

STATE OF TEXAS
TITLE INSURANCE INDUSTRY
EXPERIENCE REPORT COMPILATION
CALENDAR YEARS 2011-2015



TEXAS DEPARTMENT OF INSURANCE
REGULATORY POLICY DIVISION

DECEMBER 2017

Texas Department of Insurance
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Introduction

Summary reports from prior years are included because revisions are sometimes made to that data.

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

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**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

INCOME	2011	2012	2013	2014	2015
1. Gross Title Premiums	1,159,950,952	1,428,938,173	1,703,670,373	1,720,074,777	1,883,729,161
2. Title Premiums Retained by Agents	985,578,640	1,213,832,540	1,443,895,345	1,442,443,041	1,571,811,465
3. Title Premiums Remitted to Underwriters	174,372,312	215,105,633	259,775,028	277,631,736	311,917,695
4. Service Charges	7,569,389	6,166,431	8,104,085	5,805,765	3,815,140
5. Other Income	2,616,062	2,574,493	2,957,432	2,629,138	2,222,106
GROSS INCOME	184,557,764	223,846,557	270,836,545	286,066,639	317,954,941
EXPENSES					
1. Salaries:	43,881,361	54,334,936	64,277,441	69,901,780	63,740,686
2. Employee Benefits, Relations & Welfare	7,693,149	8,970,966	10,527,101	10,720,315	11,555,113
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	-68,786	333,122	1,502,517	1,708,771	1,847,899
3b. Others	2,835,653	2,994,588	607,413	1,781,579	1,742,138
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	34,666	0	0	0	0
4b. Others	1,684,702	298,710	196,661	-924,659	-935,909
5. Rent	4,983,156	6,266,219	5,503,104	4,918,970	4,571,297
6. Utilities	228,182	227,865	218,208	905,162	1,143,047
7. Accounting & Auditing	2,293,153	2,306,242	2,194,922	1,752,169	1,090,252
8. Advertising and promotions	1,655,515	2,323,579	2,593,767	2,802,941	2,420,434
9. Employee travel, lodging and education	3,351,576	3,416,322	3,835,018	4,471,869	4,856,286
10. Insurance	1,066,011	853,827	920,622	1,032,568	938,567
11. Interest	138,159	216,750	231,627	274,507	952,988
12. Legal Expenses	6,967,032	4,746,307	5,194,665	4,309,842	4,169,293
13. Licenses, Taxes & Fees	18,006,595	26,324,995	29,148,168	22,994,727	31,846,306
14. Postage & Freight	683,279	340,854	618,785	501,622	750,359
15. Courier & Overnight Delivery	711,027	757,762	641,437	578,354	286,334
16. Telephone & Facsimile	1,057,066	932,513	828,401	663,577	621,055
17. Printing/Photocopying	433,802	515,531	590,076	478,211	313,426
18. Office Supplies	776,977	502,040	465,602	285,028	395,129
19. Equipment & Vehicle Leases	4,668,974	4,918,905	4,526,006	5,075,113	4,599,126
20. Depreciation	5,599,862	1,928,015	1,186,049	1,260,717	1,116,965
21. Directors' Fees	13,106	9,502	4,553	22,965	21,672
22. Dues, Boards & Associations	511,930	465,821	465,501	419,662	607,989
23. Bad Debts	615,367	598,610	513,513	446,201	433,736
24. Loss Adjustment Expenses Incurred	15,122,339	10,734,489	10,229,319	13,447,454	15,787,330
25. Losses Incurred	40,607,744	17,293,632	27,647,494	18,139,395	16,857,086
26. Other	15,121,237	11,596,606	13,164,884	11,000,116	15,382,260
27. Allowances to Managers & Agents	0	0	0	66,635	0
28. Net Addition to Unearned Premium Reserve	-5,899,805	1,500,493	10,090,537	-22,601,407	23,228,575
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	-30,319	107,069	38,298	267,390	37,063
31. Donations/Lobbying	156,862	117,951	181,285	325,005	257,995
32. Trade Associations	225,895	206,435	205,789	229,963	142,254
TOTAL OPERATING EXPENSES	175,125,464	166,140,655	198,348,762	157,256,542	211,432,219
INCOME OR (LOSS) FROM OPERATIONS	9,432,300	57,705,903	72,487,782	128,810,097	106,522,723

