

**STATE OF TEXAS
TITLE INSURANCE INDUSTRY
EXPERIENCE REPORT COMPILATION
Calendar Years 2009-2013**



Texas Department of Insurance

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Introduction

Because revisions are sometimes made to data for prior years and for ease of analysis, summary reports from prior years are included.

Copies of both title reports are available from the Hobby Mail Services/Copy Center at 512-676-6250 or printed from the TDI web page at www.tdi.texas.gov/reports/report8.html. Complete company reports and agent reports may be requested from the Data Services Team at 512-676-6690.

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**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

INCOME	2009	2010	2011	2012	2013
1. Gross Title Premiums	1,016,438,905	1,061,962,979	1,159,950,952	1,428,938,173	1,703,670,373
2. Title Premiums Retained by Agents	863,642,688	900,828,360	985,578,640	1,213,832,540	1,443,895,345
3. Title Premiums Remitted to Underwriters	152,796,218	161,134,619	174,372,312	215,105,633	259,775,028
4. Service Charges	5,248,827	7,026,951	7,569,389	6,166,431	8,104,085
5. Other Income	10,065,557	7,069,310	2,616,062	2,574,493	2,957,432
GROSS INCOME	168,110,602	175,230,880	184,557,764	223,846,557	270,836,545
EXPENSES					
1. Salaries:	58,741,571	49,021,050	43,881,361	54,334,936	64,277,441
2. Employee Benefits, Relations, and Welfare	10,173,174	8,348,797	7,693,149	8,970,966	10,527,101
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	389,300	152,027	-68,786	333,122	1,502,517
3b. Others	1,880,224	1,719,698	2,835,653	2,994,588	607,413
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	423,646	252,234	34,666	0	0
4b. Others	7,639,563	5,316,637	1,684,702	298,710	196,661
5. Rent	14,803,161	6,613,263	4,983,156	6,266,219	5,503,104
6. Utilities	445,596	283,037	228,182	227,865	218,208
7. Accounting and Auditing	2,368,745	3,775,846	2,293,153	2,306,242	2,194,922
8. Advertising and Promotions	2,315,904	1,083,688	1,655,515	2,323,579	2,593,767
9. Employee Travel, Lodging, and Education	3,473,123	3,436,727	3,351,576	3,416,322	3,835,018
10. Insurance	1,226,968	925,717	1,066,011	853,827	920,622
11. Interest	155,469	56,798	138,159	216,750	231,627
12. Legal Expenses	6,688,340	5,017,333	6,967,032	4,746,307	5,194,665
13. Licenses, Taxes, and Fees	12,953,945	14,541,640	18,006,595	26,324,995	29,148,168
14. Postage and Freight	1,024,504	675,566	683,279	340,854	618,785
15. Courier and Overnight Delivery	847,380	808,753	711,027	757,762	641,437
16. Telephone and Facsimile	2,388,461	1,651,415	1,057,066	932,513	828,401
17. Printing/Photocopying	992,704	657,120	433,802	515,531	590,076
18. Office Supplies	1,454,177	962,972	776,977	502,040	465,602
19. Equipment and Vehicle Leases	6,984,882	3,001,350	4,668,974	4,918,905	4,526,006
20. Depreciation	15,096,126	11,797,831	5,599,862	1,928,015	1,186,049
21. Directors' Fees	11,296	8,106	13,106	9,502	4,553
22. Dues, Boards, and Associations	309,100	187,039	511,930	465,821	465,501
23. Bad Debts	5,136,304	1,343,059	615,367	598,610	513,513
24. Loss Adjustment Expenses Incurred	20,444,362	14,119,748	15,122,339	10,734,489	10,229,319
25. Losses Incurred	13,096,951	23,691,342	40,607,744	17,293,632	27,647,494
26. Other	20,027,096	14,968,549	15,121,237	11,596,606	13,164,884
27. Allowances to Managers and Agents	24,175	0	0	0	0
28. Net Addition to Unearned Premium Reserve	-18,186,359	-11,471,165	-5,899,805	1,500,493	10,090,537
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	18,364	108,852	-30,319	107,069	38,298
31. Donations/Lobbying	62,542	50,057	156,862	117,951	181,285
32. Trade Associations	187,975	237,588	225,895	206,435	205,789
TOTAL OPERATING EXPENSES	193,598,770	163,342,674	175,125,464	166,140,655	198,348,762
INCOME OR (LOSS) FROM OPERATIONS	-25,488,169	11,888,206	9,432,300	57,705,903	72,487,782

