

No. **4564**

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

Date: JUL 07 2016

Subject Considered:

VALLEY LAND TITLE COMPANY, LTD
6013 N. 10th Street
McAllen, Texas 78504

CONSENT ORDER
TDI ENFORCEMENT FILE NO. 10982

General remarks and official action taken:

The commissioner of insurance considers whether disciplinary action should be taken against Valley Land Title Company, Ltd which holds a title agency license issued by the Texas Department of Insurance.

Waiver

Valley Land Title Company, Ltd acknowledges that the Texas Insurance Code and other applicable laws provide certain rights. Valley Land Title Company, Ltd waives all of these rights, and any other applicable procedural rights, in consideration of the entry of this consent order.

Pursuant to TEX. INS. CODE § 82.055(b), Valley Land Title Company agrees to this consent order with the express reservation that it does not admit to a violation of any provision of the Insurance Code or rule or regulation of the department and Valley Land Title Company maintains the existence of any violation is in dispute.

Findings of Fact

1. Valley Land Title Company, Ltd, doing business as Valley Land Title Company, holds title agency license no. 1877096, which was issued on November 10, 2006, and is effective until December 1, 2016.
2. Valley Land Title Company, Ltd signed up for the Homes for Heroes referral program on October 6, 2015, and participated in the Homes for Heroes program until April 11, 2016.
3. Valley Land Title Company, Ltd paid a \$250 membership fee to participate in the Homes for Heroes program, www.homesforheroes.com. The program provides closing fee discounts to "heroes," who included veterans, police officers, fire fighters, teachers, emergency medical technicians, health care workers, and other individuals who provided quality services to the public.

4. A webpage on the Homes for Heroes website stated:

Valley Land Title – McAllen Discounted Title Closing Fees. Heroes can access additional savings on the real estate transaction with Valley Land Title Company (<http://www.valleylandtitlecom.com/>). Valley Land Title Company is proud to be partnering with the Friends of Heroes program to thank Heroes by discounting their title closing fees by \$100 for Heroes. For more information, please contact Valley Land Title at 956-687-7763 or click here (<http://www.valleylandtitleco.com/contact/>)

5. Valley Land Title Company, Ltd provided no discounts to customers through the Homes for Heroes program.

Conclusions of Law

1. The commissioner has jurisdiction over this matter pursuant to TEX. INS. CODE §§ 82.051-82.055, 84.021-84.022, and 2502.051; and TEX. GOV'T CODE §§ 2001.051-2001.178.
2. The commissioner has the authority to dispose of this case informally pursuant to the provisions of TEX. GOV'T CODE § 2001.056, TEX. INS. CODE §§ 82.055 and 36.104, and 28 TEX. ADMIN. CODE § 1.47.
3. Valley Land Title Company, Ltd violated TEX. INS. CODE § 2502.051, which prohibits a commission, rebate, discount, portion of a title insurance premium, or other thing of value from being directly or indirectly paid, allowed, or permitted by a person engaged in the business of insurance or received or accepted by a person for engaging in the business of title insurance or for soliciting or referring title insurance.

Order

The commissioner orders Valley Land Title Company, Ltd to pay an administrative penalty of \$2,500. The penalty must be paid in full on or before 30 days from the entry of this Order. The administrative penalty must be paid by cashier's check or money order made payable to the "State of Texas" and transmitted to the Texas Department of Insurance, Attn: Enforcement Section, Division 40111, MC 9999, P.O. Box 149104, Austin, Texas 78714-9104.



David Mattax
Commissioner of Insurance