**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 & 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 & Fees	18,006,595	9.76%	26,324,995	11.76%
14. Postage & Freight	683,279	0.37%	340,854	0.15%
15. Courier & Overnight Delivery	711,027	0.39%	757,762	0.34%
16. Telephone & 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 & 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 & 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 & 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 & 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 & Fees	26,324,995	11.76%	29,148,168	10.76%
14. Postage & Freight	340,854	0.15%	618,785	0.23%
15. Courier & Overnight Delivery	757,762	0.34%	641,437	0.24%
16. Telephone & 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 & 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 & 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 & 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
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2013		Calendar Year 2014	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,703,670,373	629.04%	1,720,074,777	601.28%
2. Title Premiums Retained by Agents	1,443,895,345	533.12%	1,442,443,041	504.23%
3. Title Premiums Remitted to Underwriters	259,775,028	95.92%	277,631,736	97.05%
4. Service Charges	8,104,085	2.99%	5,805,765	2.03%
5. Other Income	2,957,432	1.09%	2,629,138	0.92%
GROSS INCOME	270,836,545	100.00%	286,066,639	100.00%
EXPENSES				
1. Salaries:	64,277,441	23.73%	69,901,780	24.44%
2. Employee Benefits, Relations & Welfare	10,527,101	3.89%	10,720,315	3.75%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,502,517	0.55%	1,708,771	0.60%
3b. Others	607,413	0.22%	1,781,579	0.62%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	0	0.00%	0	0.00%
4b. Others	196,661	0.07%	-924,659	-0.32%
5. Rent	5,503,104	2.03%	4,918,970	1.72%
6. Utilities	218,208	0.08%	905,162	0.32%
7. Accounting & Auditing	2,194,922	0.81%	1,752,169	0.61%
8. Advertising and promotions	2,593,767	0.96%	2,802,941	0.98%
9. Employee travel, lodging and education	3,835,018	1.42%	4,471,869	1.56%
10. Insurance	920,622	0.34%	1,032,568	0.36%
11. Interest	231,627	0.09%	274,507	0.10%
12. Legal Expenses	5,194,665	1.92%	4,309,842	1.51%
13. Licenses, Taxes & Fees	29,148,168	10.76%	22,994,727	8.04%
14. Postage & Freight	618,785	0.23%	501,622	0.18%
15. Courier & Overnight Delivery	641,437	0.24%	578,354	0.20%
16. Telephone & Facsimile	828,401	0.31%	663,577	0.23%
17. Printing/Photocopying	590,076	0.22%	478,211	0.17%
18. Office Supplies	465,602	0.17%	285,028	0.10%
19. Equipment & Vehicle Leases	4,526,006	1.67%	5,075,113	1.77%
20. Depreciation	1,186,049	0.44%	1,260,717	0.44%
21. Directors' Fees	4,553	0.00%	22,965	0.01%
22. Dues, Boards & Associations	465,501	0.17%	419,662	0.15%
23. Bad Debts	513,513	0.19%	446,201	0.16%
24. Loss Adjustment Expenses Incurred	10,229,319	3.78%	13,447,454	4.70%
25. Losses Incurred	27,647,494	10.21%	18,139,395	6.34%
26. Other	13,164,884	4.86%	11,000,116	3.85%