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,016,438,905	604.63%	1,061,962,979	606.04%
2. Title Premiums Retained by Agents	863,642,688	513.73%	900,828,360	514.08%
3. Title Premiums Remitted to Underwriters	152,796,218	90.89%	161,134,619	91.96%
4. Service Charges	5,248,827	3.12%	7,026,951	4.01%
5. Other Income	10,065,557	5.99%	7,069,310	4.03%
GROSS INCOME	168,110,602	100.00%	175,230,880	100.00%
EXPENSES				
1. Salaries:	58,741,571	34.94%	49,021,050	27.98%
2. Employee Benefits, Relations, & Welfare	10,173,174	6.05%	8,348,797	4.76%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	389,300	0.23%	152,027	0.09%
3b. Others	1,880,224	1.12%	1,719,698	0.98%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	423,646	0.25%	252,234	0.14%
4b. Others	7,639,563	4.54%	5,316,637	3.03%
5. Rent	14,803,161	8.81%	6,613,263	3.77%
6. Utilities	445,596	0.27%	283,037	0.16%
7. Accounting and Auditing	2,368,745	1.41%	3,775,846	2.15%
8. Advertising and Promotions	2,315,904	1.38%	1,083,688	0.62%
9. Employee Travel, Lodging, and Education	3,473,123	2.07%	3,436,727	1.96%
10. Insurance	1,226,968	0.73%	925,717	0.53%
11. Interest	155,469	0.09%	56,798	0.03%
12. Legal Expenses	6,688,340	3.98%	5,017,333	2.86%
13. Licenses, Taxes, and Fees	12,953,945	7.71%	14,541,640	8.30%
14. Postage and Freight	1,024,504	0.61%	675,566	0.39%
15. Courier and Overnight Delivery	847,380	0.50%	808,753	0.46%
16. Telephone and Facsimile	2,388,461	1.42%	1,651,415	0.94%
17. Printing/Photocopying	992,704	0.59%	657,120	0.38%
18. Office Supplies	1,454,177	0.87%	962,972	0.55%
19. Equipment and Vehicle Leases	6,984,882	4.15%	3,001,350	1.71%
20. Depreciation	15,096,126	8.98%	11,797,831	6.73%
21. Directors' Fees	11,296	0.01%	8,106	0.00%
22. Dues, Boards, and Associations	309,100	0.18%	187,039	0.11%
23. Bad Debts	5,136,304	3.06%	1,343,059	0.77%
24. Loss Adjustment Expenses Incurred	20,444,362	12.16%	14,119,748	8.06%
25. Losses Incurred	13,096,951	7.79%	23,691,342	13.52%
26. Other	20,027,096	11.91%	14,968,549	8.54%
27. Allowances to Managers and Agents	24,175	0.01%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-18,186,359	-10.82%	-11,471,165	-6.55%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	18,364	0.01%	108,852	0.06%
31. Donations/Lobbying	62,542	0.04%	50,057	0.03%
32. Trade Associations	187,975	0.11%	237,588	0.14%
TOTAL OPERATING EXPENSES	193,598,770	115.16%	163,342,674	93.22%
INCOME OR (LOSS) FROM OPERATIONS	-25,488,169	-15.16%	11,888,206	6.78%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,061,962,979	606.04%	1,159,950,952	628.50%
2. Title Premiums Retained by Agents	900,828,360	514.08%	985,578,640	534.02%
3. Title Premiums Remitted to Underwriters	161,134,619	91.96%	174,372,312	94.48%
4. Service Charges	7,026,951	4.01%	7,569,389	4.10%
5. Other Income	7,069,310	4.03%	2,616,062	1.42%
GROSS INCOME	175,230,880	100.00%	184,557,764	100.00%
EXPENSES				
1. Salaries:	49,021,050	27.98%	43,881,361	23.78%
2. Employee Benefits, Relations, & Welfare	8,348,797	4.76%	7,693,149	4.17%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	152,027	0.09%	-68,786	-0.04%
3b. Others	1,719,698	0.98%	2,835,653	1.54%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	252,234	0.14%	34,666	0.02%
4b. Others	5,316,637	3.03%	1,684,702	0.91%
5. Rent	6,613,263	3.77%	4,983,156	2.70%
6. Utilities	283,037	0.16%	228,182	0.12%
7. Accounting and Auditing	3,775,846	2.15%	2,293,153	1.24%
8. Advertising and Promotions	1,083,688	0.62%	1,655,515	0.90%
9. Employee Travel, Lodging, and Education	3,436,727	1.96%	3,351,576	1.82%
10. Insurance	925,717	0.53%	1,066,011	0.58%
11. Interest	56,798	0.03%	138,159	0.07%
12. Legal Expenses	5,017,333	2.86%	6,967,032	3.77%
13. Licenses, Taxes, and Fees	14,541,640	8.30%	18,006,595	9.76%
14. Postage and Freight	675,566	0.39%	683,279	0.37%
15. Courier and Overnight Delivery	808,753	0.46%	711,027	0.39%
16. Telephone and Facsimile	1,651,415	0.94%	1,057,066	0.57%
17. Printing/Photocopying	657,120	0.38%	433,802	0.24%
18. Office Supplies	962,972	0.55%	776,977	0.42%
19. Equipment and Vehicle Leases	3,001,350	1.71%	4,668,974	2.53%
20. Depreciation	11,797,831	6.73%	5,599,862	3.03%
21. Directors' Fees	8,106	0.00%	13,106	0.01%
22. Dues, Boards, and Associations	187,039	0.11%	511,930	0.28%
23. Bad Debts	1,343,059	0.77%	615,367	0.33%
24. Loss Adjustment Expenses Incurred	14,119,748	8.06%	15,122,339	8.19%
25. Losses Incurred	23,691,342	13.52%	40,607,744	22.00%
26. Other	14,968,549	8.54%	15,121,237	8.19%
27. Allowances to Managers and Agents	0	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-11,471,165	-6.55%	-5,899,805	-3.20%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	108,852	0.06%	-30,319	-0.02%
31. Donations/Lobbying	50,057	0.03%	156,862	0.08%
32. Trade Associations	237,588	0.14%	225,895	0.12%
TOTAL OPERATING EXPENSES	163,342,674	93.22%	175,125,464	94.89%
INCOME OR (LOSS) FROM OPERATIONS	11,888,206	6.78%	9,432,300	5.11%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2011		Calendar Year 2012	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,159,950,952	628.50%	1,428,938,173	638.36%
2. Title Premiums Retained by Agents	985,578,640	534.02%	1,213,832,540	542.26%
3. Title Premiums Remitted to Underwriters	174,372,312	94.48%	215,105,633	96.10%
4. Service Charges	7,569,389	4.10%	6,166,431	2.75%
5. Other Income	2,616,062	1.42%	2,574,493	1.15%
GROSS INCOME	184,557,764	100.00%	223,846,557	100.00%
EXPENSES				
1. Salaries:	43,881,361	23.78%	54,334,936	24.27%
2. Employee Benefits, Relations, & Welfare	7,693,149	4.17%	8,970,966	4.01%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	-68,786	-0.04%	333,122	0.15%
3b. Others	2,835,653	1.54%	2,994,588	1.34%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	34,666	0.02%	0	0.00%
4b. Others	1,684,702	0.91%	298,710	0.13%
5. Rent	4,983,156	2.70%	6,266,219	2.80%
6. Utilities	228,182	0.12%	227,865	0.10%
7. Accounting and Auditing	2,293,153	1.24%	2,306,242	1.03%
8. Advertising and Promotions	1,655,515	0.90%	2,323,579	1.04%
9. Employee Travel, Lodging, and Education	3,351,576	1.82%	3,416,322	1.53%
10. Insurance	1,066,011	0.58%	853,827	0.38%
11. Interest	138,159	0.07%	216,750	0.10%
12. Legal Expenses	6,967,032	3.77%	4,746,307	2.12%
13. Licenses, Taxes, and Fees	18,006,595	9.76%	26,324,995	11.76%
14. Postage and Freight	683,279	0.37%	340,854	0.15%
15. Courier and Overnight Delivery	711,027	0.39%	757,762	0.34%
16. Telephone and Facsimile	1,057,066	0.57%	932,513	0.42%
17. Printing/Photocopying	433,802	0.24%	515,531	0.23%
18. Office Supplies	776,977	0.42%	502,040	0.22%
19. Equipment and Vehicle Leases	4,668,974	2.53%	4,918,905	2.20%
20. Depreciation	5,599,862	3.03%	1,928,015	0.86%
21. Directors' Fees	13,106	0.01%	9,502	0.00%
22. Dues, Boards, and Associations	511,930	0.28%	465,821	0.21%
23. Bad Debts	615,367	0.33%	598,610	0.27%
24. Loss Adjustment Expenses Incurred	15,122,339	8.19%	10,734,489	4.80%
25. Losses Incurred	40,607,744	22.00%	17,293,632	7.73%
26. Other	15,121,237	8.19%	11,596,606	5.18%
27. Allowances to Managers and Agents	0	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-5,899,805	-3.20%	1,500,493	0.67%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	-30,319	-0.02%	107,069	0.05%
31. Donations/Lobbying	156,862	0.08%	117,951	0.05%
32. Trade Associations	225,895	0.12%	206,435	0.09%
TOTAL OPERATING EXPENSES	175,125,464	94.89%	166,140,655	74.22%
INCOME OR (LOSS) FROM OPERATIONS	9,432,300	5.11%	57,705,903	25.78%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2012		Calendar Year 2013	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,428,938,173	638.36%	1,703,670,373	629.04%
2. Title Premiums Retained by Agents	1,213,832,540	542.26%	1,443,895,345	533.12%
3. Title Premiums Remitted to Underwriters	215,105,633	96.10%	259,775,028	95.92%
4. Service Charges	6,166,431	2.75%	8,104,085	2.99%
5. Other Income	2,574,493	1.15%	2,957,432	1.09%
GROSS INCOME	223,846,557	100.00%	270,836,545	100.00%
EXPENSES				
1. Salaries:	54,334,936	24.27%	64,277,441	23.73%
2. Employee Benefits, Relations, & Welfare	8,970,966	4.01%	10,527,101	3.89%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	333,122	0.15%	1,502,517	0.55%
3b. Others	2,994,588	1.34%	607,413	0.22%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	0	0.00%	0	0.00%
4b. Others	298,710	0.13%	196,661	0.07%
5. Rent	6,266,219	2.80%	5,503,104	2.03%
6. Utilities	227,865	0.10%	218,208	0.08%
7. Accounting and Auditing	2,306,242	1.03%	2,194,922	0.81%
8. Advertising and Promotions	2,323,579	1.04%	2,593,767	0.96%
9. Employee Travel, Lodging, and Education	3,416,322	1.53%	3,835,018	1.42%
10. Insurance	853,827	0.38%	920,622	0.34%
11. Interest	216,750	0.10%	231,627	0.09%
12. Legal Expenses	4,746,307	2.12%	5,194,665	1.92%
13. Licenses, Taxes, and Fees	26,324,995	11.76%	29,148,168	10.76%
14. Postage and Freight	340,854	0.15%	618,785	0.23%
15. Courier and Overnight Delivery	757,762	0.34%	641,437	0.24%
16. Telephone and Facsimile	932,513	0.42%	828,401	0.31%
17. Printing/Photocopying	515,531	0.23%	590,076	0.22%
18. Office Supplies	502,040	0.22%	465,602	0.17%
19. Equipment and Vehicle Leases	4,918,905	2.20%	4,526,006	1.67%
20. Depreciation	1,928,015	0.86%	1,186,049	0.44%
21. Directors' Fees	9,502	0.00%	4,553	0.00%
22. Dues, Boards, and Associations	465,821	0.21%	465,501	0.17%
23. Bad Debts	598,610	0.27%	513,513	0.19%
24. Loss Adjustment Expenses Incurred	10,734,489	4.80%	10,229,319	3.78%
25. Losses Incurred	17,293,632	7.73%	27,647,494	10.21%
26. Other	11,596,606	5.18%	13,164,884	4.86%
27. Allowances to Managers and Agents	0	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	1,500,493	0.67%	10,090,537	3.73%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	107,069	0.05%	38,298	0.01%
31. Donations/Lobbying	117,951	0.05%	181,285	0.07%
32. Trade Associations	206,435	0.09%	205,789	0.08%
TOTAL OPERATING EXPENSES	166,140,655	74.22%	198,348,762	73.24%
INCOME OR (LOSS) FROM OPERATIONS	57,705,903	25.78%	72,487,782	26.76%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	388,287,699	85.82%	400,148,225	87.52%
2. Premiums Remitted to Underwriters	58,300,488	12.89%	60,055,336	13.13%
3. Premiums Retained	329,987,211	72.94%	340,092,889	74.38%
4. Examination/Evidence Fees	27,668,310	6.12%	31,242,906	6.83%
5. Closing Fees	39,973,198	8.84%	36,390,794	7.96%
6. Tax Certificates	9,956,212	2.20%	8,760,274	1.92%
7. Recording Fees	30,901,350	6.83%	29,818,945	6.52%
8. Restrictions	1,123,324	0.25%	398,564	0.09%
9. Inspection Fees	58,607	0.01%	44,388	0.01%
10. Courier and Overnight Fees	6,429,268	1.42%	5,296,451	1.16%
11. Telephone and Facsimile	345,361	0.08%	260,039	0.06%
12. Interest Income	630,896	0.14%	424,457	0.09%
13. Other Income	5,354,967	1.18%	4,502,898	0.98%
GROSS INCOME	452,428,706	100.00%	457,232,605	100.00%
Number of Agencies Reporting	525		506	
EXPENSES				
1a. Salaries - Employees	165,254,504	36.53%	170,371,122	37.26%
1b. Salaries - Owners/Partners	21,741,782	4.81%	20,639,942	4.51%
2a. Benefits, Relations, and Welfare - Employees	25,078,491	5.54%	25,965,154	5.68%
2b. Benefits, Relations, and Welfare - Owners/Partners	2,632,040	0.58%	2,458,381	0.54%
3a. Evidence/Examination Fees - Title Agents	4,321,381	0.96%	4,467,564	0.98%
3b. Evidence/Examination Fees - Others	7,328,137	1.62%	6,775,841	1.48%
4a. Closing Fees Paid - Title Agents	8,000,553	1.77%	8,146,484	1.78%
4b. Closing Fees Paid - Others	20,021,410	4.43%	19,872,341	4.35%
5. Rent	25,675,400	5.68%	26,492,862	5.79%
6. Utilities	3,991,765	0.88%	3,878,042	0.85%
7. Accounting and Auditing	3,364,441	0.74%	3,103,451	0.68%
8. Advertising	5,562,562	1.23%	5,713,868	1.25%
9. Travel, Lodging, and Education	3,042,678	0.67%	3,039,520	0.66%
10. Insurance	3,834,623	0.85%	4,039,826	0.88%
11. Interest Expense	2,495,690	0.55%	2,610,090	0.57%
12. Legal Expense	2,454,604	0.54%	2,977,935	0.65%
13. Licenses, Taxes, and Fees	2,222,280	0.49%	2,253,080	0.49%
14. Postage and Freight	1,723,228	0.38%	1,803,648	0.39%
15. Courier and Overnight Delivery	7,800,665	1.72%	6,796,666	1.49%
16. Telephone and Facsimile	6,456,929	1.43%	6,130,872	1.34%
17. Printing and Photocopying	2,114,480	0.47%	2,079,708	0.45%
18. Office Supplies	7,156,504	1.58%	6,773,635	1.48%
19. Equipment and Vehicle Leases	5,520,949	1.22%	5,167,748	1.13%
20. Depreciation	8,271,374	1.83%	7,641,200	1.67%
21. Directors' Fees	860,506	0.19%	1,019,064	0.22%
22. Dues, Boards, and Associations	1,028,645	0.23%	1,092,814	0.24%
23. Bad Debts	218,261	0.05%	124,960	0.03%
24. Loss and Loss Adjustment Expense	1,113,928	0.25%	1,219,600	0.27%
25. Tax Certificates Paid Tax Authorities	10,265,857	2.27%	8,932,726	1.95%
26. Recording Fees Paid County Clerk	30,231,228	6.68%	29,398,202	6.43%
27. Plant Lease/Updates	18,137,204	4.01%	18,259,433	3.99%
28. Damages for Bad Faith Suits	0	0.00%	41,466	0.01%
29. Fines or Penalties	40,776	0.01%	165,086	0.04%
30. Donations/Lobbying	815,481	0.18%	765,640	0.17%
31. Trade Association Fees	368,783	0.08%	264,805	0.06%
32. Other Expenses	18,670,115	4.13%	14,916,888	3.26%
TOTAL OPERATING EXPENSES	427,817,257	94.56%	425,399,652	93.04%
INCOME OR (LOSS) FROM OPERATIONS	24,611,453	5.44%	31,832,950	6.96%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	400,148,225	87.52%	417,878,182	87.69%
2. Premiums Remitted to Underwriters	60,055,336	13.13%	62,641,989	13.14%
3. Premiums Retained	340,092,889	74.38%	355,236,193	74.54%
4. Examination/Evidence Fees	31,242,906	6.83%	33,809,411	7.09%
5. Closing Fees	36,390,794	7.96%	39,197,530	8.23%
6. Tax Certificates	8,760,274	1.92%	8,981,669	1.88%
7. Recording Fees	29,818,945	6.52%	29,148,008	6.12%
8. Restrictions	398,564	0.09%	348,097	0.07%
9. Inspection Fees	44,388	0.01%	25,563	0.01%
10. Courier and Overnight Fees	5,296,451	1.16%	5,115,467	1.07%
11. Telephone and Facsimile	260,039	0.06%	252,244	0.05%
12. Interest Income	424,457	0.09%	404,442	0.08%
13. Other Income	4,502,898	0.98%	4,040,040	0.85%
GROSS INCOME	457,232,605	100.00%	476,558,663	100.00%
Number of Agencies Reporting	506		490	
EXPENSES				
1a. Salaries - Employees	170,371,122	37.26%	177,871,028	37.32%
1b. Salaries - Owners/Partners	20,639,942	4.51%	23,969,007	5.03%
2a. Benefits, Relations, and Welfare - Employees	25,965,154	5.68%	25,499,778	5.35%
2b. Benefits, Relations, and Welfare - Owners/Partners	2,458,381	0.54%	2,579,233	0.54%
3a. Evidence/Examination Fees - Title Agents	4,467,564	0.98%	3,954,467	0.83%
3b. Evidence/Examination Fees - Others	6,775,841	1.48%	6,788,947	1.42%
4a. Closing Fees Paid - Title Agents	8,146,484	1.78%	7,459,163	1.57%
4b. Closing Fees Paid - Others	19,872,341	4.35%	21,856,058	4.59%
5. Rent	26,492,862	5.79%	26,160,676	5.49%
6. Utilities	3,878,042	0.85%	3,978,203	0.83%
7. Accounting and Auditing	3,103,451	0.68%	3,126,420	0.66%
8. Advertising	5,713,868	1.25%	6,773,570	1.42%
9. Travel, Lodging, and Education	3,039,520	0.66%	3,663,085	0.77%
10. Insurance	4,039,826	0.88%	4,070,411	0.85%
11. Interest Expense	2,610,090	0.57%	2,340,015	0.49%
12. Legal Expense	2,977,935	0.65%	3,775,837	0.79%
13. Licenses, Taxes, and Fees	2,253,080	0.49%	2,469,770	0.52%
14. Postage and Freight	1,803,648	0.39%	2,043,754	0.43%
15. Courier and Overnight Delivery	6,796,666	1.49%	6,560,354	1.38%
16. Telephone and Facsimile	6,130,872	1.34%	6,278,125	1.32%
17. Printing and Photocopying	2,079,708	0.45%	2,077,564	0.44%
18. Office Supplies	6,773,635	1.48%	6,773,234	1.42%
19. Equipment and Vehicle Leases	5,167,748	1.13%	4,464,770	0.94%
20. Depreciation	7,641,200	1.67%	7,112,970	1.49%
21. Directors' Fees	1,019,064	0.22%	999,305	0.21%
22. Dues, Boards, and Associations	1,092,814	0.24%	1,849,584	0.39%
23. Bad Debts	124,960	0.03%	105,037	0.02%
24. Loss and Loss Adjustment Expense	1,219,600	0.27%	1,360,915	0.29%
25. Tax Certificates Paid Tax Authorities	8,932,726	1.95%	9,205,390	1.93%
26. Recording Fees Paid County Clerk	29,398,202	6.43%	28,923,296	6.07%
27. Plant Lease/Updates	18,259,433	3.99%	17,160,500	3.60%
28. Damages for Bad Faith Suits	41,466	0.01%	0	0.00%
29. Fines or Penalties	165,086	0.04%	217,717	0.05%
30. Donations/Lobbying	765,640	0.17%	955,043	0.20%
31. Trade Association Fees	264,805	0.06%	291,769	0.06%
32. Other Expenses	14,916,888	3.26%	14,896,960	3.13%
TOTAL OPERATING EXPENSES	425,399,652	93.04%	437,611,916	91.83%
INCOME OR (LOSS) FROM OPERATIONS	31,832,950	6.96%	38,946,748	8.17%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2011		Calendar Year 2012	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	417,878,182	87.69%	521,265,252	88.01%
2. Premiums Remitted to Underwriters	62,641,989	13.14%	78,259,228	13.21%
3. Premiums Retained	355,236,193	74.54%	443,006,022	74.80%
4. Examination/Evidence Fees	33,809,411	7.09%	38,897,563	6.57%
5. Closing Fees	39,197,530	8.23%	52,911,623	8.93%
6. Tax Certificates	8,981,669	1.88%	11,628,363	1.96%
7. Recording Fees	29,148,008	6.12%	35,522,960	6.00%
8. Restrictions	348,097	0.07%	225,084	0.04%
9. Inspection Fees	25,563	0.01%	44,653	0.01%
10. Courier and Overnight Fees	5,115,467	1.07%	5,475,590	0.92%
11. Telephone and Facsimile	252,244	0.05%	257,878	0.04%
12. Interest Income	404,442	0.08%	324,320	0.05%
13. Other Income	4,040,040	0.85%	3,965,260	0.67%
GROSS INCOME	476,558,663	100.00%	592,259,315	100.00%
Number of Agencies Reporting	490		499	
EXPENSES				
1a. Salaries - Employees	177,871,028	37.32%	207,494,883	35.03%
1b. Salaries - Owners/Partners	23,969,007	5.03%	24,816,744	4.19%
2a. Benefits, Relations, and Welfare - Employees	25,499,778	5.35%	28,841,207	4.87%
2b. Benefits, Relations, and Welfare - Owners/Partners	2,579,233	0.54%	2,768,947	0.47%
3a. Evidence/Examination Fees - Title Agents	3,954,467	0.83%	5,837,350	0.99%
3b. Evidence/Examination Fees - Others	6,788,947	1.42%	8,165,900	1.38%
4a. Closing Fees Paid - Title Agents	7,459,163	1.57%	8,171,023	1.38%
4b. Closing Fees Paid - Others	21,856,058	4.59%	26,545,417	4.48%
5. Rent	26,160,676	5.49%	25,425,659	4.29%
6. Utilities	3,978,203	0.83%	3,636,998	0.61%
7. Accounting and Auditing	3,126,420	0.66%	3,119,003	0.53%
8. Advertising	6,773,570	1.42%	8,059,818	1.36%
9. Travel, Lodging, and Education	3,663,085	0.77%	3,880,223	0.66%
10. Insurance	4,070,411	0.85%	4,767,113	0.80%
11. Interest Expense	2,340,015	0.49%	2,134,447	0.36%
12. Legal Expense	3,775,837	0.79%	3,824,509	0.65%
13. Licenses, Taxes, and Fees	2,469,770	0.52%	2,652,749	0.45%
14. Postage and Freight	2,043,754	0.43%	2,080,831	0.35%
15. Courier and Overnight Delivery	6,560,354	1.38%	8,001,366	1.35%
16. Telephone and Facsimile	6,278,125	1.32%	5,896,858	1.00%
17. Printing and Photocopying	2,077,564	0.44%	2,257,771	0.38%
18. Office Supplies	6,773,234	1.42%	7,960,778	1.34%
19. Equipment and Vehicle Leases	4,464,770	0.94%	4,121,456	0.70%
20. Depreciation	7,112,970	1.49%	6,965,429	1.18%
21. Directors' Fees	999,305	0.21%	1,234,522	0.21%
22. Dues, Boards, and Associations	1,849,584	0.39%	1,350,863	0.23%
23. Bad Debts	105,037	0.02%	33,689	0.01%
24. Loss and Loss Adjustment Expense	1,360,915	0.29%	2,397,511	0.40%
25. Tax Certificates Paid Tax Authorities	9,205,390	1.93%	12,099,031	2.04%
26. Recording Fees Paid County Clerk	28,923,296	6.07%	35,964,981	6.07%
27. Plant Lease/Updates	17,160,500	3.60%	19,585,150	3.31%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	217,717	0.05%	70,852	0.01%
30. Donations/Lobbying	955,043	0.20%	1,237,142	0.21%
31. Trade Association Fees	291,769	0.06%	310,541	0.05%
32. Other Expenses	14,896,960	3.13%	17,458,244	2.95%
TOTAL OPERATING EXPENSES	437,611,916	91.83%	499,168,977	84.28%
INCOME OR (LOSS) FROM OPERATIONS	38,946,748	8.17%	93,090,340	15.72%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2012		Calendar Year 2013	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	521,265,252	88.01%	649,086,035	88.80%
2. Premiums Remitted to Underwriters	78,259,228	13.21%	97,380,342	13.32%
3. Premiums Retained	443,006,022	74.80%	551,705,694	75.48%
4. Examination/Evidence Fees	38,897,563	6.57%	47,825,800	6.54%
5. Closing Fees	52,911,623	8.93%	64,613,356	8.84%
6. Tax Certificates	11,628,363	1.96%	13,537,799	1.85%
7. Recording Fees	35,522,960	6.00%	40,779,555	5.58%
8. Restrictions	225,084	0.04%	439,394	0.06%
9. Inspection Fees	44,653	0.01%	68,541	0.01%
10. Courier and Overnight Fees	5,475,590	0.92%	6,991,590	0.96%
11. Telephone and Facsimile	257,878	0.04%	263,706	0.04%
12. Interest Income	324,320	0.05%	317,196	0.04%
13. Other Income	3,965,260	0.67%	4,374,563	0.60%
GROSS INCOME	592,259,315	100.00%	730,917,193	100.00%
Number of Agencies Reporting	499		508	
EXPENSES				
1a. Salaries - Employees	207,494,883	35.03%	256,920,979	35.15%
1b. Salaries - Owners/Partners	24,816,744	4.19%	31,224,391	4.27%
2a. Benefits, Relations, and Welfare - Employees	28,841,207	4.87%	35,968,322	4.92%
2b. Benefits, Relations, and Welfare - Owners/Partners	2,768,947	0.47%	3,375,048	0.46%
3a. Evidence/Examination Fees - Title Agents	5,837,350	0.99%	6,129,828	0.84%
3b. Evidence/Examination Fees - Others	8,165,900	1.38%	10,055,338	1.38%
4a. Closing Fees Paid - Title Agents	8,171,023	1.38%	8,369,906	1.15%
4b. Closing Fees Paid - Others	26,545,417	4.48%	30,487,757	4.17%
5. Rent	25,425,659	4.29%	30,792,544	4.21%
6. Utilities	3,636,998	0.61%	4,024,137	0.55%
7. Accounting and Auditing	3,119,003	0.53%	4,065,935	0.56%
8. Advertising	8,059,818	1.36%	10,680,001	1.46%
9. Travel, Lodging, and Education	3,880,223	0.66%	5,071,813	0.69%
10. Insurance	4,767,113	0.80%	5,893,344	0.81%
11. Interest Expense	2,134,447	0.36%	1,898,796	0.26%
12. Legal Expense	3,824,509	0.65%	3,921,844	0.54%
13. Licenses, Taxes, and Fees	2,652,749	0.45%	3,299,607	0.45%
14. Postage and Freight	2,080,831	0.35%	2,891,536	0.40%
15. Courier and Overnight Delivery	8,001,366	1.35%	9,369,162	1.28%
16. Telephone and Facsimile	5,896,858	1.00%	6,262,140	0.86%
17. Printing and Photocopying	2,257,771	0.38%	2,448,176	0.33%
18. Office Supplies	7,960,778	1.34%	10,071,140	1.38%
19. Equipment and Vehicle Leases	4,121,456	0.70%	4,543,239	0.62%
20. Depreciation	6,965,429	1.18%	9,012,647	1.23%
21. Directors' Fees	1,234,522	0.21%	1,364,950	0.19%
22. Dues, Boards, and Associations	1,350,863	0.23%	1,534,471	0.21%
23. Bad Debts	33,689	0.01%	61,781	0.01%
24. Loss and Loss Adjustment Expense	2,397,511	0.40%	1,262,112	0.17%
25. Tax Certificates Paid Tax Authorities	12,099,031	2.04%	13,711,514	1.88%
26. Recording Fees Paid County Clerk	35,964,981	6.07%	41,364,449	5.66%
27. Plant Lease/Updates	19,585,150	3.31%	21,508,596	2.94%
28. Damages for Bad Faith Suits	0	0.00%	98,776	0.01%
29. Fines or Penalties	70,852	0.01%	106,153	0.01%
30. Donations/Lobbying	1,237,142	0.21%	1,523,072	0.21%
31. Trade Association Fees	310,541	0.05%	385,110	0.05%
32. Other Expenses	17,458,244	2.95%	26,385,368	3.61%
TOTAL OPERATING EXPENSES	499,168,977	84.28%	606,083,964	82.92%
INCOME OR (LOSS) FROM OPERATIONS	93,090,340	15.72%	124,833,232	17.08%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	432,572,669	90.46%	435,674,072	89.52%
2. Premiums Remitted to Underwriters	64,887,267	13.57%	65,444,218	13.45%
3. Premiums Retained	367,685,402	76.89%	370,229,854	76.08%
4. Examination/Evidence Fees	11,871,333	2.48%	14,316,136	2.94%
5. Closing Fees	40,180,501	8.40%	44,451,264	9.13%
6. Tax Certificates	12,341,664	2.58%	11,174,412	2.30%
7. Recording Fees	28,399,388	5.94%	28,816,095	5.92%
8. Restrictions	333,872	0.07%	765,912	0.16%
9. Inspection Fees	1,250	0.00%	900	0.00%
10. Courier and Overnight Fees	7,282,035	1.52%	6,052,971	1.24%
11. Telephone and Facsimile	274	0.00%	0	0.00%
12. Interest Income	2,009,872	0.42%	1,300,559	0.27%
13. Other Income	8,101,629	1.69%	9,550,295	1.96%
GROSS INCOME	478,207,220	100.00%	486,658,398	100.00%
