-6,237,691
14	Net unrealized capital gains (losses)					22,169,404		22,169,404
15	<b>Total</b> (Sum of lines 10 through 14)					57,967,318		57,967,318
<b>OTHER INCOME</b>								
16	Reinsurance fees (acquired)						4,808,975	4,808,975
17	Service charges (from Form 4)	1,606,249	13,453,708		130,695,970	-4,809	52,217,339	197,968,457
18	Escrow and abstract fees						106,528,585	106,528,585
19	Miscellaneous (from Form 4)	4,173,326	7,449,464		64,043,922	0	33,432,311	109,099,023
20	<b>Total</b> (Sum of lines 16 through 19)	5,779,575	20,903,172		194,739,892	-4,809	196,987,210	418,405,040
21	<b>TOTAL INCOME (Sum of lines 8, 9, 15, and 20)</b>	430,297,407	154,031,115		925,534,015	57,962,509	196,987,210	1,764,812,256
22	<b>NUMBER OF TITLE POLICIES ISSUED IN TEXAS</b>							
		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	
		618,004	244,280	474,553	3,429,823		4,766,660	

**FORM 2**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2020**  
**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		73,407,039	317,408,574		80,993,767	471,809,380
1b	Salaries - owners & partners		0	330,848		74,478	405,326
1c	Salaries - Total	66,446,115			2,273		66,448,388
2	Employee benefits, relations & welfare	10,953,231	12,174,439	49,819,600	114	11,196,070	84,143,454
3a	Fees paid for title examination & furnishing title evidence - Title Agents	12,300,516	5,878,497	20,200,430			38,379,443
3b	Fees paid for title examination & furnishing title evidence - Others	2,149,401	279,618	2,416,430			4,845,449
4a	Closing costs paid non-employees - Title Agents	12,596,472	312,543	17,358,151			30,267,166
4b	Closing costs paid non-employees - Others	-693,176	2,558,976	65,517,534			67,383,334
5	Rent	3,371,957	7,499,370	30,803,663	180	8,230,938	49,906,108
6	Utilities	850,992	179,243	1,298,403	0	389,512	2,718,150
7	Accounting & auditing	1,459,513	245,027	2,422,599	113,892	674,176	4,915,207
8	Advertising and promotions	2,826,998	1,701,432	6,987,737	0	1,756,187	13,272,354
9	Employee travel, lodging and education	1,650,830	692,965	2,203,670	242	645,252	5,192,959
10	Insurance	369,243	357,842	1,786,916	0	1,007,698	3,521,699
11	Interest expense	2,769	0	309,120	0	297,118	609,007
12	Legal expense	2,652,695	-21,685	448,436	0	137,306	3,216,752
13	Licenses, taxes & fees	37,404,783	1,720,476	2,273,349	0	615,006	42,013,614
14	Postage & freight	198,893	493,566	3,580,773	0	876,774	5,150,006
15	Courier & overnight delivery	212,973	1,125,946	4,266,415	0	12,659	5,617,993
16	Telephone & facsimile	182,337	520,375	3,852,170	0	1,780,815	6,335,697
17	Printing & photocopying	101,121	109,606	889,277	0	198,196	1,298,200
18	Office supplies	296,706	549,906	3,225,800	8	829,586	4,902,006
19	Equipment & vehicle leases	5,570,638	668,943	1,476,634	0	499,244	8,215,459
20	Depreciation	1,349,398	1,596,860	5,292,179	10,693	1,988,256	10,237,386

**FORM 2 (Continued)**  
**TITLE INSURANCE EXPENSE EXHIBIT**  
**Calendar Year Ended December 31, 2020**  
**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			
21	Directors' fees	61,868	0	15,510	0	978,193	1,055,571
22	Dues, boards & associations	626,288	317,912	1,016,134	55	231,828	2,192,217
23	Bad debts	420,869	10,021	35,436	0	10,380	476,706
24	Loss adjustment expenses incurred	14,268,805	716,315	210,179			15,195,299
25	Losses incurred	20,680,255	0	1,091,844			21,772,099
26	Reinsurance charges (ceded)		0	98,130		10,335,491	10,433,621
27	Other	16,709,915	22,360,251	36,191,482	3,120,678	25,747,474	104,129,800
28	Tax certificates		2,576,761	10,459,174		2	13,035,937
29	Recording fees		4,608,316	44,684,061		10,620	49,302,997
30	Plant lease/update costs		10,001,230	37,164,558		-147,822	47,017,966
31	Allowances to managers & agents	3,320,263	0	0	0	0	3,320,263
32	Net addition to unearned premium reserve	28,430,365					28,430,365
33	Abstract costs					190,904	190,904
34	Real estate expenses				3,912		3,912
35	Real estate taxes				38,436		38,436
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	5,314	211	56,831	0	14,579	76,935
38	Donations/lobbying	787,047	86,182	470,538	0	101,212	1,444,979
39	Trade association fees	189,062	49,112	627,449	0	132,610	998,233
40	<b>Total Expenses</b> (Sum of lines 1 through 39)	247,794,396	152,777,296	676,290,034	3,290,483	149,808,509	1,229,960,718
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	182,503,011	1,253,819	249,243,981	54,672,026	47,178,701	534,851,539





Texas Department of Insurance  
Property and Casualty Division - Data Services