27. Allowances to Managers & Agents	0	0.00%	66,635	0.02%
28. Net Addition to Unearned Premium Reserve	10,090,537	3.73%	-22,601,407	-7.90%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	38,298	0.01%	267,390	0.09%
31. Donations/Lobbying	181,285	0.07%	325,005	0.11%
32. Trade Associations	205,789	0.08%	229,963	0.08%
TOTAL OPERATING EXPENSES	198,348,762	73.24%	157,256,542	54.97%
INCOME OR (LOSS) FROM OPERATIONS	72,487,782	26.76%	128,810,097	45.03%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2014		Calendar Year 2015	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,720,074,777	601.28%	1,883,729,161	592.45%
2. Title Premiums Retained by Agents	1,442,443,041	504.23%	1,571,811,465	494.35%
3. Title Premiums Remitted to Underwriters	277,631,736	97.05%	311,917,695	98.10%
4. Service Charges	5,805,765	2.03%	3,815,140	1.20%
5. Other Income	2,629,138	0.92%	2,222,106	0.70%
GROSS INCOME	286,066,639	100.00%	317,954,941	100.00%
EXPENSES				
1. Salaries:	69,901,780	24.44%	63,740,686	20.05%
2. Employee Benefits, Relations & Welfare	10,720,315	3.75%	11,555,113	3.63%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,708,771	0.60%	1,847,899	0.58%
3b. Others	1,781,579	0.62%	1,742,138	0.55%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	0	0.00%	0	0.00%
4b. Others	-924,659	-0.32%	-935,909	-0.29%
5. Rent	4,918,970	1.72%	4,571,297	1.44%
6. Utilities	905,162	0.32%	1,143,047	0.36%
7. Accounting & Auditing	1,752,169	0.61%	1,090,252	0.34%
8. Advertising and promotions	2,802,941	0.98%	2,420,434	0.76%
9. Employee travel, lodging and education	4,471,869	1.56%	4,856,286	1.53%
10. Insurance	1,032,568	0.36%	938,567	0.30%
11. Interest	274,507	0.10%	952,988	0.30%
12. Legal Expenses	4,309,842	1.51%	4,169,293	1.31%
13. Licenses, Taxes & Fees	22,994,727	8.04%	31,846,306	10.02%
14. Postage & Freight	501,622	0.18%	750,359	0.24%
15. Courier & Overnight Delivery	578,354	0.20%	286,334	0.09%
16. Telephone & Facsimile	663,577	0.23%	621,055	0.20%
17. Printing/Photocopying	478,211	0.17%	313,426	0.10%
18. Office Supplies	285,028	0.10%	395,129	0.12%
19. Equipment & Vehicle Leases	5,075,113	1.77%	4,599,126	1.45%
20. Depreciation	1,260,717	0.44%	1,116,965	0.35%
21. Directors' Fees	22,965	0.01%	21,672	0.01%
22. Dues, Boards & Associations	419,662	0.15%	607,989	0.19%
23. Bad Debts	446,201	0.16%	433,736	0.14%
24. Loss Adjustment Expenses Incurred	13,447,454	4.70%	15,787,330	4.97%
25. Losses Incurred	18,139,395	6.34%	16,857,086	5.30%
26. Other	11,000,116	3.85%	15,382,260	4.84%
27. Allowances to Managers & Agents	66,635	0.02%	0	0.00%
28. Net Addition to Unearned Premium Reserve	-22,601,407	-7.90%	23,228,575	7.31%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	267,390	0.09%	37,063	0.01%
31. Donations/Lobbying	325,005	0.11%	257,995	0.08%
32. Trade Associations	229,963	0.08%	142,254	0.04%
TOTAL OPERATING EXPENSES	157,256,542	54.97%	211,432,219	66.50%
INCOME OR (LOSS) FROM OPERATIONS	128,810,097	45.03%	106,522,723	33.50%