Number of Agencies Reporting	79		69	
EXPENSES				
1a. Salaries - Employees	174,050,413	36.40%	173,796,255	35.71%
1b. Salaries - Owners/Partners	263,770	0.06%	508,912	0.10%
2a. Benefits, Relations, and Welfare - Employees	36,837,468	7.70%	32,514,760	6.68%
2b. Benefits, Relations, and Welfare - Owners/Partners	41,362	0.01%	120,687	0.02%
3a. Evidence/Examination Fees - Title Agents	5,716,516	1.20%	4,299,037	0.88%
3b. Evidence/Examination Fees - Others	803,961	0.17%	907,997	0.19%
4a. Closing Fees Paid - Title Agents	13,234,954	2.77%	12,145,507	2.50%
4b. Closing Fees Paid - Others	48,042,977	10.05%	44,120,828	9.07%
5. Rent	32,672,064	6.83%	28,833,866	5.92%
6. Utilities	2,384,666	0.50%	2,072,666	0.43%
7. Accounting and Auditing	939,393	0.20%	1,888,692	0.39%
8. Advertising	5,601,851	1.17%	5,595,588	1.15%
9. Travel, Lodging, and Education	1,966,151	0.41%	2,289,059	0.47%
10. Insurance	1,409,301	0.29%	1,204,344	0.25%
11. Interest Expense	23,276	0.00%	60,808	0.01%
12. Legal Expense	1,309,060	0.27%	1,293,490	0.27%
13. Licenses, Taxes, and Fees	1,425,916	0.30%	934,717	0.19%
14. Postage and Freight	2,056,554	0.43%	1,726,978	0.35%
15. Courier and Overnight Delivery	7,931,893	1.66%	7,077,249	1.45%
16. Telephone and Facsimile	5,690,606	1.19%	5,222,208	1.07%
17. Printing and Photocopying	2,207,168	0.46%	2,073,501	0.43%
18. Office Supplies	3,764,492	0.79%	3,244,224	0.67%
19. Equipment and Vehicle Leases	4,159,435	0.87%	3,191,762	0.66%
20. Depreciation	6,313,109	1.32%	4,820,200	0.99%
21. Directors' Fees	43,161	0.01%	46,165	0.01%
22. Dues, Boards, and Associations	615,524	0.13%	747,038	0.15%
23. Bad Debts	123,757	0.03%	139,937	0.03%
24. Loss and Loss Adjustment Expense	933,115	0.20%	968,652	0.20%
25. Tax Certificates Paid Tax Authorities	12,295,275	2.57%	11,366,341	2.34%
26. Recording Fees Paid County Clerk	27,068,671	5.66%	28,055,249	5.76%
27. Plant Lease/Updates	29,860,688	6.24%	26,400,332	5.42%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	21,780	0.00%	55,819	0.01%
30. Donations/Lobbying	347,039	0.07%	336,742	0.07%
31. Trade Association Fees	468,980	0.10%	350,152	0.07%
32. Other Expenses	18,161,240	3.80%	15,716,178	3.23%
TOTAL OPERATING EXPENSES	448,785,586	93.85%	424,125,938	87.15%
INCOME OR (LOSS) FROM OPERATIONS	29,421,634	6.15%	62,532,460	12.85%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	435,674,072	89.52%	436,467,538	90.39%
2. Premiums Remitted to Underwriters	65,444,218	13.45%	65,472,452	13.56%
3. Premiums Retained	370,229,854	76.08%	370,995,086	76.83%
4. Examination/Evidence Fees	14,316,136	2.94%	13,278,527	2.75%
5. Closing Fees	44,451,264	9.13%	48,473,035	10.04%
6. Tax Certificates	11,174,412	2.30%	9,758,468	2.02%
7. Recording Fees	28,816,095	5.92%	26,542,873	5.50%
8. Restrictions	765,912	0.16%	628,351	0.13%
9. Inspection Fees	900	0.00%	700	0.00%
10. Courier and Overnight Fees	6,052,971	1.24%	5,017,500	1.04%
11. Telephone and Facsimile	0	0.00%	71	0.00%
12. Interest Income	1,300,559	0.27%	1,095,641	0.23%
13. Other Income	9,550,295	1.96%	7,102,251	1.47%
GROSS INCOME	486,658,398	100.00%	482,892,503	100.00%
Number of Agencies Reporting	69		63	
EXPENSES				
1a. Salaries - Employees	173,796,255	35.71%	183,917,148	38.09%
1b. Salaries - Owners/Partners	508,912	0.10%	597,133	0.12%
2a. Benefits, Relations, and Welfare - Employees	32,514,760	6.68%	32,296,049	6.69%
2b. Benefits, Relations, and Welfare - Owners/Partners	120,687	0.02%	77,763	0.02%
3a. Evidence/Examination Fees - Title Agents	4,299,037	0.88%	4,034,282	0.84%
3b. Evidence/Examination Fees - Others	907,997	0.19%	609,867	0.13%
4a. Closing Fees Paid - Title Agents	12,145,507	2.50%	13,724,148	2.84%
4b. Closing Fees Paid - Others	44,120,828	9.07%	44,244,515	9.16%
5. Rent	28,833,866	5.92%	27,016,371	5.59%
6. Utilities	2,072,666	0.43%	1,835,075	0.38%
7. Accounting and Auditing	1,888,692	0.39%	1,876,533	0.39%
8. Advertising	5,595,588	1.15%	5,529,443	1.15%
9. Travel, Lodging, and Education	2,289,059	0.47%	2,698,503	0.56%
10. Insurance	1,204,344	0.25%	1,031,776	0.21%
11. Interest Expense	60,808	0.01%	49,064	0.01%
12. Legal Expense	1,293,490	0.27%	1,157,000	0.24%
13. Licenses, Taxes, and Fees	934,717	0.19%	1,016,020	0.21%
14. Postage and Freight	1,726,978	0.35%	1,896,183	0.39%
15. Courier and Overnight Delivery	7,077,249	1.45%	5,890,170	1.22%
16. Telephone and Facsimile	5,222,208	1.07%	4,890,768	1.01%
17. Printing and Photocopying	2,073,501	0.43%	1,301,563	0.27%
18. Office Supplies	3,244,224	0.67%	3,092,644	0.64%
19. Equipment and Vehicle Leases	3,191,762	0.66%	2,015,912	0.42%
20. Depreciation	4,820,200	0.99%	4,698,132	0.97%
21. Directors' Fees	46,165	0.01%	169,700	0.04%
22. Dues, Boards, and Associations	747,038	0.15%	797,069	0.17%
23. Bad Debts	139,937	0.03%	46,329	0.01%
24. Loss and Loss Adjustment Expense	968,652	0.20%	913,332	0.19%
25. Tax Certificates Paid Tax Authorities	11,366,341	2.34%	9,786,092	2.03%
26. Recording Fees Paid County Clerk	28,055,249	5.76%	25,940,163	5.37%
27. Plant Lease/Updates	26,400,332	5.42%	24,323,353	5.04%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	55,819	0.01%	45,358	0.01%
30. Donations/Lobbying	336,742	0.07%	573,943	0.12%
31. Trade Association Fees	350,152	0.07%	369,605	0.08%
32. Other Expenses	15,716,178	3.23%	15,929,121	3.30%
TOTAL OPERATING EXPENSES	424,125,938	87.15%	424,390,128	87.89%
INCOME OR (LOSS) FROM OPERATIONS	62,532,460	12.85%	58,502,375	12.11%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2011		Calendar Year 2012	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	436,467,538	90.39%	670,349,202	92.79%
2. Premiums Remitted to Underwriters	65,472,452	13.56%	100,547,396	13.92%
3. Premiums Retained	370,995,086	76.83%	569,801,806	78.87%
4. Examination/Evidence Fees	13,278,527	2.75%	15,616,224	2.16%
5. Closing Fees	48,473,035	10.04%	65,150,997	9.02%
6. Tax Certificates	9,758,468	2.02%	14,646,955	2.03%
7. Recording Fees	26,542,873	5.50%	37,562,925	5.20%
8. Restrictions	628,351	0.13%	1,087,359	0.15%
9. Inspection Fees	700	0.00%	10,600	0.00%
10. Courier and Overnight Fees	5,017,500	1.04%	7,144,254	0.99%
11. Telephone and Facsimile	71	0.00%	0	0.00%
12. Interest Income	1,095,641	0.23%	45,642	0.01%
13. Other Income	7,102,251	1.47%	11,359,802	1.57%
GROSS INCOME	482,892,503	100.00%	722,426,564	100.00%
Number of Agencies Reporting	63		64	
EXPENSES				
1a. Salaries - Employees	183,917,148	38.09%	250,661,347	34.70%
1b. Salaries - Owners/Partners	597,133	0.12%	1,195,477	0.17%
2a. Benefits, Relations, and Welfare - Employees	32,296,049	6.69%	42,985,132	5.95%
2b. Benefits, Relations, and Welfare - Owners/Partners	77,763	0.02%	134,594	0.02%
3a. Evidence/Examination Fees - Title Agents	4,034,282	0.84%	5,647,573	0.78%
3b. Evidence/Examination Fees - Others	609,867	0.13%	489,295	0.07%
4a. Closing Fees Paid - Title Agents	13,724,148	2.84%	13,341,037	1.85%
4b. Closing Fees Paid - Others	44,244,515	9.16%	66,031,045	9.14%
5. Rent	27,016,371	5.59%	30,431,498	4.21%
6. Utilities	1,835,075	0.38%	1,839,713	0.25%
7. Accounting and Auditing	1,876,533	0.39%	1,838,391	0.25%
8. Advertising	5,529,443	1.15%	7,330,280	1.01%
9. Travel, Lodging, and Education	2,698,503	0.56%	3,914,951	0.54%
10. Insurance	1,031,776	0.21%	1,469,137	0.20%
11. Interest Expense	49,064	0.01%	43,054	0.01%
12. Legal Expense	1,157,000	0.24%	657,044	0.09%
13. Licenses, Taxes, and Fees	1,016,020	0.21%	1,270,940	0.18%
14. Postage and Freight	1,896,183	0.39%	2,284,307	0.32%
15. Courier and Overnight Delivery	5,890,170	1.22%	8,096,282	1.12%
16. Telephone and Facsimile	4,890,768	1.01%	5,867,936	0.81%
17. Printing and Photocopying	1,301,563	0.27%	1,908,668	0.26%
18. Office Supplies	3,092,644	0.64%	4,144,254	0.57%
19. Equipment and Vehicle Leases	2,015,912	0.42%	2,479,282	0.34%
20. Depreciation	4,698,132	0.97%	4,916,900	0.68%
21. Directors' Fees	169,700	0.04%	408,133	0.06%
22. Dues, Boards, and Associations	797,069	0.17%	1,000,472	0.14%
23. Bad Debts	46,329	0.01%	48,913	0.01%
24. Loss and Loss Adjustment Expense	913,332	0.19%	1,783,616	0.25%
25. Tax Certificates Paid Tax Authorities	9,786,092	2.03%	14,697,605	2.03%
26. Recording Fees Paid County Clerk	25,940,163	5.37%	36,458,229	5.05%
27. Plant Lease/Updates	24,323,353	5.04%	40,796,637	5.65%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	45,358	0.01%	34,634	0.00%
30. Donations/Lobbying	573,943	0.12%	410,087	0.06%
31. Trade Association Fees	369,605	0.08%	492,503	0.07%
32. Other Expenses	15,929,121	3.30%	19,686,720	2.73%
TOTAL OPERATING EXPENSES	424,390,128	87.89%	574,795,686	79.56%
INCOME OR (LOSS) FROM OPERATIONS	58,502,375	12.11%	147,630,878	20.44%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2012		Calendar Year 2013	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	670,349,202	92.79%	733,359,114	90.10%
2. Premiums Remitted to Underwriters	100,547,396	13.92%	110,008,414	13.52%
3. Premiums Retained	569,801,806	78.87%	623,350,700	76.58%
4. Examination/Evidence Fees	15,616,224	2.16%	19,089,701	2.35%
5. Closing Fees	65,150,997	9.02%	83,218,305	10.22%
6. Tax Certificates	14,646,955	2.03%	15,913,943	1.96%
7. Recording Fees	37,562,925	5.20%	40,118,677	4.93%
8. Restrictions	1,087,359	0.15%	1,004,022	0.12%
9. Inspection Fees	10,600	0.00%	16,625	0.00%
10. Courier and Overnight Fees	7,144,254	0.99%	6,732,102	0.83%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	45,642	0.01%	76,495	0.01%
13. Other Income	11,359,802	1.57%	24,430,384	3.00%
GROSS INCOME	722,426,564	100.00%	813,950,954	100.00%
Number of Agencies Reporting	64		61	
EXPENSES				
1a. Salaries - Employees	250,661,347	34.70%	277,544,817	34.10%
1b. Salaries - Owners/Partners	1,195,477	0.17%	1,038,265	0.13%
2a. Benefits, Relations, and Welfare - Employees	42,985,132	5.95%	48,408,439	5.95%
2b. Benefits, Relations, and Welfare - Owners/Partners	134,594	0.02%	97,842	0.01%
3a. Evidence/Examination Fees - Title Agents	5,647,573	0.78%	6,588,048	0.81%
3b. Evidence/Examination Fees - Others	489,295	0.07%	337,538	0.04%
4a. Closing Fees Paid - Title Agents	13,341,037	1.85%	17,824,484	2.19%
4b. Closing Fees Paid - Others	66,031,045	9.14%	65,690,573	8.07%
5. Rent	30,431,498	4.21%	29,670,462	3.65%
6. Utilities	1,839,713	0.25%	1,835,264	0.23%
7. Accounting and Auditing	1,838,391	0.25%	2,965,114	0.36%
8. Advertising	7,330,280	1.01%	8,265,549	1.02%
9. Travel, Lodging, and Education	3,914,951	0.54%	3,836,771	0.47%
10. Insurance	1,469,137	0.20%	1,519,464	0.19%
11. Interest Expense	43,054	0.01%	32,440	0.00%
12. Legal Expense	657,044	0.09%	1,135,616	0.14%
13. Licenses, Taxes, and Fees	1,270,940	0.18%	1,080,887	0.13%
14. Postage and Freight	2,284,307	0.32%	3,708,091	0.46%
15. Courier and Overnight Delivery	8,096,282	1.12%	7,824,661	0.96%
16. Telephone and Facsimile	5,867,936	0.81%	5,678,659	0.70%
17. Printing and Photocopying	1,908,668	0.26%	2,093,249	0.26%
18. Office Supplies	4,144,254	0.57%	4,368,536	0.54%
19. Equipment and Vehicle Leases	2,479,282	0.34%	1,867,542	0.23%
20. Depreciation	4,916,900	0.68%	4,252,482	0.52%
21. Directors' Fees	408,133	0.06%	18,875	0.00%
22. Dues, Boards, and Associations	1,000,472	0.14%	1,271,976	0.16%
23. Bad Debts	48,913	0.01%	26,759	0.00%
24. Loss and Loss Adjustment Expense	1,783,616	0.25%	767,519	0.09%
25. Tax Certificates Paid Tax Authorities	14,697,605	2.03%	15,981,965	1.96%
26. Recording Fees Paid County Clerk	36,458,229	5.05%	40,320,566	4.95%
27. Plant Lease/Updates	40,796,637	5.65%	48,184,631	5.92%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	34,634	0.00%	122,357	0.02%
30. Donations/Lobbying	410,087	0.06%	480,151	0.06%
31. Trade Association Fees	492,503	0.07%	639,024	0.08%
32. Other Expenses	19,686,720	2.73%	22,369,430	2.75%
TOTAL OPERATING EXPENSES	574,795,686	79.56%	627,848,046	77.14%
INCOME OR (LOSS) FROM OPERATIONS	147,630,878	20.44%	186,102,908	22.86%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2009		Calendar Year 2010	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	67,413,205	79.86%	74,492,151	75.76%
2. Premiums Remitted to Underwriters	10,111,982	11.98%	11,173,823	11.36%
3. Premiums Retained	57,301,223	67.88%	63,318,328	64.39%
4. Examination/Evidence Fees	3,060,334	3.63%	2,832,325	2.88%
5. Closing Fees	14,982,157	17.75%	23,302,961	23.70%
6. Tax Certificates	1,844,811	2.19%	2,112,081	2.15%
7. Recording Fees	5,683,329	6.73%	5,305,292	5.40%
8. Restrictions	119,261	0.14%	146,221	0.15%
9. Inspection Fees	3,250	0.00%	350	0.00%
10. Courier and Overnight Fees	990,289	1.17%	1,211,870	1.23%
11. Telephone and Facsimile	0	0.00%	1,521	0.00%
12. Interest Income	378,949	0.45%	0	0.00%
13. Other Income	49,622	0.06%	97,094	0.10%
GROSS INCOME	84,413,225	100.00%	98,328,043	100.00%
Number of Agencies Reporting	12		10	
EXPENSES				
1a. Salaries - Employees	30,765,368	36.45%	32,770,134	33.33%
1b. Salaries - Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations, and Welfare - Employees	4,773,758	5.66%	5,159,703	5.25%
2b. Benefits, Relations, and Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	289,479	0.34%	365,960	0.37%
3b. Evidence/Examination Fees - Others	0	0.00%	1,276	0.00%
4a. Closing Fees Paid - Title Agents	144,180	0.17%	116,951	0.12%
4b. Closing Fees Paid - Others	10,170,913	12.05%	12,204,293	12.41%
5. Rent	4,894,209	5.80%	4,059,016	4.13%
6. Utilities	186,745	0.22%	174,649	0.18%
7. Accounting and Auditing	90,818	0.11%	366,432	0.37%
8. Advertising	1,074,499	1.27%	1,288,169	1.31%
9. Travel, Lodging, and Education	575,250	0.68%	591,592	0.60%
10. Insurance	356,245	0.42%	298,504	0.30%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	39,029	0.05%	93,737	0.10%
13. Licenses, Taxes, and Fees	217,117	0.26%	307,752	0.31%
14. Postage and Freight	214,880	0.25%	151,656	0.15%
15. Courier and Overnight Delivery	1,343,962	1.59%	1,299,716	1.32%
16. Telephone and Facsimile	796,333	0.94%	667,675	0.68%
17. Printing and Photocopying	343,657	0.41%	263,575	0.27%
18. Office Supplies	592,032	0.70%	608,096	0.62%
19. Equipment and Vehicle Leases	529,855	0.63%	367,780	0.37%
20. Depreciation	534,645	0.63%	427,090	0.43%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards, and Associations	203,955	0.24%	148,098	0.15%
23. Bad Debts	5,652	0.01%	6,772	0.01%
24. Loss and Loss Adjustment Expense	50,652	0.06%	19,009	0.02%
25. Tax Certificates Paid Tax Authorities	1,833,150	2.17%	2,083,882	2.12%
26. Recording Fees Paid County Clerk	5,350,228	6.34%	5,218,082	5.31%
27. Plant Lease/Updates	3,009,274	3.56%	2,025,009	2.06%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	245	0.00%	0	0.00%
30. Donations/Lobbying	100,794	0.12%	139,501	0.14%
31. Trade Association Fees	40,106	0.05%	36,133	0.04%
32. Other Expenses	2,326,764	2.76%	2,645,663	2.69%
TOTAL OPERATING EXPENSES	70,853,794	83.94%	73,905,905	75.16%
INCOME OR (LOSS) FROM OPERATIONS	13,559,431	16.06%	24,422,138	24.84%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2010		Calendar Year 2011	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	74,492,151	75.76%	99,009,906	78.78%
2. Premiums Remitted to Underwriters	11,173,823	11.36%	14,851,485	11.82%
3. Premiums Retained	63,318,328	64.39%	84,158,421	66.96%
4. Examination/Evidence Fees	2,832,325	2.88%	3,094,624	2.46%
5. Closing Fees	23,302,961	23.70%	30,225,792	24.05%
6. Tax Certificates	2,112,081	2.15%	2,018,698	1.61%
7. Recording Fees	5,305,292	5.40%	4,439,218	3.53%
8. Restrictions	146,221	0.15%	195,709	0.16%
9. Inspection Fees	350	0.00%	1,000	0.00%
10. Courier and Overnight Fees	1,211,870	1.23%	755,345	0.60%
11. Telephone and Facsimile	1,521	0.00%	2,255	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	97,094	0.10%	795,396	0.63%
GROSS INCOME	98,328,043	100.00%	125,686,458	100.00%
Number of Agencies Reporting	10		9	
EXPENSES				
1a. Salaries - Employees	32,770,134	33.33%	43,009,870	34.22%
1b. Salaries - Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations, and Welfare - Employees	5,159,703	5.25%	6,867,788	5.46%
2b. Benefits, Relations, and Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	365,960	0.37%	359,389	0.29%
3b. Evidence/Examination Fees - Others	1,276	0.00%	7,287	0.01%
4a. Closing Fees Paid - Title Agents	116,951	0.12%	152,961	0.12%
4b. Closing Fees Paid - Others	12,204,293	12.41%	10,759,493	8.56%
5. Rent	4,059,016	4.13%	4,706,754	3.74%
6. Utilities	174,649	0.18%	173,656	0.14%
7. Accounting and Auditing	366,432	0.37%	520,077	0.41%
8. Advertising	1,288,169	1.31%	2,201,149	1.75%
9. Travel, Lodging, and Education	591,592	0.60%	710,819	0.57%
10. Insurance	298,504	0.30%	348,757	0.28%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	93,737	0.10%	24,626	0.02%
13. Licenses, Taxes, and Fees	307,752	0.31%	583,721	0.46%
14. Postage and Freight	151,656	0.15%	534,358	0.43%
15. Courier and Overnight Delivery	1,299,716	1.32%	1,227,228	0.98%
16. Telephone and Facsimile	667,675	0.68%	782,117	0.62%
17. Printing and Photocopying	263,575	0.27%	370,760	0.29%
18. Office Supplies	608,096	0.62%	706,994	0.56%
19. Equipment and Vehicle Leases	367,780	0.37%	337,246	0.27%
20. Depreciation	427,090	0.43%	786,655	0.63%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards, and Associations	148,098	0.15%	205,646	0.16%
23. Bad Debts	6,772	0.01%	2,411	0.00%
24. Loss and Loss Adjustment Expense	19,009	0.02%	60,106	0.05%
25. Tax Certificates Paid Tax Authorities	2,083,882	2.12%	2,044,825	1.63%
26. Recording Fees Paid County Clerk	5,218,082	5.31%	4,591,323	3.65%
27. Plant Lease/Updates	2,025,009	2.06%	1,615,829	1.29%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	18	0.00%
30. Donations/Lobbying	139,501	0.14%	139,384	0.11%
31. Trade Association Fees	36,133	0.04%	57,735	0.05%
32. Other Expenses	2,645,663	2.69%	4,046,920	3.22%
TOTAL OPERATING EXPENSES	73,905,905	75.16%	87,935,900	69.96%
INCOME OR (LOSS) FROM OPERATIONS	24,422,138	24.84%	37,750,558	30.04%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2011		Calendar Year 2012	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	99,009,906	78.78%	47,802,547	73.16%
2. Premiums Remitted to Underwriters	14,851,485	11.82%	7,169,564	10.97%
3. Premiums Retained	84,158,421	66.96%	40,632,983	62.19%
4. Examination/Evidence Fees	3,094,624	2.46%	1,067,129	1.63%
5. Closing Fees	30,225,792	24.05%	21,305,931	32.61%
6. Tax Certificates	2,018,698	1.61%	512,172	0.78%
7. Recording Fees	4,439,218	3.53%	1,437,126	2.20%
8. Restrictions	195,709	0.16%	0	0.00%
9. Inspection Fees	1,000	0.00%	-380	0.00%
10. Courier and Overnight Fees	755,345	0.60%	205,582	0.31%
11. Telephone and Facsimile	2,255	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	795,396	0.63%	176,817	0.27%
GROSS INCOME	125,686,458	100.00%	65,337,360	100.00%
Number of Agencies Reporting	9		5	
EXPENSES				
1a. Salaries - Employees	43,009,870	34.22%	26,490,310	40.54%
1b. Salaries - Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations, and Welfare - Employees	6,867,788	5.46%	3,583,176	5.48%
2b. Benefits, Relations, and Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	359,389	0.29%	304,070	0.47%
3b. Evidence/Examination Fees - Others	7,287	0.01%	360	0.00%
4a. Closing Fees Paid - Title Agents	152,961	0.12%	290,514	0.44%
4b. Closing Fees Paid - Others	10,759,493	8.56%	3,063,624	4.69%
5. Rent	4,706,754	3.74%	2,201,891	3.37%
6. Utilities	173,656	0.14%	85,020	0.13%
7. Accounting and Auditing	520,077	0.41%	182,101	0.28%
8. Advertising	2,201,149	1.75%	1,789,332	2.74%
9. Travel, Lodging, and Education	710,819	0.57%	465,967	0.71%
10. Insurance	348,757	0.28%	231,668	0.35%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	24,626	0.02%	12,699	0.02%
13. Licenses, Taxes, and Fees	583,721	0.46%	602,262	0.92%
14. Postage and Freight	534,358	0.43%	208,694	0.32%
15. Courier and Overnight Delivery	1,227,228	0.98%	297,636	0.46%
16. Telephone and Facsimile	782,117	0.62%	316,691	0.48%
17. Printing and Photocopying	370,760	0.29%	119,188	0.18%
18. Office Supplies	706,994	0.56%	325,849	0.50%
19. Equipment and Vehicle Leases	337,246	0.27%	248,918	0.38%
20. Depreciation	786,655	0.63%	483,684	0.74%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards, and Associations	205,646	0.16%	265,019	0.41%
23. Bad Debts	2,411	0.00%	1,994	0.00%
24. Loss and Loss Adjustment Expense	60,106	0.05%	0	0.00%
25. Tax Certificates Paid Tax Authorities	2,044,825	1.63%	506,842	0.78%
26. Recording Fees Paid County Clerk	4,591,323	3.65%	1,444,663	2.21%
27. Plant Lease/Updates	1,615,829	1.29%	1,179,461	1.81%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	18	0.00%	0	0.00%
30. Donations/Lobbying	139,384	0.11%	135,296	0.21%
31. Trade Association Fees	57,735	0.05%	7,108	0.01%
32. Other Expenses	4,046,920	3.22%	2,540,027	3.89%
TOTAL OPERATING EXPENSES	87,935,900	69.96%	47,384,064	72.52%
INCOME OR (LOSS) FROM OPERATIONS	37,750,558	30.04%	17,953,296	27.48%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2012		Calendar Year 2013	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	47,802,547	73.16%	56,089,437	67.18%
2. Premiums Remitted to Underwriters	7,169,564	10.97%	8,413,415	10.08%
3. Premiums Retained	40,632,983	62.19%	47,676,022	57.10%
4. Examination/Evidence Fees	1,067,129	1.63%	711,753	0.85%
5. Closing Fees	21,305,931	32.61%	32,030,397	38.36%
6. Tax Certificates	512,172	0.78%	890,271	1.07%
7. Recording Fees	1,437,126	2.20%	1,597,557	1.91%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	-380	0.00%	0	0.00%
10. Courier and Overnight Fees	205,582	0.31%	190,996	0.23%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	176,817	0.27%	396,633	0.48%
GROSS INCOME	65,337,360	100.00%	83,493,629	100.00%
Number of Agencies Reporting	5		5	
EXPENSES				
1a. Salaries - Employees	26,490,310	40.54%	31,207,539	37.38%
1b. Salaries - Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations, and Welfare - Employees	3,583,176	5.48%	4,030,271	4.83%
2b. Benefits, Relations, and Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	304,070	0.47%	352,274	0.42%
3b. Evidence/Examination Fees - Others	360	0.00%	0	0.00%
4a. Closing Fees Paid - Title Agents	290,514	0.44%	416,806	0.50%
4b. Closing Fees Paid - Others	3,063,624	4.69%	4,042,889	4.84%
5. Rent	2,201,891	3.37%	1,960,212	2.35%
6. Utilities	85,020	0.13%	90,081	0.11%
7. Accounting and Auditing	182,101	0.28%	213,170	0.26%
8. Advertising	1,789,332	2.74%	2,515,316	3.01%
9. Travel, Lodging, and Education	465,967	0.71%	559,888	0.67%
10. Insurance	231,668	0.35%	270,757	0.32%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	12,699	0.02%	20,633	0.02%
13. Licenses, Taxes, and Fees	602,262	0.92%	531,490	0.64%
14. Postage and Freight	208,694	0.32%	244,794	0.29%
15. Courier and Overnight Delivery	297,636	0.46%	316,946	0.38%
16. Telephone and Facsimile	316,691	0.48%	311,171	0.37%
17. Printing and Photocopying	119,188	0.18%	76,948	0.09%
18. Office Supplies	325,849	0.50%	384,628	0.46%
19. Equipment and Vehicle Leases	248,918	0.38%	256,866	0.31%
20. Depreciation	483,684	0.74%	552,840	0.66%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards, and Associations	265,019	0.41%	239,603	0.29%
23. Bad Debts	1,994	0.00%	0	0.00%
24. Loss and Loss Adjustment Expense	0	0.00%	0	0.00%
25. Tax Certificates Paid Tax Authorities	506,842	0.78%	901,314	1.08%
26. Recording Fees Paid County Clerk	1,444,663	2.21%	1,700,634	2.04%
27. Plant Lease/Updates	1,179,461	1.81%	995,251	1.19%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	0	0.00%
30. Donations/Lobbying	135,296	0.21%	236,955	0.28%
31. Trade Association Fees	7,108	0.01%	13,916	0.02%
32. Other Expenses	2,540,027	3.89%	3,048,197	3.65%
TOTAL OPERATING EXPENSES	47,384,064	72.52%	55,491,389	66.46%
INCOME OR (LOSS) FROM OPERATIONS	17,953,296	27.48%	28,002,240	33.54%

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**TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
2004-2013**

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"
2004	2,529,960	1,193,956	365,373	138,530	1,394,918	493,756	1,125,478	556,144
2005	2,840,290	1,314,890	399,663	185,145	1,543,206	540,083	1,233,846	590,350
2006	2,943,801	1,423,413	354,139	191,241	1,554,349	591,586	1,309,679	614,599
2007	2,751,868	1,266,059	338,074	171,678	1,330,701	516,133	1,304,790	569,046
2008	2,192,936	982,150	378,376	127,892	1,038,693	365,090	1,051,450	455,704
2009	1,967,657	763,302	223,690	68,109	1,308,553	364,251	1,228,632	445,163
2010	2,001,868	715,588	283,720	70,556	1,211,884	336,492	1,237,558	438,564
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	505,136
2013	3,519,237	966,868	89,665	25,785	1,810,277	488,717	1,701,643	597,107

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

YEAR 2009

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,018,727,131	7,729,990,281	8,748,717,412
2. Escrow, Settlement, and Other Fees	162,353,276	1,640,803,363	1,803,156,639
3. Subtotal (1 + 2)	1,181,080,407	9,370,793,644	10,551,874,051
4. Reinsurance Assumed	1,786,982	24,051,766	25,838,748
5. Reinsurance Ceded	1,699,380	20,640,954	22,340,334
6. Net Increase in Statutory Reserves	-18,186,359	-143,561,683	-161,748,042
7. Subtotal (3 + 4 - 5 - 6)	1,199,354,367	9,517,766,139	10,717,120,506
8. Loss and Loss Adjustment Expenses	39,916,100	958,985,213	998,901,313
9. Commissions/Retentions	587,893,363	4,759,450,750	5,347,344,113
10. Other Identifiable Expenses	422,885,562	3,055,190,384	3,478,075,945
11. Non-Identifiable Expenses	133,273,709	727,659,668	860,933,377
12. Subtotal (8 + 9 + 10 + 11)	1,183,968,734	9,501,286,015	10,685,254,749
13. Interest Expense	878,245	5,167,251	6,045,496
14. Operating Expense (12 + 13)	1,184,846,979	9,506,453,266	10,691,300,245
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	14,507,389	11,312,873	25,820,261
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	4,520,835	36,773,279	41,294,114
17. Investment Income - Dividends - Before Expenses	15,507,304	96,960,170	112,467,474
18. Investment Income - Other - Before Expenses	28,622,042	286,652,446	315,274,487
19. Net Realized Capital Gains (Losses)	-1,233,647	8,892,681	7,659,034
20. Net Unrealized Capital Gains (Losses)	9,476,733	49,432,212	58,908,945
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes, and Encumbrances on Real Estate; See Line 13)	1,934,096	15,540,012	17,474,108
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	54,959,170	463,170,776	518,129,946

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

All Companies Combined

YEAR 2009

Report entire numbers	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	65,504,409	278,451,361	343,955,770
2. Other Identifiable Admitted Assets	426,183,233	718,180,689	1,144,363,923
3. Non-Identifiable Admitted Assets	622,768,957	6,338,497,465	6,961,266,422
4. Subtotal (1 + 2 + 3)	1,114,456,600	7,335,129,515	8,449,586,115
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,762,024	23,335,404	28,097,428
6. Other Identifiable Non-Admitted Assets	40,973,339	518,727,635	559,700,974
7. Non-Identifiable Non-Admitted Assets	161,392,375	903,033,176	1,064,425,551
8. Subtotal (5 + 6 + 7)	207,127,737	1,445,096,215	1,652,223,953
9. TOTAL ASSETS (4 + 8)	1,321,584,338	8,780,225,730	10,101,810,068
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	37,772,540	876,540,817	914,313,357
11. Statutory Reinsurance Reserves	248,542,627	3,454,127,082	3,702,669,709
12. Surplus As Regards Policyholders	546,311,719	2,022,272,642	2,568,584,361
13. Contribution to Surplus of Non-Admitted Assets	234,121,585	1,421,538,193	1,655,659,778
14. Net Worth (12 + 13)	780,433,305	3,443,810,835	4,224,244,139
15. Total Debt Funds	44,463,098	210,859,762	255,322,860
16. Capital (10 + 11 + 14 + 15)	1,111,211,570	7,985,338,496	9,096,550,066
17. Other Liabilities	210,372,767	794,887,233	1,005,260,000
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,321,584,337	8,780,225,729	10,101,810,066

Note: Numbers may not foot due to rounding.

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

YEAR 2010

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,064,315,156	8,032,642,614	9,096,957,770
2. Escrow, Settlement, and Other Fees	171,150,647	1,763,118,691	1,934,269,338
3. Subtotal (1 + 2)	1,235,465,803	9,795,761,305	11,031,227,108
4. Reinsurance Assumed	1,565,562	16,092,482	17,658,044
5. Reinsurance Ceded	2,144,231	29,570,320	31,714,552
6. Net Increase in Statutory Reserves	-11,471,165	32,955,894	21,484,728
7. Subtotal (3 + 4 - 5 - 6)	1,246,358,300	9,749,327,573	10,995,685,872
8. Loss and Loss Adjustment Expenses	41,787,710	1,036,219,996	1,078,007,706
9. Commissions/Retentions	644,434,882	4,875,031,867	5,519,466,748
10. Other Identifiable Expenses	373,888,326	3,037,775,068	3,411,663,394
11. Non-Identifiable Expenses	116,878,586	974,088,274	1,090,966,860
12. Subtotal (8 + 9 + 10 + 11)	1,176,989,503	9,923,115,204	11,100,104,708
13. Interest Expense	254,367	1,643,119	1,897,486
14. Operating Expense (12 + 13)	1,177,243,870	9,924,758,323	11,102,002,194
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	69,114,429	-175,430,751	-106,316,321
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,947,375	38,462,504	42,409,879
17. Investment Income - Dividends - Before Expenses	9,477,292	59,533,558	69,010,850
18. Investment Income - Other - Before Expenses	20,666,457	179,328,685	199,995,142
19. Net Realized Capital Gains (Losses)	-7,446,060	-74,034,282	-81,480,342
20. Net Unrealized Capital Gains (Losses)	37,401,546	405,301,789	442,703,335
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes, and Encumbrances on Real Estate; See Line 13)	1,917,063	19,778,650	21,695,713
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	62,129,546	588,813,604	650,943,150

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

All Companies Combined

YEAR 2010

Report entire numbers	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	62,629,791	304,390,163	367,019,954
2. Other Identifiable Admitted Assets	425,894,936	689,765,893	1,115,660,829
3. Non-Identifiable Admitted Assets	609,504,250	6,517,282,441	7,126,786,691
4. Subtotal (1 + 2 + 3)	1,098,028,978	7,511,438,497	8,609,467,474
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,120,689	24,869,097	28,989,786
6. Other Identifiable Non-Admitted Assets	15,146,767	343,628,782	358,775,549
7. Non-Identifiable Non-Admitted Assets	128,155,673	1,186,581,784	1,314,737,457
8. Subtotal (5 + 6 + 7)	147,423,129	1,555,079,663	1,702,502,792
9. TOTAL ASSETS (4 + 8)	1,245,452,106	9,066,518,160	10,311,970,266
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	34,022,065	839,980,707	874,002,771
11. Statutory Reinsurance Reserves	227,554,350	3,530,644,971	3,758,199,321
12. Surplus As Regards Policyholders	507,093,933	2,114,882,760	2,621,976,693
13. Contribution to Surplus of Non-Admitted Assets	160,607,789	1,541,918,659	1,702,526,448
14. Net Worth (12 + 13)	667,701,722	3,656,801,419	4,324,503,141
15. Total Debt Funds	17,198,289	130,550,292	147,748,581
16. Capital (10 + 11 + 14 + 15)	946,476,426	8,157,977,389	9,104,453,815
17. Other Liabilities	298,975,682	908,540,770	1,207,516,451
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,245,452,108	9,066,518,158	10,311,970,266

Note: Numbers may not foot due to rounding.

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

YEAR 2011

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,154,596,567	7,771,147,034	8,925,743,601
2. Escrow, Settlement, and Other Fees	154,185,569	1,830,104,998	1,984,290,567
3. Subtotal (1 + 2)	1,308,782,136	9,601,252,032	10,910,034,168
4. Reinsurance Assumed	2,720,262	13,627,241	16,347,503
5. Reinsurance Ceded	3,359,132	25,271,732	28,630,864
6. Net Increase in Statutory Reserves	-5,899,805	-108,675,028	-114,574,833
7. Subtotal (3 + 4 - 5 - 6)	1,314,043,071	9,698,282,569	11,012,325,640
8. Loss and Loss Adjustment Expenses	72,793,800	1,022,007,402	1,094,801,202
9. Commissions/Retentions	711,884,995	4,533,274,938	5,245,159,933
10. Other Identifiable Expenses	379,996,660	3,077,970,166	3,457,966,825
11. Non-Identifiable Expenses	100,233,974	1,022,552,831	1,122,786,804
12. Subtotal (8 + 9 + 10 + 11)	1,264,909,428	9,655,805,336	10,920,714,764
13. Interest Expense	272,834	1,122,384	1,395,218
14. Operating Expense (12 + 13)	1,265,182,262	9,656,927,720	10,922,109,982
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	48,860,809	41,354,849	90,215,658
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,892,258	37,586,473	41,478,731
17. Investment Income - Dividends - Before Expenses	17,409,991	125,859,766	143,269,757
18. Investment Income - Other - Before Expenses	17,254,191	161,061,310	178,315,501
19. Net Realized Capital Gains (Losses)	5,145,278	32,805,493	37,950,771
20. Net Unrealized Capital Gains (Losses)	-9,200,180	-110,528,888	-119,729,068
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes, and Encumbrances on Real Estate; See Line 13)	2,145,166	22,102,049	24,247,215
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	32,356,371	224,682,105	257,038,477

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

All Companies Combined

YEAR 2011

Report entire numbers	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	59,363,252	298,448,436	357,811,688
2. Other Identifiable Admitted Assets	394,398,463	627,239,362	1,021,637,825
3. Non-Identifiable Admitted Assets	575,853,632	6,482,706,695	7,058,560,328
4. Subtotal (1 + 2 + 3)	1,029,615,347	7,408,394,494	8,438,009,841
Non-Admitted Assets			
5. Abstract Plants and Title Plants	5,726,125	27,022,724	32,748,849
6. Other Identifiable Non-Admitted Assets	17,963,955	337,620,115	355,584,070
7. Non-Identifiable Non-Admitted Assets	120,764,542	1,079,202,907	1,199,967,449
8. Subtotal (5 + 6 + 7)	144,454,622	1,443,845,746	1,588,300,368
9. TOTAL ASSETS (4 + 8)	1,174,069,969	8,852,240,240	10,026,310,208
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	60,593,216	932,973,960	993,567,176
11. Statutory Reinsurance Reserves	218,470,013	3,415,850,780	3,634,320,793
12. Surplus As Regards Policyholders	499,227,459	2,123,194,767	2,622,422,227
13. Contribution to Surplus of Non-Admitted Assets	155,569,127	1,432,731,242	1,588,300,369
14. Net Worth (12 + 13)	654,796,586	3,555,926,009	4,210,722,595
15. Total Debt Funds	12,490,059	124,626,859	137,116,918
16. Capital (10 + 11 + 14 + 15)	946,349,874	8,029,377,608	8,975,727,483
17. Other Liabilities	227,720,094	822,862,632	1,050,582,726
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,174,069,969	8,852,240,240	10,026,310,208

Note: Numbers may not foot due to rounding.