**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 & Welfare-Employees	25,499,778	5.35%	28,841,207	4.87%
2b. Benefits, Relations & 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 & 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 & 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, & Fees	2,469,770	0.52%	2,652,749	0.45%
14. Postage & Freight	2,043,754	0.43%	2,080,831	0.35%
15. Courier & Overnight Delivery	6,560,354	1.38%	8,001,366	1.35%
16. Telephone & Facsimile	6,278,125	1.32%	5,896,858	1.00%
17. Printing & 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 & 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, & Associations	1,849,584	0.39%	1,350,863	0.23%
23. Bad Debts	105,037	0.02%	33,689	0.01%
24. Loss & 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 & Welfare-Employees	28,841,207	4.87%	35,968,322	4.92%
2b. Benefits, Relations & 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 & 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 & 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, & Fees	2,652,749	0.45%	3,299,607	0.45%
14. Postage & Freight	2,080,831	0.35%	2,891,536	0.40%
15. Courier & Overnight Delivery	8,001,366	1.35%	9,369,162	1.28%
16. Telephone & Facsimile	5,896,858	1.00%	6,262,140	0.86%
17. Printing & 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 & 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, & Associations	1,350,863	0.23%	1,534,471	0.21%
23. Bad Debts	33,689	0.01%	61,781	0.01%
24. Loss & 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
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2013		Calendar Year 2014	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	649,086,035	88.80%	696,421,405	90.34%
2. Premiums Remitted to Underwriters	97,380,342	13.32%	104,589,933	13.57%
3. Premiums Retained	551,705,694	75.48%	591,831,472	76.78%
4. Examination/Evidence Fees	47,825,800	6.54%	44,804,336	5.81%
5. Closing Fees	64,613,356	8.84%	62,519,868	8.11%
6. Tax Certificates	13,537,799	1.85%	13,337,259	1.73%
7. Recording Fees	40,779,555	5.58%	43,143,496	5.60%
8. Restrictions	439,394	0.06%	340,705	0.04%
9. Inspection Fees	68,541	0.01%	59,807	0.01%
10. Courier and Overnight Fees	6,991,590	0.96%	6,847,020	0.89%
11. Telephone and Facsimile	263,706	0.04%	220,584	0.03%
12. Interest Income	317,196	0.04%	354,051	0.05%
13. Other Income	4,374,563	0.60%	7,400,571	0.96%
GROSS INCOME	730,917,193	100.00%	770,859,164	100.00%
Number of Agencies Reporting	508		489	
EXPENSES				
1a. Salaries-Employees	256,920,979	35.15%	273,728,809	35.51%
1b. Salaries-Owners/Partners	31,224,391	4.27%	31,611,461	4.10%
2a. Benefits, Relations & Welfare-Employees	35,968,322	4.92%	38,778,911	5.03%
2b. Benefits, Relations & Welfare - Owners/Partners	3,375,048	0.46%	3,393,490	0.44%
3a. Evidence/Examination Fees - Title Agents	6,129,828	0.84%	11,968,290	1.55%
3b. Evidence/Examination Fees - Others	10,055,338	1.38%	8,076,253	1.05%
4a. Closing Fees Paid - Title Agents	8,369,906	1.15%	8,643,645	1.12%
4b. Closing Fees Paid - Others	30,487,757	4.17%	32,400,603	4.20%
5. Rent	30,792,544	4.21%	34,371,543	4.46%
6. Utilities	4,024,137	0.55%	4,276,521	0.55%
7. Accounting & Auditing	4,065,935	0.56%	3,925,400	0.51%
8. Advertising	10,680,001	1.46%	11,091,768	1.44%
9. Travel, Lodging & Education	5,071,813	0.69%	5,375,229	0.70%
10. Insurance	5,893,344	0.81%	6,375,576	0.83%
11. Interest Expense	1,898,796	0.26%	1,621,609	0.21%
12. Legal Expense	3,921,844	0.54%	4,202,590	0.55%
13. Licenses, Taxes, & Fees	3,299,607	0.45%	3,120,652	0.40%
14. Postage & Freight	2,891,536	0.40%	2,934,865	0.38%
15. Courier & Overnight Delivery	9,369,162	1.28%	9,204,270	1.19%
16. Telephone & Facsimile	6,262,140	0.86%	6,457,195	0.84%
17. Printing & Photocopying	2,448,176	0.33%	2,602,585	0.34%
18. Office Supplies	10,071,140	1.38%	9,667,188	1.25%
19. Equipment & Vehicle Leases	4,543,239	0.62%	5,157,160	0.67%
20. Depreciation	9,012,647	1.23%	8,676,081	1.13%
21. Directors Fees	1,364,950	0.19%	2,105,923	0.27%