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

YEAR 2012

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,431,194,424	9,392,327,551	10,823,521,975
2. Escrow, Settlement, and Other Fees	171,325,649	1,965,964,860	2,137,290,509
3. Subtotal (1 + 2)	1,602,520,073	11,358,292,411	12,960,812,484
4. Reinsurance Assumed	1,259,314	15,828,412	17,087,726
5. Reinsurance Ceded	2,752,375	48,609,581	51,361,956
6. Net Increase in Statutory Reserves	1,500,493	8,874,310	10,374,803
7. Subtotal (3 + 4 - 5 - 6)	1,599,526,519	11,316,636,931	12,916,163,451
8. Loss and Loss Adjustment Expenses	40,254,506	836,435,968	876,690,473
9. Commissions/Retentions	863,277,452	5,534,056,082	6,397,333,533
10. Other Identifiable Expenses	489,222,524	3,540,031,044	4,029,253,568
11. Non-Identifiable Expenses	84,140,119	731,887,869	816,027,989
12. Subtotal (8 + 9 + 10 + 11)	1,476,894,601	10,642,410,962	12,119,305,563
13. Interest Expense	1,898,863	5,352,426	7,251,289
14. Operating Expense (12 + 13)	1,478,793,464	10,647,763,388	12,126,556,852
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	120,733,055	668,873,543	789,606,599
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,844,994	37,725,445	41,570,439
17. Investment Income - Dividends - Before Expenses	14,803,620	103,605,848	118,409,468
18. Investment Income - Other - Before Expenses	18,118,643	162,260,955	180,379,598
19. Net Realized Capital Gains (Losses)	3,394,643	45,300,043	48,694,686
20. Net Unrealized Capital Gains (Losses)	10,155,944	109,922,079	120,078,023
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes, and Encumbrances on Real Estate; See Line 13)	2,453,397	24,186,635	26,640,032
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	47,864,447	434,627,735	482,492,182

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

All Companies Combined

YEAR 2012

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	51,497,982	277,824,242	329,322,224
2. Other Identifiable Admitted Assets	416,121,275	765,715,352	1,181,836,626
3. Non-Identifiable Admitted Assets	652,732,206	6,931,596,450	7,584,328,656
4. Subtotal (1 + 2 + 3)	1,120,351,463	7,975,136,043	9,095,487,506
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,424,755	27,352,521	31,777,276
6. Other Identifiable Non-Admitted Assets	21,723,916	273,344,482	295,068,398
7. Non-Identifiable Non-Admitted Assets	106,923,349	911,550,562	1,018,473,912
8. Subtotal (5 + 6 + 7)	133,072,020	1,212,247,565	1,345,319,585
9. TOTAL ASSETS (4 + 8)	1,253,423,483	9,187,383,608	10,440,807,092
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	25,527,466	589,812,086	615,339,552
11. Statutory Reinsurance Reserves	219,952,288	3,432,146,015	3,652,098,302
12. Surplus As Regards Policyholders	622,828,650	2,876,631,471	3,499,460,122
13. Contribution to Surplus of Non-Admitted Assets	143,573,916	1,202,983,613	1,346,557,528
14. Net Worth (12 + 13)	766,402,566	4,079,615,084	4,846,017,650
15. Total Debt Funds	15,553,373	108,332,199	123,885,572
16. Capital (10 + 11 + 14 + 15)	1,027,435,693	8,209,905,383	9,237,341,076
17. Other Liabilities	225,987,791	977,478,226	1,203,466,016
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,253,423,483	9,187,383,609	10,440,807,092

Note: Numbers may not foot due to rounding.

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

YEAR 2013

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,707,122,132	10,384,311,173	12,091,433,305
2. Escrow, Settlement, and Other Fees	243,350,584	1,817,485,504	2,060,836,088
3. Subtotal (1 + 2)	1,950,472,716	12,201,796,676	14,152,269,393
4. Reinsurance Assumed	2,142,758	19,323,453	21,466,211
5. Reinsurance Ceded	3,366,140	52,253,017	55,619,156
6. Net Increase in Statutory Reserves	10,090,537	62,662,042	72,752,579
7. Subtotal (3 + 4 - 5 - 6)	1,939,158,798	12,106,205,071	14,045,363,869
8. Loss and Loss Adjustment Expenses	46,630,167	804,476,084	851,106,252
9. Commissions/Retentions	1,027,055,770	6,381,809,591	7,408,865,361
10. Other Identifiable Expenses	592,071,826	3,667,136,904	4,259,208,730
11. Non-Identifiable Expenses	106,068,306	778,622,488	884,690,794
12. Subtotal (8 + 9 + 10 + 11)	1,771,826,069	11,632,045,067	13,403,871,136
13. Interest Expense	986,349	4,694,922	5,681,271
14. Operating Expense (12 + 13)	1,772,812,418	11,636,739,989	13,409,552,407
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	166,346,380	469,465,081	635,811,461
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	5,012,078	34,617,347	39,629,425
17. Investment Income - Dividends - Before Expenses	16,011,934	91,439,855	107,451,789
18. Investment Income - Other - Before Expenses	18,329,026	135,622,098	153,951,124
19. Net Realized Capital Gains (Losses)	892,545	26,955,737	27,848,283
20. Net Unrealized Capital Gains (Losses)	5,091,368	64,325,617	69,416,985
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes, and Encumbrances on Real Estate; See Line 13)	3,588,330	30,063,730	33,652,060
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	41,748,622	322,896,925	364,645,546

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

All Companies Combined

YEAR 2013

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	52,815,676	306,681,919	359,497,595
2. Other Identifiable Admitted Assets	303,033,489	598,014,194	901,047,683
3. Non-Identifiable Admitted Assets	812,332,280	6,940,686,134	7,753,018,413
4. Subtotal (1 + 2 + 3)	1,168,181,445	7,845,382,247	9,013,563,691
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,462,097	9,900,274	12,362,371
6. Other Identifiable Non-Admitted Assets	16,778,642	306,185,361	322,964,003
7. Non-Identifiable Non-Admitted Assets	82,120,607	584,127,993	666,248,599
8. Subtotal (5 + 6 + 7)	101,361,346	900,213,627	1,001,574,972
9. TOTAL ASSETS (4 + 8)	1,269,542,790	8,745,595,874	10,015,138,664
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	17,518,990	538,327,011	555,846,000
11. Statutory Reinsurance Reserves	231,827,948	3,499,425,123	3,731,253,071
12. Surplus As Regards Policyholders	693,315,728	3,023,015,116	3,716,330,844
13. Contribution to Surplus of Non-Admitted Assets	118,582,554	882,992,376	1,001,574,929
14. Net Worth (12 + 13)	811,898,282	3,906,007,492	4,717,905,773
15. Total Debt Funds	13,611,874	116,757,297	130,369,171
16. Capital (10 + 11 + 14 + 15)	1,074,857,093	8,060,516,922	9,135,374,015
17. Other Liabilities	194,685,696	685,078,953	879,764,649
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,269,542,789	8,745,595,875	10,015,138,664

Note: Numbers may not foot due to rounding.

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2009 - December 31, 2009**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	291,124	1,461,058
0 -	4.5	3,033	705,154
4.5 -	10	8,335	1,699,283
10 -	20	18,233	3,883,802
20 -	30	24,514	5,897,241
30 -	40	27,397	7,247,021
40 -	50	32,094	9,078,137
50 -	60	36,257	10,744,118
60 -	70	43,220	13,441,642
70 -	80	53,059	17,201,523
80 -	90	56,592	19,644,615
90 -	100	63,525	22,984,236
100 -	200	601,574	277,033,869
200 -	300	225,522	150,475,972
300 -	400	86,027	78,893,711
400 -	500	41,396	46,223,651
500 -	1,000	33,405	67,800,272
1,000 -	2,000	12,603	45,018,998
2,000 -	3,000	3,804	21,240,437
3,000 -	4,000	1,705	12,642,970
4,000 -	5,000	1,128	9,418,001
5,000 -	15,000	3,376	39,644,252
15,000 -	25,000	1,132	13,643,435
25,000 -	50,000	791	10,985,543
50,000 -	75,000	151	4,626,721
75,000 -	100,000	70	3,558,820
Over 100,000		114	5,841,013
ALL		1,670,177	901,035,495

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2010 - December 31, 2010**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	784,442	1,788,978
0 -	4.5	3,632	834,020
4.5 -	10	10,285	2,281,019
10 -	20	17,271	4,174,330
20 -	30	21,436	6,202,600
30 -	40	22,530	7,462,929
40 -	50	24,633	9,235,175
50 -	60	27,163	10,963,429
60 -	70	30,773	13,651,272
70 -	80	36,224	17,259,145
80 -	90	39,282	20,134,701
90 -	100	51,363	30,836,730
100 -	200	380,919	267,021,895
200 -	300	139,356	143,951,643
300 -	400	50,585	73,099,732
400 -	500	24,588	42,963,316
500 -	1,000	24,251	70,372,774
1,000 -	2,000	8,600	44,966,857
2,000 -	3,000	2,509	21,368,803
3,000 -	4,000	1,101	12,804,189
4,000 -	5,000	744	11,519,487
5,000 -	15,000	1,781	41,920,980
15,000 -	25,000	502	22,681,956
25,000 -	50,000	313	19,982,949
50,000 -	75,000	83	7,182,723
75,000 -	100,000	56	7,009,735
	Over 100,000	74	13,605,579
ALL		1,704,498	925,276,947

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2011 - December 31, 2011**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	787,185	1,091,303
0 -	4.5	9,141	1,863,526
4.5 -	10	8,688	1,898,856
10 -	20	16,746	4,026,742
20 -	30	20,535	6,041,636
30 -	40	22,213	7,498,482
40 -	50	24,946	9,483,797
50 -	60	27,728	11,597,812
60 -	70	31,825	14,619,643
70 -	80	36,986	18,475,045
80 -	90	38,662	21,019,408
90 -	100	41,273	23,736,958
100 -	200	360,244	262,990,675
200 -	300	140,164	146,846,475
300 -	400	54,957	79,542,661
400 -	500	25,874	45,133,435
500 -	1,000	29,016	83,550,666
1,000 -	2,000	10,213	54,396,512
2,000 -	3,000	2,994	26,362,254
3,000 -	4,000	1,366	16,508,509
4,000 -	5,000	885	13,603,108
5,000 -	15,000	2,500	61,226,118
15,000 -	25,000	714	30,703,108
25,000 -	50,000	525	31,958,865
50,000 -	75,000	139	12,085,425
75,000 -	100,000	70	7,622,936
	Over 100,000	79	23,102,078
ALL		1,695,668	1,016,986,035

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2012 - December 31, 2012**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	934,559	-620,922
0 -	4.5	11,548	1,734,527
4.5 -	10	7,616	1,701,236
10 -	20	16,041	3,917,759
20 -	30	20,398	5,993,353
30 -	40	22,458	7,626,550
40 -	50	26,651	10,325,206
50 -	60	29,907	12,801,555
60 -	70	33,838	15,870,583
70 -	80	39,085	19,877,291
80 -	90	41,659	22,854,428
90 -	100	46,785	28,390,677
100 -	200	411,498	299,535,934
200 -	300	172,806	177,494,061
300 -	400	70,844	99,563,512
400 -	500	31,884	55,040,860
500 -	1,000	34,235	95,972,702
1,000 -	2,000	11,977	62,137,058
2,000 -	3,000	3,479	30,002,467
3,000 -	4,000	1,879	21,693,407
4,000 -	5,000	1,125	16,582,823
5,000 -	15,000	3,289	80,654,904
15,000 -	25,000	928	38,830,950
25,000 -	50,000	725	46,573,573
50,000 -	75,000	155	14,284,408
75,000 -	100,000	64	8,125,253
Over 100,000		142	23,563,365
ALL		1,975,575	1,200,527,522

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2013 - December 31, 2013**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,162,916	-401,301
0 -	4.5	7,884	823,426
4.5 -	10	6,660	1,462,643
10 -	20	15,705	3,852,202
20 -	30	20,685	6,048,018
30 -	40	23,847	8,023,246
40 -	50	28,565	11,044,534
50 -	60	32,670	14,021,729
60 -	70	37,328	17,661,034
70 -	80	45,241	23,173,241
80 -	90	48,500	26,833,881
90 -	100	52,849	30,807,625
100 -	200	508,859	357,554,124
200 -	300	225,359	213,863,174
300 -	400	96,866	125,031,574
400 -	500	44,535	70,848,082
500 -	1,000	48,994	126,993,805
1,000 -	2,000	16,419	81,386,096
2,000 -	3,000	4,612	39,553,857
3,000 -	4,000	2,211	26,524,985
4,000 -	5,000	1,419	22,057,922
5,000 -	15,000	4,049	99,538,540
15,000 -	25,000	1,076	46,818,022
25,000 -	50,000	976	58,377,340
50,000 -	75,000	224	19,842,655
75,000 -	100,000	116	15,075,704
	Over 100,000	133	33,556,270
ALL		2,438,698	1,480,372,427

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

CALENDAR YEAR

2009	Number of Policies w/T-42	52,342
	Number of Policies w/T-42.1	40,877
	Total Premium on above policies including endorsements	\$73,242,305
2010	Number of Policies w/T-42	44,163
	Number of Policies w/T-42.1	39,721
	Total Premium on above policies including endorsements	\$51,969,924
2011	Number of Policies w/T-42	44,296
	Number of Policies w/T-42.1	38,210
	Total Premium on above policies including endorsements	\$63,231,119
2012	Number of Policies w/T-42	50,845
	Number of Policies w/T-42.1	43,787
	Total Premium on above policies including endorsements	\$71,869,384
2013	Number of Policies w/T-42	56,500
	Number of Policies w/T-42.1	50,013
	Total Premium on above policies including endorsements	\$75,314,873

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FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A	1	1	0	-\$1,123	\$12,225	\$0
A1	76	99	0	-\$425,744	\$1,612,458	\$2,825
A2	27	47	0	\$221,256	\$186,816	\$7,685
A3	12	22	0	\$1,018,018	\$480,331	\$0
A4	25	36	0	\$146,234	\$101,894	\$0
A5	15	11	1	\$17,903	\$43,642	\$0
A6	28	23	2	\$65,592	\$366,221	\$0
A6a	14	5	0	\$16,124	\$343,142	\$0
A6b	21	18	1	-\$27,006	\$77,425	-\$75,158
A6c	4	1	0	\$0	\$30,000	\$0
A6d	3	1	0	\$0	\$50,000	\$0
A6e	7	2	0	\$0	\$1,031	\$12,000
A6g	1	2	0	\$6,500	\$0	\$0
A6h	5	4	0	\$15,000	\$7,543	\$0
A6i	4	0	1	\$0	\$0	\$0
A6j	2	3	0	\$14,163	\$737	\$0
A6k	1	0	0	\$0	\$0	\$0
A6l	0	0	0	\$0	\$0	\$0
A6m	13	1	0	\$0	\$4,072	\$0
A6n	1	2	0	\$0	-\$370	\$0
A6o	2	0	1	\$0	\$0	\$0
A6p	7	2	0	\$0	\$40,000	\$0
A6q	23	5	0	\$97,516	\$55,000	\$0
A6r	0	0	0	\$0	\$3,921	\$0
A6s	1	0	0	\$0	\$0	\$0
A6t	7	10	0	\$26,268	\$427,278	\$0
A6u	53	28	1	\$126,933	\$16,025	\$0
A6v	1	0	0	\$0	\$0	\$0
A6x	142	19	8	-\$201,598	\$248,497	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

B - Special Risks						
B	3	0	0	\$16,067	\$25,422	\$0
B1	347	118	1	\$1,495,574	\$1,017,188	-\$346
B1a	10	14	0	-\$30,873	\$27,962	\$0
B1b	85	42	5	\$139,157	\$190,183	\$15,324
B2	7	3	0	\$86,193	\$82,730	\$0
B3	7	11	0	-\$11,731	-\$10,181	\$0
B4	72	50	0	\$317,313	\$30,984	\$10,557
B4a	10	5	1	\$342,845	\$33,768	\$0
B4b	1	1	0	-\$24	-\$30	\$0
B4bb	4	4	0	\$35,000	\$7,150	\$0
B4c	257	166	9	\$2,043,966	\$933,027	-\$150
B4h	0	1	0	-\$18,000	\$0	\$0
B4j	1	0	0	-\$207,000	-\$1,111	\$0
B4k	2	0	0	\$0	\$0	\$0
B4l	14	19	0	\$374,278	\$362,179	\$0
B4n	2	6	0	\$380	\$128,134	\$0
B4o	1	1	0	\$0	\$0	\$0
B4p	0	1	0	\$0	\$0	\$0
B4q	7	9	1	\$56,789	\$63,681	\$0
B4r	7	10	0	\$52,746	\$187,123	\$0
B4s	1	0	0	\$0	\$0	\$0
B4t	0	0	0	\$50	\$16,104	\$0
B4u	3	0	0	\$0	\$0	\$0
B4w	3	0	0	\$41,972	\$46,450	\$0
C - Plant, Searching, and Abstracting Procedures						
C1	3	9	0	-\$44,833	-\$10,114	\$0
C2	50	112	0	\$712,918	\$539,420	\$0
C3	156	140	1	\$1,886,678	\$1,937,335	\$365,075
C4	3	15	0	\$562,606	\$221,740	\$0
C5	155	153	3	\$486,930	\$1,559,896	\$0
D - Examination and Opinions Error						
D	8	6	0	\$46,416	\$32,234	\$0
D1	17	16	0	\$104,458	\$94,290	\$159,602
D2	48	29	3	\$409,161	\$352,566	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2009

D3	275	179	9	\$2,222,735	\$1,032,880	\$3,943
E - Survey Inspection/Description Matters						
E1	36	43	1	\$376,465	\$251,425	\$6,336
E2	227	131	9	\$33,076	\$645,784	\$10,956
F - Closing Procedures						
F	3	1	2	\$144	\$0	\$0
F1	35	52	0	-\$251,918	\$14,515	\$2,667
F2	517	479	3	\$795,934	\$754,121	\$36,804
F3	1,219	1,261	7	\$311,277	\$796,367	\$144,705
F4	46	150	0	-\$1,435,251	\$611,836	\$2,223,561
F5	268	175	5	\$746,742	\$461,720	\$4,706
F6	127	65	9	\$709,920	\$643,187	\$0
G - Typing or Policy Review Error						
G	10	9	0	\$53,066	\$13,415	\$0
H - Taxes and Special Assessments						
H	431	383	14	\$937,781	\$312,583	\$86,150
I - Escrows						
I1	70	20	13	\$255,354	\$440,592	\$0
I2	29	9	2	-\$4,429	\$5,487	\$0
I3	20	1	10	\$0	\$5,000	\$0
I4	126	61	11	-\$99,901	\$896,172	\$14,789
J - Title Indemnities						
J	15	3	2	\$11,161	\$25,515	\$0
K - Land Trusts						
K1	0	0	0	\$0	-\$2,264	\$0
K2	0	0	0	\$0	\$12,748	\$0
K3	4	1	0	\$21,519	\$5,000	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	5,238	4,306	136	\$14,698,747	\$18,902,098	\$3,032,030

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A	6	3	1	\$54,797	\$21,459	\$0
A1	80	98	1	\$3,053,726	\$1,121,410	\$651,450
A2	37	54	1	\$1,630,910	\$261,969	\$108,418
A3	27	34	0	-\$352,158	\$980,584	\$0
A4	25	31	0	\$23,300	\$206,094	\$27
A5	11	9	0	\$122,625	\$94,142	\$0
A6	18	20	1	\$520,461	\$414,250	\$15,813
A6a	14	11	0	\$22,995	\$187,704	\$0
A6b	46	24	3	\$21,428	\$258,777	\$0
A6c	13	2	0	\$0	\$52,701	\$0
A6d	7	2	0	\$0	\$20,100	\$0
A6e	7	3	0	\$0	\$5,000	\$0
A6h	3	1	0	\$0	\$0	\$0
A6i	5	2	0	\$24,846	\$3,000	\$0
A6j	5	1	0	\$7,271	\$1,500	\$0
A6k	1	1	0	\$13,616	\$6,146	\$0
A6l	2	1	0	\$0	\$2,894	\$0
A6m	5	1	1	\$0	\$14	\$0
A6n	9	2	0	\$0	\$2,120	\$0
A6o	1	0	0	\$0	\$0	\$0
A6p	2	1	0	\$8,000	-\$11,831	\$0
A6q	11	9	0	\$105,816	\$17,992	\$0
A6r	1	0	0	\$0	\$0	\$0
A6s	0	1	0	\$0	\$135,000	\$0
A6t	11	16	0	\$19,183	\$117,360	\$0
A6u	22	30	0	\$185,063	\$32,648	\$0
A6x	149	24	6	\$70,487	\$510,049	\$0
B - Special Risks						
B	3	1	0	\$29,143	\$7,800	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

B1	147	166	0	-\$1,521,166	\$568,774	\$55,159
B1a	1	12	0	-\$21,911	-\$22,497	\$0
B1b	93	64	2	\$489,225	\$290,951	\$7,685
B2	1	3	0	\$8,000	-\$230	\$0
B3	8	12	0	\$567,008	\$31,780	\$0
B4	58	49	0	\$392,343	\$73,207	\$11,230
B4a	7	6	0	\$39,150	\$22,558	\$0
B4b	4	1	0	\$0	\$5,000	\$0
B4bb	6	4	0	-\$206,000	-\$2,660	\$0
B4c	352	260	12	\$3,021,517	\$1,468,740	\$65,323
B4j	5	2	0	-\$40,000	\$7,302	\$0
B4k	3	2	0	\$0	\$10,400	\$0
B4l	18	32	0	\$276,557	\$345,747	\$0
B4n	4	11	0	\$52,527	\$96,562	\$0
B4o	2	0	0	\$0	\$0	\$0
B4q	11	6	0	\$29,800	-\$15,617	\$0
B4r	10	12	0	\$115,346	\$196,617	\$0
B4t	4	4	0	\$127,200	\$89,289	\$0
B4u	4	4	0	\$44,240	\$4,002	\$0
B4w	9	4	1	\$0	\$4,125	\$0
B4y	1	0	0	\$0	\$0	\$0
C - Plant, Searching, and Abstracting Procedures						
C1	4	10	0	\$562,384	\$35,110	\$0
C2	28	61	0	\$784,112	\$352,224	\$0
C3	111	109	0	\$2,738,330	\$1,616,618	\$495,782
C4	4	13	0	\$147,830	\$134,884	\$7,000
C5	127	158	1	\$1,297,616	\$1,177,198	-\$5,000
D - Examination and Opinions Error						
D	2	1	0	\$17,456	\$58,078	\$0
D1	29	17	0	\$176,321	\$240,555	\$10,389
D2	36	33	1	\$492,746	\$109,183	\$7,844
D3	285	120	8	\$972,165	\$547,162	\$578,542
E - Survey Inspection/Description Matters						
E	11	12	0	\$26,049	\$1,614	\$1,820
E1	49	47	4	\$265,545	\$284,396	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2010

E2	205	74	5	\$547,872	\$361,806	\$46,293
F - Closing Procedures						
F	1	0	0	\$0	\$0	\$0
F1	13	22	0	\$6,148	-\$23,581	\$0
F2	66	91	1	-\$429,000	\$337,482	\$20,519
F3	1,458	1,505	3	\$1,676,984	\$328,776	\$257,629
F4	37	67	0	-\$62,013	-\$155,950	\$18,375
F5	203	111	4	\$269,877	\$305,408	\$57,889
F6	100	47	16	\$490,470	\$493,935	\$0
G - Typing or Policy Review Error						
G	6	4	0	\$5,235	-\$7,670	\$0
H - Taxes and Special Assessments						
H	444	369	9	\$2,416,272	\$302,128	\$79,598
I - Escrows						
I1	166	103	17	\$685,147	\$810,420	\$491,046
I2	23	9	3	\$92,032	\$37,861	\$0
I3	22	6	8	\$102,858	\$12,160	\$0
I4	157	64	12	\$746,880	\$729,504	\$0
J - Title Indemnities						
J	11	4	3	\$265,079	\$81,500	\$0
K - Land Trusts						
K1	4	0	2	\$0	-\$948	\$0
K3	2	1	0	\$5,000	\$0	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	4,635	3,920	112	\$21,912,044	\$14,074,506	\$2,000,739

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A	2	0	2	\$0	\$0	\$0
A1	54	42	0	\$3,163,014	\$1,799,259	\$928,325
A2	34	26	0	\$218,138	\$541,791	\$10,000
A3	19	17	0	\$9,392,355	\$199,190	\$300
A4	35	21	0	\$370,129	\$232,382	\$0
A5	19	5	0	\$33,000	\$143,284	\$0
A6	22	17	6	\$753,425	\$266,866	\$0
A6a	16	3	0	\$127,521	\$195,596	\$0
A6b	28	17	1	\$638,881	\$268,556	\$0
A6c	12	4	0	\$377,181	\$119,998	\$0
A6d	3	2	0	\$320,000	\$35,124	\$0
A6e	8	1	0	\$2,035	\$763	\$0
A6f	2	1	2	\$0	\$6,785	\$0
A6h	8	1	0	-\$25,000	-\$215	\$0
A6i	6	0	0	\$0	\$20,361	\$0
A6j	0	1	0	\$0	\$200	\$0
A6k	1	1	0	\$0	\$2,695	\$0
A6l	2	1	0	\$0	-\$1	\$0
A6m	3	1	0	\$0	\$0	\$0
A6n	4	0	0	\$0	\$45,203	\$0
A6o	2	1	0	\$460	\$0	\$0
A6p	0	0	0	\$0	\$6,019	\$0
A6q	7	2	0	\$650,409	\$125,499	\$0
A6r	1	0	0	\$0	\$0	\$0
A6s	0	0	0	\$222,177	\$174,000	\$0
A6t	21	12	0	\$106,951	\$229,337	\$0
A6u	19	18	0	\$448,981	\$13,013	\$0
A6x	129	34	11	\$164,604	\$812,501	\$0
B - Special Risks						

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

B	2	1	0	-\$21,471	\$5,691	\$0
B1	94	43	0	\$337,580	\$305,613	\$0
B1a	5	4	0	-\$67,945	-\$186,762	\$317,576
B1b	51	60	2	\$44,335	\$90,553	\$75,604
B2	3	0	0	-\$42,077	\$4,102	\$0
B3	2	4	0	-\$418,119	\$36,620	\$0
B4	117	104	0	\$438,308	\$337,529	\$5,707
B4a	2	3	0	\$10,080	\$21,195	\$0
B4b	2	2	0	\$0	\$1,734	\$0
B4bb	1	1	0	\$42,868	\$15,696	\$0
B4c	311	160	8	\$4,869,910	\$2,019,532	\$23,759
B4e	1	0	0	\$0	\$0	\$0
B4g	1	1	0	\$3,660	\$30,566	\$0
B4h	0	0	0	-\$6,981	-\$3,932	\$0
B4i	1	0	0	\$0	\$0	\$0
B4j	1	1	0	\$5,500	\$31,908	\$0
B4k	0	0	0	\$0	-\$9,789	\$0
B4l	7	16	0	\$533,894	\$232,858	\$0
B4n	0	5	0	\$126,080	\$67,974	\$0
B4o	0	0	0	\$5,000	\$0	\$0
B4q	7	2	0	\$97,880	\$4,000	\$0
B4r	5	6	0	-\$40,992	\$258,746	\$0
B4t	3	4	0	\$220,300	\$7,881	\$0
B4u	4	1	0	\$0	-\$472	\$0
B4w	2	4	0	\$10,775	-\$6,193	\$0
B4y	1	0	0	\$18,000	\$0	\$0
C - Plant, Searching, and Abstracting Procedures						
C1	1	2	0	\$1,565	\$8,708	\$0
C2	32	48	0	\$138,332	\$7,104	\$0
C3	144	93	1	\$4,378,397	\$1,182,546	\$341,061
C4	10	7	0	-\$168,755	\$91,914	\$0
C5	84	69	3	\$1,934,667	\$548,975	\$92,437
D - Examination and Opinions Error						
D	0	0	0	-\$21,611	-\$11,346	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2011

D1	35	11	0	\$109,718	\$372,215	\$23,488
D2	55	17	2	\$341,389	\$120,312	\$0
D3	579	85	15	\$2,112,005	\$1,130,324	\$162,107
E - Survey Inspection/Description Matters						
E	1	1	0	\$85,000	\$6,665	\$0
E1	41	24	0	\$294,823	\$638,042	\$12,456
E2	265	89	8	\$911,157	\$393,190	\$53,266
F - Closing Procedures						
F1	9	10	0	-\$34,426	\$104,154	\$0
F2	52	47	1	\$1,565,700	-\$47,239	\$73,906
F3	978	965	3	\$1,461,597	\$427,980	\$13,071
F4	107	123	0	-\$164,753	-\$32,856	\$0
F5	277	109	2	\$464,764	\$182,830	\$44,669
F6	162	37	9	\$1,801,855	\$508,181	\$12,226
G - Typing or Policy Review Error						
G	20	5	0	\$30,631	\$21,756	\$0
H - Taxes and Special Assessments						
H	387	245	4	\$663,911	\$101,960	\$116,544
I - Escrows						
I1	37	5	11	\$120,593	\$57,647	\$0
I2	34	5	3	\$88,000	\$37,983	\$0
I3	14	4	0	\$23,035	\$33,838	\$0
I4	133	35	18	\$1,033,604	\$592,555	\$0
J - Title Indemnities						
J	10	2	6	\$42,500	\$323,974	\$0
K - Land Trusts						
K1	3	1	0	\$0	\$77,814	\$0
K3	9	0	0	\$0	\$53,233	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	4,559	2,689	118	\$40,344,544	\$15,435,719	\$2,306,502

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2012

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A	1	1	0	\$10,000	\$0	\$0
A1	37	72	1	\$1,913,586	\$871,868	\$5,113
A2	25	48	0	\$1,836,868	\$426,003	\$577
A3	23	32	0	\$72,134	\$905,275	\$0
A4	34	41	0	\$316,579	\$230,015	\$1,543
A5	16	13	0	\$45,819	\$92,570	\$5,000
A6	31	24	2	\$116,419	\$226,785	\$0
A6a	18	8	0	-\$108,521	-\$64,279	\$0
A6b	30	34	0	\$155,104	\$58,062	\$0
A6c	4	7	0	\$69,000	-\$2,958	\$0
A6d	0	1	0	\$0	\$0	\$0
A6e	17	4	0	-\$26,412	\$2,547	\$0
A6f	4	3	0	\$1,000	\$2,000	\$0
A6g	6	4	0	\$10,000	\$0	\$0
A6h	8	3	0	\$65,000	\$15,154	\$0
A6i	1	0	0	\$0	\$0	\$0
A6j	2	0	0	\$0	\$0	\$0
A6k	1	1	0	-\$11,560	-\$2,342	\$0
A6l	2	0	0	\$0	\$0	\$0
A6m	4	1	0	\$1,182	\$0	\$0
A6n	9	2	0	\$0	\$1,288	\$0
A6p	1	2	0	\$200,000	\$25,600	\$0
A6q	5	4	0	\$58,300	-\$6,250	\$0
A6r	1	0	0	\$0	\$0	\$0
A6s	4	0	0	-\$22,987	\$137,660	\$0
A6t	10	9	0	\$202,699	-\$75,546	\$0
A6u	19	23	1	\$17,286	\$4,927	\$0
A6x	129	13	50	\$317,141	-\$161,880	\$156
B - Special Risks						

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2012

B	5	3	3	-\$2,362	\$37,870	\$0
B1	58	121	0	-\$382,358	\$545,242	\$105,095
B1a	7	5	0	\$5,517	-\$7,546	\$0
B1b	18	16	0	-\$17,105	\$18,726	\$12,395
B2	3	3	0	\$0	\$6,433	\$0
B3	0	5	0	\$2,336	\$7,672	\$0
B4	59	40	0	\$275,728	\$231,740	\$45,755
B4a	4	5	0	\$32,507	\$43,873	\$0
B4b	1	2	0	\$0	-\$2,441	\$0
B4bb	6	4	0	\$17,132	\$33,250	\$0
B4c	610	309	19	\$3,156,247	\$661,144	\$390,526
B4g	1	0	0	\$63,603	\$108,513	\$0
B4j	0	1	0	-\$5,500	-\$1,863	\$0
B4k	0	1	0	\$1,000	\$7,902	\$0
B4l	8	12	0	\$138,722	-\$1,087	\$4,000
B4n	6	5	0	\$75,250	\$181,299	\$0
B4o	2	0	0	\$0	\$650	\$0
B4p	1	0	0	\$0	\$0	\$0
B4q	3	2	0	-\$6,500	\$6,913	\$0
B4r	10	7	1	-\$58,500	\$152,768	\$0
B4t	6	1	0	\$7,000	\$4,074	\$0
B4u	6	3	0	-\$1,250	-\$71	\$0
B4v	2	0	0	\$0	\$0	\$0
B4w	3	1	0	\$0	\$2,700	\$0
B4y	3	0	0	\$0	\$0	\$0
C - Plant, Searching, and Abstracting Procedures						
C1	2	3	1	\$57,007	\$15,500	\$0
C2	77	42	0	\$71,467	\$71,997	\$2,000
C3	126	112	3	\$1,612,406	-\$25,497	\$519,368
C4	6	5	0	-\$279,217	\$30,750	-\$225
C5	67	128	1	\$2,061,868	\$471,535	\$9,829
D - Examination and Opinions Error						
D	7	0	1	\$10,341	\$45,148	\$4,488
D1	34	18	1	-\$26,913	\$163,271	\$38,224

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2012

D2	24	12	3	\$16,867	\$74,309	\$0
D3	664	108	67	\$1,566,021	\$1,268,878	\$119,526
E - Survey Inspection/Description Matters						
E1	30	32	0	\$301,962	\$123,296	-\$5,000
E2	286	133	5	\$377,930	\$383,424	\$13,398
F - Closing Procedures						
F1	2	10	0	-\$11,645	\$91,241	\$0
F2	938	843	2	\$929,520	\$968,925	\$11,685
F3	73	94	5	\$4,666	\$503,991	\$21,570
F4	88	23	1	\$65,942	-\$9,780	\$232
F5	263	122	12	-\$547,425	\$481,002	\$16,173
F6	160	38	11	\$409,891	\$220,331	\$4,072
G - Typing or Policy Review Error						
G	18	0	0	-\$1,275	\$14,484	\$0
H - Taxes and Special Assessments						
H	336	291	10	\$1,322,521	\$216,590	\$216,380
I - Escrows						
I1	51	12	18	-\$21,854	-\$10,742	\$0
I2	41	8	7	-\$2,300	\$41,709	\$0
I3	8	3	2	\$182,020	\$48,046	\$0
I4	144	55	62	\$224,394	\$415,923	\$0
J - Title Indemnities						
J	5	2	2	\$374,625	\$188,858	\$0
K - Land Trusts						
K1	2	3	0	\$10,000	\$65,042	\$0
K2	1	0	0	\$0	\$0	\$0
K3	2	1	1	\$125,000	\$101,288	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
Grand Total	4,719	2,994	292	\$17,373,922	\$10,683,784	\$1,541,880

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2013

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks						
A	1	1	0	\$17,814	\$46,303	\$0
A1	39	83	1	\$704,500	\$691,795	\$202,155
A2	33	65	0	\$774,880	\$390,719	\$6,223
A3	26	42	1	\$470,185	\$960,975	\$518
A4	40	46	0	\$276,776	\$270,405	\$3,175
A5	15	31	0	\$445,125	\$164,662	\$0
A6	64	32	18	\$262,490	\$205,580	\$2,000
A6a	17	9	0	\$40,000	\$6,952	\$0
A6b	30	38	4	\$331,843	\$283,389	\$0
A6c	2	3	0	\$69,550	\$12,398	\$0
A6d	1	1	0	\$0	-\$14,054	\$0
A6e	11	7	0	\$20,996	\$138,438	\$15,435
A6f	7	2	1	\$11,915	\$18,303	\$0
A6g	4	2	0	\$0	\$39,945	\$0
A6h	3	2	0	\$8,282	\$8,035	\$0
A6i	2	2	0	\$58,000	\$46,800	\$0
A6m	1	1	0	\$0	\$50	\$0
A6n	3	4	0	\$7,141	\$9,970	\$0
A6o	7	3	3	\$2,941	\$2,624	\$0
A6p	5	5	0	\$126,160	-\$4,084	\$0
A6q	6	11	0	-\$21,550	\$44,959	\$0
A6s	5	4	0	\$0	\$28,252	\$0
A6t	8	12	0	\$96,647	\$33,391	\$0
A6u	7	17	0	\$41,120	\$39,172	\$0
A6x	96	20	51	\$376,989	\$290,161	\$0
B - Special Risks						
B	13	8	6	\$48,550	\$43,698	\$0
B1	24	75	0	\$98,138	-\$413,798	\$78,285
B1a	2	3	0	\$0	-\$6,330	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2013

B1b	21	16	0	\$17,635	\$4,733	\$1,024
B2	3	4	0	\$55,361	-\$8,378	\$0
B3	4	8	0	\$104,973	\$33,834	\$0
B4	50	29	0	\$651,944	\$475,193	\$0
B4a	3	8	0	\$800,046	\$7,855	\$0
B4b	1	1	0	\$0	\$5,914	\$0
B4bb	3	4	0	-\$28,000	\$19,868	\$0
B4c	578	409	13	\$1,441,527	\$1,107,411	\$24,437
B4d	1	1	0	\$0	\$8,000	\$0
B4e	1	0	0	\$0	\$0	\$0
B4g	1	2	0	\$71,737	-\$60,946	\$0
B4i	0	1	0	\$0	\$200	\$0
B4j	1	1	0	\$0	\$5,976	\$0
B4k	1	3	0	\$6,500	\$36,547	\$0
B4l	13	15	0	\$139,600	\$70,987	\$16,561
B4n	0	6	0	\$171,440	\$45,532	\$0
B4o	0	1	0	\$0	\$0	\$0
B4q	11	7	1	\$47,500	\$24,080	\$0
B4r	11	12	0	\$136,413	\$154,942	\$0
B4t	4	3	0	\$0	-\$249	\$0
B4u	0	1	0	\$0	\$1,500	\$0
B4v	1	1	0	\$0	\$1,316	\$0
B4w	1	3	0	-\$18,049	\$2,815	\$0
B4y	1	1	0	\$10,000	\$2,678	\$0
C - Plant, Searching, and Abstracting Procedures						
C1	2	6	0	\$7,495	\$31,562	\$0
C2	59	45	0	\$529,860	\$171,242	\$233,758
C3	107	117	6	\$1,479,543	\$1,185,213	\$390,432
C4	1	6	0	\$1,716	-\$3,814	\$0
C5	67	128	4	\$1,268,298	\$533,465	\$48
D - Examination and Opinions Error						
D	5	3	0	\$8,669	\$38,536	\$0
D1	30	27	0	\$172,308	\$192,691	\$56,784
D2	33	16	1	\$121,914	\$150,952	-\$4,017