22. Dues, Boards, & Associations	1,534,471	0.21%	1,710,254	0.22%
23. Bad Debts	61,781	0.01%	253,350	0.03%
24. Loss & Loss Adjustment Expense	1,262,112	0.17%	1,617,316	0.21%
25. Tax Certificates Paid Tax Authorities	13,711,514	1.88%	13,391,084	1.74%
26. Recording Fees Paid County Clerk	41,364,449	5.66%	43,824,765	5.69%
27. Plant Lease/Updates	21,508,596	2.94%	21,976,185	2.85%
28. Damages for Bad Faith Suits	98,776	0.01%	0	0.00%
29. Fines or Penalties	106,153	0.01%	127,872	0.02%
30. Donations/Lobbying	1,523,072	0.21%	1,639,289	0.21%
31. Trade Association Fees	385,110	0.05%	370,469	0.05%
32. Other Expenses	26,385,368	3.61%	28,648,817	3.72%
TOTAL OPERATING EXPENSES	606,083,964	82.92%	643,326,989	83.46%
INCOME OR (LOSS) FROM OPERATIONS	124,833,232	17.08%	127,532,183	16.54%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2014		Calendar Year 2015	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	696,421,405	90.34%	773,018,666	91.46%
2. Premiums Remitted to Underwriters	104,589,933	13.57%	116,138,531	13.74%
3. Premiums Retained	591,831,472	76.78%	657,487,980	77.79%
4. Examination/Evidence Fees	44,804,336	5.81%	44,610,808	5.28%
5. Closing Fees	62,519,868	8.11%	65,914,587	7.80%
6. Tax Certificates	13,337,259	1.73%	15,292,585	1.81%
7. Recording Fees	43,143,496	5.60%	48,203,506	5.70%
8. Restrictions	340,705	0.04%	384,609	0.05%
9. Inspection Fees	59,807	0.01%	75,665	0.01%
10. Courier and Overnight Fees	6,847,020	0.89%	6,343,997	0.75%
11. Telephone and Facsimile	220,584	0.03%	246,227	0.03%
12. Interest Income	354,051	0.05%	356,515	0.04%
13. Other Income	7,400,571	0.96%	6,306,606	0.75%
GROSS INCOME	770,859,164	100.00%	845,223,089	100.00%
Number of Agencies Reporting	489		498	
EXPENSES				
1a. Salaries-Employees	273,728,809	35.51%	299,174,461	35.40%
1b. Salaries-Owners/Partners	31,611,461	4.10%	33,408,925	3.95%
2a. Benefits, Relations & Welfare-Employees	38,778,911	5.03%	41,855,824	4.95%
2b. Benefits, Relations & Welfare - Owners/Partners	3,393,490	0.44%	3,684,643	0.44%
3a. Evidence/Examination Fees - Title Agents	11,968,290	1.55%	8,748,567	1.04%
3b. Evidence/Examination Fees - Others	8,076,253	1.05%	8,795,930	1.04%
4a. Closing Fees Paid - Title Agents	8,643,645	1.12%	8,198,804	0.97%
4b. Closing Fees Paid - Others	32,400,603	4.20%	32,330,928	3.83%
5. Rent	34,371,543	4.46%	36,758,235	4.35%
6. Utilities	4,276,521	0.55%	4,264,304	0.50%
7. Accounting & Auditing	3,925,400	0.51%	4,600,188	0.54%
8. Advertising	11,091,768	1.44%	12,340,562	1.46%
9. Travel, Lodging & Education	5,375,229	0.70%	5,944,579	0.70%
10. Insurance	6,375,576	0.83%	6,420,087	0.76%
11. Interest Expense	1,621,609	0.21%	1,699,901	0.20%
12. Legal Expense	4,202,590	0.55%	4,867,646	0.58%
13. Licenses, Taxes, & Fees	3,120,652	0.40%	3,469,662	0.41%
14. Postage & Freight	2,934,865	0.38%	3,454,670	0.41%
15. Courier & Overnight Delivery	9,204,270	1.19%	9,063,459	1.07%
16. Telephone & Facsimile	6,457,195	0.84%	7,002,983	0.83%
17. Printing & Photocopying	2,602,585	0.34%	2,536,316	0.30%
18. Office Supplies	9,667,188	1.25%	10,633,322	1.26%
19. Equipment & Vehicle Leases	5,157,160	0.67%	5,376,521	0.64%
20. Depreciation	8,676,081	1.13%	10,540,201	1.25%
21. Directors Fees	2,105,923	0.27%	1,946,912	0.23%
22. Dues, Boards, & Associations	1,710,254	0.22%	1,916,705	0.23%
23. Bad Debts	253,350	0.03%	202,933	0.02%
24. Loss & Loss Adjustment Expense	1,617,316	0.21%	1,474,646	0.17%
25. Tax Certificates Paid Tax Authorities	13,391,084	1.74%	15,343,900	1.82%
26. Recording Fees Paid County Clerk	43,824,765	5.69%	48,453,992	5.73%
27. Plant Lease/Updates	21,976,185	2.85%	22,369,346	2.65%
28. Damages for Bad Faith Suits	0	0.00%	31,482	0.00%
29. Fines or Penalties	127,872	0.02%	39,349	0.00%
30. Donations/Lobbying	1,639,289	0.21%	1,569,511	0.19%
31. Trade Association Fees	370,469	0.05%	362,125	0.04%
32. Other Expenses	28,648,817	3.72%	36,907,779	4.37%
TOTAL OPERATING EXPENSES	643,326,989	83.46%	695,793,066	82.32%
INCOME OR (LOSS) FROM OPERATIONS	127,532,183	16.54%	149,430,020	17.68%