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2013

D3	286	77	6	\$1,792,367	\$469,295	-\$15,322
E - Survey Inspection/Description Matters						
E1	36	32	3	\$205,848	\$167,499	\$1,000
E2	294	193	5	\$674,799	\$419,411	\$23,147
F - Closing Procedures						
F1	4	3	0	\$1,121	\$185,759	\$0
F2	423	104	1	\$554,762	\$452,520	\$51,573
F3	62	75	2	-\$76,974	\$306,173	\$107,296
F4	85	18	0	-\$99,425	-\$104,839	\$6,846
F5	248	180	3	\$194,961	\$180,380	\$77,393
F6	120	45	7	\$244,038	\$299,283	\$0
G - Typing or Policy Review Error						
G	21	2	0	-\$10,833	\$7,278	\$0
H - Taxes and Special Assessments						
H	251	284	7	\$11,942,205	\$129,610	\$81,985
I - Escrows						
I1	65	10	23	\$25,843	\$82,235	\$419
I2	34	15	12	\$110,350	\$26,263	\$0
I3	34	2	17	\$10,000	-\$14,726	\$0
I4	147	77	70	\$609,558	-\$100,304	\$0
J - Title Indemnities						
J	3	1	0	-\$2,835	-\$10,094	\$0
K - Land Trusts						
K1	9	7	1	\$12,029	\$44,071	\$0
K3	2	1	0	\$1,000	\$70,247	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
U	48	0	0	\$77,500	\$46,408	\$0
Grand Total	3,658	2,540	267	\$27,733,238	\$10,234,834	\$1,361,156

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TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2009

NAIC	GRP	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$29,050,203
50026	0	Commerce Title Insurance Company	\$7,360,364
50130	0	North American Title Insurance Company	\$8,862,885
12591	0	Sierra Title Insurance Guaranty Company	\$2,657,415
50016	0	Title Resources Guaranty Company	\$79,451,226
50050	0	Westcor Land Title Insurance Company	\$3,299,605
		TOTAL ALL OTHERS	\$130,681,698
50814	70	First American Title Insurance Company	\$199,464,406
50970	70	Pacific Northwest Title Insurance Company, Inc.	\$4,592,929
		TOTAL FIRST AMERICAN FINANCIAL	\$204,057,335
50520	150	Old Republic National Title Insurance Company	\$39,812,498
		OLD REPUBLIC GROUP	\$39,812,498
50792	228	Southern Title Insurance Corporation	\$2,109,105
		WESTFIELD GROUP	\$2,109,105
50156	340	National Land Title Insurance Company	\$878,923
50121	340	Stewart Title Guaranty Company	\$212,019,076
		STEWART TITLE CO	\$212,897,999
50598	670	Alamo Title Insurance	\$50,485,887
50229	670	Chicago Title Insurance Company	\$134,214,826
50083	670	Commonwealth Land Title Insurance Company	\$41,547,795
51586	670	Fidelity National Title Insurance Company	\$76,329,138
50024	670	Lawyers Title Insurance Corporation	\$107,164,172
51020	670	National Title Insurance of New York, Inc.	\$205,236
50857	670	Security Union Title Insurance Company	\$3,704,426
50067	670	Ticor Title Insurance Company	\$12,976,109
51535	670	Ticor Title Insurance Company of Florida	\$252,681
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$426,880,270
		TOTAL ALL COMPANIES	\$1,016,438,905

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2010

NAIC	GRP	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$32,482,028
50026	0	Commerce Title Insurance Company	\$4,847,352
50130	0	North American Title Insurance Company	\$11,670,319
12591	0	Sierra Title Insurance Guaranty Company	\$2,496,129
50016	0	Title Resources Guaranty Company	\$80,125,605
50050	0	Westcor Land Title Insurance Company	\$9,107,066
		TOTAL ALL OTHERS	\$140,728,500
50814	70	First American Title Insurance Company	\$203,663,526
		TOTAL FIRST AMERICAN FINANCIAL	\$203,663,526
50520	150	Old Republic National Title Insurance Company	\$74,110,631
		OLD REPUBLIC GROUP	\$74,110,631
50792	228	Southern Title Insurance Corporation	\$197,320
		WESTFIELD GROUP	\$197,320
50121	340	Stewart Title Guaranty Company	\$211,579,588
		STEWART TITLE CO	\$211,579,588
50377	627	National Investors Title Insurance Company	\$2,144,908
		INVESTORS TITLE	\$2,144,908
50598	670	Alamo Title Insurance	\$50,297,008
50229	670	Chicago Title Insurance Company	\$138,958,345
50083	670	Commonwealth Land Title Insurance Company	\$45,792,386
51586	670	Fidelity National Title Insurance Company	\$175,649,119
51020	670	National Title Insurance of New York, Inc.	\$16,057,525
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$426,754,383
51152	4699	WFG National Title Insurance Company	\$2,784,123
		GGC OPPORTUNITY FUND GROUP	\$2,784,123
		TOTAL ALL COMPANIES	\$1,061,962,979

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2011

NAIC	GRP	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$31,405,361
50130	0	North American Title Insurance Company	\$14,422,221
50026	0	Premier Land Title Insurance Company	\$4,700,915
12591	0	Sierra Title Insurance Guaranty Company	\$2,539,556
50016	0	Title Resources Guaranty Company	\$91,286,793
50050	0	Westcor Land Title Insurance Company	\$12,069,101
		TOTAL ALL OTHERS	\$156,423,947
50814	70	First American Title Insurance Company	\$225,622,359
		TOTAL FIRST AMERICAN FINANCIAL	\$225,622,359
50520	150	Old Republic National Title Insurance Company	\$90,994,857
		OLD REPUBLIC GROUP	\$90,994,857
50121	340	Stewart Title Guaranty Company	\$217,320,064
		STEWART TITLE CO	\$217,320,064
50377	627	National Investors Title Insurance Company	\$26,321,570
		INVESTORS TITLE	\$26,321,570
50598	670	Alamo Title Insurance	\$41,711,709
50229	670	Chicago Title Insurance Company	\$154,655,889
50083	670	Commonwealth Land Title Insurance Company	\$32,086,514
51586	670	Fidelity National Title Insurance Company	\$174,266,176
51020	670	National Title Insurance of New York, Inc.	\$25,816,072
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$428,536,360
51152	4699	WFG National Title Insurance Company	\$14,731,795
		GGC OPPORTUNITY FUND GROUP	\$14,731,795
		TOTAL ALL COMPANIES	\$1,159,950,952

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2012

NAIC	GRP	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$36,553,472
14240	0	First National Title Insurance Company	\$9,680,418
50130	0	North American Title Insurance Company	\$14,895,321
50026	0	Premier Land Title Insurance Company	\$5,680,120
12591	0	Sierra Title Insurance Guaranty Company	\$2,100,698
50016	0	Title Resources Guaranty Company	\$87,416,205
50050	0	Westcor Land Title Insurance Company	\$19,035,297
		TOTAL ALL OTHERS	\$175,361,531
50814	70	First American Title Insurance Company	\$308,342,976
		TOTAL FIRST AMERICAN FINANCIAL	\$308,342,976
50520	150	Old Republic National Title Insurance Company	\$100,754,678
		OLD REPUBLIC GROUP	\$100,754,678
50121	340	Stewart Title Guaranty Company	\$258,810,632
		STEWART TITLE CO	\$258,810,632
50377	627	National Investors Title Insurance Company	\$25,451,717
		INVESTORS TITLE	\$25,451,717
50598	670	Alamo Title Insurance	\$58,232,313
50229	670	Chicago Title Insurance Company	\$186,402,478
50083	670	Commonwealth Land Title Insurance Company	\$40,689,521
51586	670	Fidelity National Title Insurance Company	\$211,168,186
51020	670	National Title Insurance of New York, Inc.	\$30,763,969
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$527,256,467
51152	4699	WFG National Title Insurance Company	\$32,960,172
		GGC OPPORTUNITY FUND GROUP	\$32,960,172
		TOTAL ALL COMPANIES	\$1,428,938,173

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2013

NAIC	GRP	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$39,461,568
14240	0	First National Title Insurance Company	\$26,012,768
50130	0	North American Title Insurance Company	\$17,396,643
50026	0	Premier Land Title Insurance Company	\$6,801,253
12591	0	Sierra Title Insurance Guaranty Company	\$3,197,344
15305	0	Southwest Land Title Insurance Company	\$1,286
50016	0	Title Resources Guaranty Company	\$98,037,796
50050	0	Westcor Land Title Insurance Company	\$27,532,670
		TOTAL ALL OTHERS	\$218,441,328
50814	70	First American Title Insurance Company	\$357,445,560
		TOTAL FIRST AMERICAN FINANCIAL	\$357,445,560
50520	150	Old Republic National Title Insurance Company	\$121,553,266
		OLD REPUBLIC GROUP	\$121,553,266
50121	340	Stewart Title Guaranty Company	\$290,641,035
		STEWART TITLE CO	\$290,641,035
50377	627	National Investors Title Insurance Company	\$30,618,661
		INVESTORS TITLE	\$30,618,661
50598	670	Alamo Title Insurance	\$63,169,822
50229	670	Chicago Title Insurance Company	\$245,881,111
50083	670	Commonwealth Land Title Insurance Company	\$50,010,281
51586	670	Fidelity National Title Insurance Company	\$246,300,512
51020	670	National Title Insurance of New York, Inc.	\$24,933,061
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$630,294,787
51152	4699	WFG National Title Insurance Company	\$54,675,736
		GGC OPPORTUNITY FUND GROUP	\$54,675,736
		TOTAL ALL COMPANIES	\$1,703,670,373

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FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2009
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				
PREMIUM INCOME									
1	Gross premiums - other than home office issue		67,413,205	485,879,229	355,906,547			909,198,982	
2	Premiums allocated to agency function - other than home office issue		57,301,223	413,057,696	302,519,198			772,878,118	
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	136,320,864						136,320,864	
4	Gross premiums - home office issue	85,915,874	1,291,096		20,032,954			107,239,923	
5	Premiums allocated to agency function - home office issue		1,097,433	72,639,126	17,028,011			90,764,570	
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	16,475,354						16,475,354	
7	Gross premiums - Total (Line 1 + Line 4)	85,915,874	68,704,301	485,879,229	375,939,501			1,016,438,905	
8	Total premiums allocated to agency function (Line 2 + Line 5)		58,398,656		319,547,209			377,945,865	
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	152,796,218						152,796,218	
INVESTMENT INCOME									
10	Investment income-tax exempt-before expenses					4,520,835		4,520,835	
11	Investment income-dividends-before expenses					15,507,304		15,507,304	
12	Investment income-other-before expenses					28,622,042		28,622,042	
13	Net realized capital gains (losses)					-1,233,647		-1,233,647	
14	Net unrealized capital gains (losses)					9,476,733		9,476,733	
15	Total (Sum of lines 10 through 14)					56,893,267		56,893,267	
OTHER INCOME									
16	Reinsurance fees (acquired)						1,786,982	1,786,982	
17	Service charges (from Form 4)	5,248,827	25,993,570		101,877,169	0	29,154,368	162,273,934	
18	Escrow and abstract fees						62,324,153	62,324,153	
19	Miscellaneous (from Form 4)	10,065,557	428,571		47,618,480	0	15,448,846	73,561,454	
20	Total (Sum of lines 16 through 19)	15,314,384	26,422,141		149,495,649	0	108,714,349	299,946,523	
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	168,110,602	84,820,797		469,042,858	56,893,267	108,714,349	887,581,873	
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	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		
		375,166	104,325	283,811	1,713,769		2,477,071		

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		30,781,448	168,018,659		46,358,439	245,158,546
1b	Salaries - owners and partners		0	176,164		38,835	214,999
1c	Salaries - total	58,741,571			153,242		58,894,813
2	Employee benefits, relations, and welfare	10,173,174	4,773,758	35,263,259	37,013	8,669,670	58,916,874
3a	Fees paid for title examination and furnishing title evidence - title agents	389,300	288,879	5,741,257			6,419,436
3b	Fees paid for title examination and furnishing title evidence - others	1,880,224	688,598	807,586			3,376,408
4a	Closing costs paid non-employees - title agents	423,646	142,680	13,190,466			13,756,792
4b	Closing costs paid non-employees - others	7,639,563	10,172,564	41,952,492			59,764,619
5	Rent	14,803,161	4,894,209	30,026,574	0	7,787,991	57,511,935
6	Utilities	445,596	186,746	2,321,400	0	523,887	3,477,629
7	Accounting and auditing	2,368,745	90,818	819,341	546,306	445,556	4,270,766
8	Advertising and promotions	2,315,904	1,074,499	5,477,439	0	1,471,229	10,339,071
9	Employee travel, lodging, and education	3,473,123	575,250	1,819,488	0	965,337	6,833,198
10	Insurance	1,226,968	356,245	1,398,882	0	289,100	3,271,195
11	Interest expense	155,469	0	59,926	101,440	629,970	946,805
12	Legal expense	6,688,340	39,029	1,115,316	0	549,729	8,392,414
13	Licenses, taxes, and fees	12,953,945	217,117	1,389,745	0	374,962	14,935,769
14	Postage and freight	1,024,504	214,879	2,003,195	0	487,128	3,729,706
15	Courier and overnight delivery	847,380	1,343,962	7,498,974	0	2,400	9,692,716
16	Telephone and facsimile	2,388,461	796,333	5,222,979	0	1,319,289	9,727,062
17	Printing and photocopying	992,704	343,657	2,096,717	0	533,368	3,966,446
18	Office supplies	1,454,177	592,032	3,342,271	0	866,408	6,254,888
19	Equipment and vehicle leases	6,984,882	529,855	3,942,002	0	1,093,988	12,550,727
20	Depreciation	15,096,126	534,645	5,686,919	0	1,683,864	23,001,554

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors' fees	11,296	0	43,161	0	10,300	64,757
22	Dues, boards, and associations	309,100	203,955	517,625	0	175,445	1,206,125
23	Bad debts	5,136,304	5,652	126,552	0	122,696	5,391,204
24	Loss adjustment expenses incurred	20,444,362	50,652	426,790			20,921,804
25	Losses incurred	13,096,951	76,504	560,034			13,733,489
26	Reinsurance charges (ceded)		198	322,656		1,464,712	1,787,566
27	Other	20,027,096	2,326,764	18,386,238	1,192,916	16,916,859	58,849,873
28	Tax certificates		1,833,150	12,462,042		254,916	14,550,108
29	Recording fees		5,350,229	27,185,146		1,913,062	34,448,437
30	Plant lease/update costs		3,009,274	28,828,921		5,440,091	37,278,286
31	Allowances to managers and agents	24,175	0	0	0	0	24,175
32	Net addition to unearned premium reserve	-18,186,359					-18,186,359
33	Abstract costs					4,479,914	4,479,914
34	Real estate expenses				2,137		2,137
35	Real estate taxes				303,525		303,525
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	18,364	245	21,559	0	9,483	49,651
38	Donations/lobbying	62,542	100,794	337,788	0	98,143	599,267
39	Trade association fees	187,975	40,106	474,754	0	73,472	776,307
40	Total Expenses (Sum of lines 1 through 39)	193,598,770	71,634,726	429,064,317	2,336,579	105,050,242	801,684,634
41	Profit or Loss before federal income tax (Form 1, line 21 - Form 2, line 40)	-25,488,169	13,186,071	39,978,542	54,556,688	3,664,107	85,897,239

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2010
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			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		74,492,151	485,569,311	374,877,928			934,939,390
2	Premiums allocated to agency function - other than home office issue		63,318,329	410,813,323	318,647,971			792,779,623
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	142,159,767						142,159,767
4	Gross premiums - home office issue	117,893,843	805,463		8,324,283			127,023,589
5	Premiums allocated to agency function - home office issue		684,644	100,288,453	7,075,640			108,048,737
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	18,974,852						18,974,852
7	Gross premiums - Total (Line 1 + Line 4)	117,893,843	75,297,614	485,569,311	383,202,211			1,061,962,979
8	Total premiums allocated to agency function (Line 2 + Line 5)		64,002,973		325,723,611			389,726,584
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	161,134,619						161,134,619
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,947,375		3,947,375
11	Investment income-dividends-before expenses					9,477,292		9,477,292
12	Investment income-other-before expenses					20,666,457		20,666,457
13	Net realized capital gains (losses)					-7,446,060		-7,446,060
14	Net unrealized capital gains (losses)					37,401,546		37,401,546
15	Total (Sum of lines 10 through 14)					64,046,610		64,046,610
OTHER INCOME								
16	Reinsurance fees (acquired)						1,565,562	1,565,562
17	Service charges (from Form 4)	7,026,951	32,886,497		99,387,514	0	25,735,885	165,036,847
18	Escrow and abstract fees						63,515,910	63,515,910
19	Miscellaneous (from Form 4)	7,069,310	96,894		34,631,701	1,362	16,594,175	58,393,442
20	Total (Sum of lines 16 through 19)	14,096,261	32,983,391		134,019,215	1,362	107,411,532	288,511,761
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	175,230,880	96,986,364		459,742,826	64,047,972	107,411,532	903,419,574
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	Owner Policies (R3 and R5) 355,300	Mortgagee policies at basic rates-R4 83,517	Mortgagee policies at simultaneous issue rates-R5 276,771	All other forms For Which A Premium Was Charged 1,739,947		Total 2,455,535	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		32,770,134	162,298,864		45,823,915	240,892,913
1b	Salaries - owners and partners		0	508,912		601,589	1,110,501
1c	Salaries - total	49,021,050			35,595		49,056,645
2	Employee benefits, relations, and welfare	8,348,797	5,159,703	30,141,553	8,444	7,402,523	51,061,021
3a	Fees paid for title examination and furnishing title evidence - title agents	152,027	365,960	4,763,325			5,281,312
3b	Fees paid for title examination and furnishing title evidence - others	1,719,698	1,276	914,443			2,635,417
4a	Closing costs paid non-employees - title agents	252,234	116,951	12,142,950			12,512,135
4b	Closing costs paid non-employees - others	5,316,637	12,204,293	39,264,664			56,785,594
5	Rent	6,613,263	4,059,016	25,900,750	0	6,667,598	43,240,627
6	Utilities	283,037	174,649	1,957,500	0	451,725	2,866,911
7	Accounting and auditing	3,775,846	366,432	1,837,430	574,149	534,087	7,087,944
8	Advertising and promotions	1,083,688	1,288,169	5,361,866	0	1,477,676	9,211,399
9	Employee travel, lodging, and education	3,436,727	591,592	2,088,847	0	1,030,131	7,147,297
10	Insurance	925,717	298,504	1,175,590	0	733,110	3,132,921
11	Interest expense	56,798	0	54,356	1,420	195,842	308,416
12	Legal expense	5,017,333	93,737	1,052,499	0	504,120	6,667,689
13	Licenses, taxes, and fees	14,541,640	307,752	862,596	0	426,155	16,138,143
14	Postage and freight	675,566	151,656	1,628,479	0	411,739	2,867,440
15	Courier and overnight delivery	808,753	1,299,716	6,234,019	0	684	8,343,172
16	Telephone and facsimile	1,651,415	667,675	4,731,217	0	2,291,553	9,341,860
17	Printing and photocopying	657,120	263,575	2,007,206	0	477,211	3,405,112
18	Office supplies	962,972	608,096	2,782,998	0	803,711	5,157,777
19	Equipment and vehicle leases	3,001,350	367,780	2,922,229	0	804,572	7,095,931
20	Depreciation	11,797,831	427,090	4,269,329	0	1,782,214	18,276,464

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors' fees	8,106	0	46,507	0	7,110	61,723
22	Dues, boards, and associations	187,039	148,098	678,836	0	202,931	1,216,904
23	Bad debts	1,343,059	6,772	132,370	0	27,666	1,509,867
24	Loss adjustment expenses incurred	14,119,748	19,009	472,013			14,610,770
25	Losses incurred	23,691,342	0	433,654			24,124,996
26	Reinsurance charges (ceded)		0	16,957		1,947,152	1,964,109
27	Other	14,968,549	2,645,663	15,094,547	1,310,323	16,751,108	50,770,190
28	Tax certificates		2,083,882	10,034,821		-11,793	12,106,910
29	Recording fees		5,218,082	25,795,974		494,791	31,508,847
30	Plant lease/update costs		2,025,009	24,604,886		2,120,647	28,750,542
31	Allowances to managers and agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	-11,471,165					-11,471,165
33	Abstract costs					165,571	165,571
34	Real estate expenses				3,652		3,652
35	Real estate taxes				112,275		112,275
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	108,852	0	55,854	0	8,666	173,372
38	Donations/lobbying	50,057	139,501	338,002	0	102,436	629,996
39	Trade association fees	237,588	36,133	350,161	0	83,436	707,318
40	Total Expenses (Sum of lines 1 through 39)	163,342,674	73,905,905	392,956,204	2,045,858	94,319,877	726,570,517
41	Profit or Loss before federal income tax (Form 1, line 21 - Form 2, line 40)	11,888,206	23,080,459	66,786,622	62,002,114	13,091,655	176,849,057

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2011
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		
PREMIUM INCOME								
1	Gross premiums - other than home office issue		99,009,906	509,241,822	386,503,588			994,755,315
2	Premiums allocated to agency function - other than home office issue		84,158,421	432,838,172	328,525,748			845,522,341
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	149,232,974						149,232,974
4	Gross premiums - home office issue	146,396,915	1,530,816		17,267,906			165,195,637
5	Premiums allocated to agency function - home office issue		1,301,194	124,077,385	14,677,719			140,056,298
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	25,139,338						25,139,338
7	Gross premiums - Total (Line 1 + Line 4)	146,396,915	100,540,722	509,241,822	403,771,493			1,159,950,952
8	Total premiums allocated to agency function (Line 2 + Line 5)		85,459,615		343,203,467			428,663,082
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	174,372,312						174,372,312
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,892,258		3,892,258
11	Investment income-dividends-before expenses					17,409,991		17,409,991
12	Investment income-other-before expenses					17,254,191		17,254,191
13	Net realized capital gains (losses)					5,145,278		5,145,278
14	Net unrealized capital gains (losses)					-9,200,180		-9,200,180
15	Total (Sum of lines 10 through 14)					34,501,538		34,501,538
OTHER INCOME								
16	Reinsurance fees (acquired)						2,720,262	2,720,262
17	Service charges (from Form 4)	7,569,389	36,136,071		95,893,545	0	25,695,060	165,294,065
18	Escrow and abstract fees						55,280,058	55,280,058
19	Miscellaneous (from Form 4)	2,616,062	793,146		26,705,946	0	13,364,044	43,479,198
20	Total (Sum of lines 16 through 19)	10,185,452	36,929,217		122,599,491	0	97,059,424	266,773,584
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	184,557,764	122,388,832		465,802,958	34,501,538	97,059,424	904,310,516
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	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	
		365,437	147,984	245,403			1,846,027	2,604,851

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		43,009,870	168,251,838		41,045,554	252,307,262
1b	Salaries - owners and partners		0	331,176		104,379	435,555
1c	Salaries - total	43,881,361			38,303		43,919,664
2	Employee benefits, relations, and welfare	7,693,149	6,867,788	28,956,855	8,847	6,831,618	50,358,257
3a	Fees paid for title examination and furnishing title evidence - title agents	-68,786	359,389	4,011,039			4,301,642
3b	Fees paid for title examination and furnishing title evidence - others	2,835,653	7,287	609,867			3,452,807
4a	Closing costs paid non-employees - title agents	34,666	152,961	13,601,546			13,789,173
4b	Closing costs paid non-employees - others	1,684,702	10,759,494	38,766,726			51,210,922
5	Rent	4,983,156	4,706,754	24,097,305	0	5,620,369	39,407,584
6	Utilities	228,182	173,656	1,719,444	0	347,768	2,469,050
7	Accounting and auditing	2,293,153	520,077	1,811,029	454,090	512,327	5,590,676
8	Advertising and promotions	1,655,515	2,201,149	5,374,912	0	1,367,730	10,599,306
9	Employee travel, lodging, and education	3,351,576	710,819	2,381,721	0	1,119,874	7,563,990
10	Insurance	1,066,011	348,757	988,504	0	512,752	2,916,024
11	Interest expense	138,159	0	37,494	1,659	148,210	325,522
12	Legal expense	6,967,032	24,625	935,252	0	624,445	8,551,354
13	Licenses, taxes, and fees	18,006,595	583,721	956,602	0	336,084	19,883,002
14	Postage and freight	683,279	534,358	1,784,078	0	430,236	3,431,951
15	Courier and overnight delivery	711,027	1,227,228	5,124,509	0	351	7,063,115
16	Telephone and facsimile	1,057,066	782,117	4,307,946	0	1,989,269	8,136,398
17	Printing and photocopying	433,802	370,760	1,220,317	0	274,849	2,299,728
18	Office supplies	776,977	706,994	2,537,910	0	617,431	4,639,312
19	Equipment and vehicle leases	4,668,974	337,246	1,746,152	0	411,684	7,164,056
20	Depreciation	5,599,862	786,655	4,356,055	7,238	1,591,471	12,341,281

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors' fees	13,106	0	169,700	0	36,590	219,396
22	Dues, boards, and associations	511,930	205,646	758,357	0	234,667	1,710,600
23	Bad debts	615,367	2,411	58,292	0	14,573	690,643
24	Loss adjustment expenses incurred	15,122,339	60,107	478,193			15,660,639
25	Losses incurred	40,607,744	0	384,713			40,992,457
26	Reinsurance charges (ceded)		0	0		3,040,863	3,040,863
27	Other	15,121,237	4,046,918	15,013,453	1,630,893	15,281,714	51,094,215
28	Tax certificates		2,044,825	8,514,676		-20	10,559,481
29	Recording fees		4,591,323	23,447,440		199,924	28,238,687
30	Plant lease/update costs		1,615,829	22,502,870		1,138,706	25,257,405
31	Allowances to managers and agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	-5,899,805					-5,899,805
33	Abstract costs					362,279	362,279
34	Real estate expenses				20,169		20,169
35	Real estate taxes				49,485		49,485
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	-30,319	18	45,379	0	7,290	22,368
38	Donations/lobbying	156,862	139,384	570,584	0	161,201	1,028,031
39	Trade association fees	225,895	57,735	366,567	0	68,399	718,596
40	Total Expenses (Sum of lines 1 through 39)	175,125,464	87,935,901	386,218,501	2,210,684	84,432,587	735,923,137
41	Profit or Loss before federal income tax (Form 1, line 21 - Form 2, line 40)	9,432,300	34,452,931	79,584,457	32,290,853	12,626,837	168,387,379

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2012
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			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		47,802,547	612,729,021	591,882,257			1,252,413,826
2	Premiums allocated to agency function - other than home office issue		40,632,165	520,793,651	503,084,350			1,064,510,166
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	187,903,660						187,903,660
4	Gross premiums - home office issue	144,669,144	2,295,271		29,559,933			176,524,348
5	Premiums allocated to agency function - home office issue		1,950,980	122,245,450	25,125,943			149,322,374
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	27,201,974						27,201,974
7	Gross premiums - Total (Line 1 + Line 4)	144,669,144	50,097,818	612,729,021	621,442,190			1,428,938,173
8	Total premiums allocated to agency function (Line 2 + Line 5)		42,583,145		528,210,294			570,793,438
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	215,105,633						215,105,633
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,844,994		3,844,994
11	Investment income-dividends-before expenses					14,803,620		14,803,620
12	Investment income-other-before expenses					18,118,643		18,118,643
13	Net realized capital gains (losses)					3,394,643		3,394,643
14	Net unrealized capital gains (losses)					10,155,944		10,155,944
15	Total (Sum of lines 10 through 14)					50,317,844		50,317,844
OTHER INCOME								
16	Reinsurance fees (acquired)						1,259,314	1,259,314
17	Service charges (from Form 4)	6,166,431	18,469,548		134,725,376	0	38,024,659	197,386,014
18	Escrow and abstract fees						70,458,440	70,458,440
19	Miscellaneous (from Form 4)	2,574,493	176,817		45,065,906	0	15,335,423	63,152,639
20	Total (Sum of lines 16 through 19)	8,740,924	18,646,365		179,791,282	0	125,077,836	332,256,407
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	223,846,557	61,229,510		708,001,576	50,317,844	125,077,836	1,168,473,323
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS							
		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	
		389,959	181,166	283,251	2,133,953		2,988,329	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2012
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		26,490,310	233,679,685		49,000,496	309,170,491
1b	Salaries - owners and partners		0	416,662		128,849	545,511
1c	Salaries - total	54,334,936			34,939		54,369,875
2	Employee benefits, relations, and welfare	8,970,966	3,583,176	39,533,903	7,574	8,109,885	60,205,504
3a	Fees paid for title examination and furnishing title evidence - title agents	333,122	304,070	5,113,670			5,750,862
3b	Fees paid for title examination and furnishing title evidence - others	2,994,588	360	569,659			3,564,607
4a	Closing costs paid non-employees - title agents	0	290,514	13,320,507			13,611,021
4b	Closing costs paid non-employees - others	298,710	3,063,624	59,322,991			62,685,325
5	Rent	6,266,219	2,201,891	27,550,112	78	5,727,082	41,745,382
6	Utilities	227,865	85,020	1,743,527	0	336,558	2,392,970
7	Accounting and auditing	2,306,242	182,101	1,790,431	441,032	486,129	5,205,935
8	Advertising and promotions	2,323,579	1,789,332	7,001,255	0	1,483,075	12,597,241
9	Employee travel, lodging, and education	3,416,322	465,967	3,549,278	67	1,023,556	8,455,190
10	Insurance	853,827	231,668	1,423,923	0	483,961	2,993,379
11	Interest expense	216,750	0	40,855	2,721	1,703,641	1,963,967
12	Legal expense	4,746,307	12,699	393,835	0	301,381	5,454,222
13	Licenses, taxes, and fees	26,324,995	602,262	1,220,144	0	362,401	28,509,802
14	Postage and freight	340,854	208,694	2,149,669	0	522,101	3,221,318
15	Courier and overnight delivery	757,762	297,636	7,295,894	0	2,546	8,353,838
16	Telephone and facsimile	932,513	316,691	5,325,026	0	1,673,023	8,247,253
17	Printing and photocopying	515,531	119,188	1,815,886	0	347,974	2,798,579
18	Office supplies	502,040	325,849	3,542,718	17	716,217	5,086,841
19	Equipment and vehicle leases	4,918,905	248,918	2,215,313	0	455,238	7,838,374
20	Depreciation	1,928,015	483,684	4,475,613	9,559	1,604,750	8,501,621

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2012
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors' fees	9,502	0	408,133	0	6,525	424,160
22	Dues, boards, and associations	465,821	265,019	938,343	34	198,373	1,867,590
23	Bad debts	598,610	1,994	55,918	0	15,936	672,458
24	Loss adjustment expenses incurred	10,734,489	0	1,494,233			12,228,722
25	Losses incurred	17,293,632	0	197,110			17,490,742
26	Reinsurance charges (ceded)		184,110	0		2,286,553	2,470,663
27	Other	11,596,606	2,540,027	18,922,117	1,953,089	22,798,455	57,810,294
28	Tax certificates		506,842	13,096,779		927	13,604,548
29	Recording fees		1,444,663	33,789,778		192,191	35,426,632
30	Plant lease/update costs		1,179,461	39,078,327		1,150,768	41,408,556
31	Allowances to managers and agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	1,500,493					1,500,493
33	Abstract costs					7,536	7,536
34	Real estate expenses				14,494		14,494
35	Real estate taxes				41,149		41,149
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	107,069	0	34,638	0	5,525	147,232
38	Donations/lobbying	117,951	135,296	403,011	0	90,639	746,896
39	Trade association fees	206,435	7,108	484,029	0	77,095	774,666
40	Total Expenses (Sum of lines 1 through 39)	166,140,655	47,568,174	532,392,971	2,504,752	101,299,386	849,905,938
41	Profit or Loss before federal income tax (Form 1, line 21 - Form 2, line 40)	57,705,903	13,661,336	175,608,605	47,813,092	23,778,450	318,567,385

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2013
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			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		56,089,437	776,528,932	650,324,335			1,482,942,704
2	Premiums allocated to agency function - other than home office issue		47,676,022	660,194,193	552,773,534			1,260,643,750
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	222,298,954						222,298,954
4	Gross premiums - home office issue	184,536,399	3,021,326		33,169,944			220,727,669
5	Premiums allocated to agency function - home office issue		2,568,128	152,489,015	28,194,453			183,251,596
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	37,476,074						37,476,074
7	Gross premiums - Total (Line 1 + Line 4)	184,536,399	59,110,763	776,528,932	683,494,280			1,703,670,373
8	Total premiums allocated to agency function (Line 2 + Line 5)		50,244,150		580,967,987			631,212,137
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	259,775,028						259,775,028
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					5,012,078		5,012,078
11	Investment income-dividends-before expenses					16,011,934		16,011,934
12	Investment income-other-before expenses					18,329,026		18,329,026
13	Net realized capital gains (losses)					892,545		892,545
14	Net unrealized capital gains (losses)					5,091,368		5,091,368
15	Total (Sum of lines 10 through 14)					45,336,952		45,336,952
OTHER INCOME								
16	Reinsurance fees (acquired)						2,035,629	2,035,629
17	Service charges (from Form 4)	8,104,085	27,903,762		157,340,267	0	41,988,940	235,337,054
18	Escrow and abstract fees						85,454,365	85,454,365
19	Miscellaneous (from Form 4)	2,957,432	396,633		53,763,711	0	17,461,401	74,579,177
20	Total (Sum of lines 16 through 19)	11,061,517	28,300,395		211,103,978	0	146,940,335	397,406,225
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	270,836,545	78,544,545		792,071,965	45,336,952	146,940,335	1,333,730,342
		Owner Policies (R3 and R5)	Mortgagee policies at basic rates-R4	Mortgagee policies at simultaneous issue rates-R5	All other forms For Which A Premium Was Charged		Total	
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	470,060	179,928	316,880	2,552,369		3,519,237	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2013
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		31,207,539	258,771,683		53,395,824	343,375,046
1b	Salaries - owners and partners		0	214,601		91,406	306,007
1c	Salaries - total	64,277,441			44,934		64,322,375
2	Employee benefits, relations, and welfare	10,527,101	4,030,271	44,449,093	8,090	9,794,568	68,809,123
3a	Fees paid for title examination and furnishing title evidence - title agents	1,502,517	352,274	5,345,898			7,200,689
3b	Fees paid for title examination and furnishing title evidence - others	607,413	0	379,380			986,793
4a	Closing costs paid non-employees - title agents	0	416,806	17,616,783			18,033,589
4b	Closing costs paid non-employees - others	196,661	4,042,889	58,629,630			62,869,180
5	Rent	5,503,104	1,960,212	26,625,593	97	5,582,082	39,671,088
6	Utilities	218,208	90,081	1,723,886	0	342,519	2,374,694
7	Accounting and auditing	2,194,922	213,170	2,914,221	45,188	598,094	5,965,595
8	Advertising and promotions	2,593,767	2,515,316	7,713,387	0	1,588,053	14,410,523
9	Employee travel, lodging, and education	3,835,018	559,888	3,605,647	76	1,159,678	9,160,307
10	Insurance	920,622	270,757	1,462,892	0	617,747	3,272,018
11	Interest expense	231,627	0	32,254	0	782,059	1,045,940
12	Legal expense	5,194,665	20,633	923,462	0	267,186	6,405,946
13	Licenses, taxes, and fees	29,148,168	531,490	1,028,315	0	323,787	31,031,760
14	Postage and freight	618,785	244,794	3,568,670	0	782,749	5,214,998
15	Courier and overnight delivery	641,437	316,946	6,864,494	0	2,922	7,825,799
16	Telephone and facsimile	828,401	311,171	5,153,687	0	1,013,566	7,306,825
17	Printing and photocopying	590,076	76,948	2,029,583	0	378,365	3,074,972
18	Office supplies	465,602	384,628	3,690,561	8	747,271	5,288,070
19	Equipment and vehicle leases	4,526,006	256,866	1,682,178	0	358,875	6,823,925
20	Depreciation	1,186,049	552,840	4,034,774	11,868	1,679,713	7,465,244

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2013
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract, and Other Business	Gross Amount per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors' fees	4,553	0	18,875	0	4,350	27,778
22	Dues, boards, and associations	465,501	239,603	1,213,144	41	206,019	2,124,308
23	Bad debts	513,513	0	27,290	0	-7,213	533,590
24	Loss adjustment expenses incurred	10,229,319	0	599,025			10,828,344
25	Losses incurred	27,647,494	0	0			27,647,494
26	Reinsurance charges (ceded)		154,934	0		2,991,616	3,146,550
27	Other	13,164,884	3,048,197	21,491,684	2,746,591	19,178,784	59,630,139
28	Tax certificates		901,314	13,956,066		624	14,858,004
29	Recording fees		1,700,634	37,310,612		-1,380,316	37,630,930
30	Plant lease/update costs		973,029	46,474,791		856,210	48,304,030
31	Allowances to managers and agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	10,090,537					10,090,537
33	Abstract costs					140,265	140,265
34	Real estate expenses				16,288		16,288
35	Real estate taxes				53,063		53,063
36	Damages paid for bad faith suits	0	0	0	0	19	19
37	Fines or penalties for violation of law	38,298	0	66,043	0	13,541	117,882
38	Donations/lobbying	181,285	236,955	472,420	0	115,784	1,006,444
39	Trade association fees	205,789	13,916	625,544	0	118,855	964,104
40	Total Expenses (Sum of lines 1 through 39)	198,348,762	55,624,101	580,716,166	2,926,244	101,745,002	939,360,275
41	Profit or Loss before federal income tax (Form 1, line 21 - Form 2, line 40)	72,487,782	22,920,444	211,355,799	42,410,708	45,195,333	394,370,067



Texas Department of Insurance
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Austin, TX 78701