**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 & Welfare-Employees	32,296,049	6.69%	42,985,132	5.95%
2b. Benefits, Relations & 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 & 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 & 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, & Fees	1,016,020	0.21%	1,270,940	0.18%
14. Postage & Freight	1,896,183	0.39%	2,284,307	0.32%
15. Courier & Overnight Delivery	5,890,170	1.22%	8,096,282	1.12%
16. Telephone & Facsimile	4,890,768	1.01%	5,867,936	0.81%
17. Printing & 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 & 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, & Associations	797,069	0.17%	1,000,472	0.14%
23. Bad Debts	46,329	0.01%	48,913	0.01%
24. Loss & 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 & Welfare-Employees	42,985,132	5.95%	48,408,439	5.95%
2b. Benefits, Relations & 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 & 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 & 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, & Fees	1,270,940	0.18%	1,080,887	0.13%
14. Postage & Freight	2,284,307	0.32%	3,708,091	0.46%
15. Courier & Overnight Delivery	8,096,282	1.12%	7,824,661	0.96%
16. Telephone & Facsimile	5,867,936	0.81%	5,678,659	0.70%
17. Printing & 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 & 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, & Associations	1,000,472	0.14%	1,271,976	0.16%
23. Bad Debts	48,913	0.01%	26,759	0.00%
24. Loss & 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
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2013		Calendar Year 2014	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	733,359,114	90.10%	700,240,012	89.16%
2. Premiums Remitted to Underwriters	110,008,414	13.52%	105,031,715	13.37%
3. Premiums Retained	623,350,700	76.58%	595,208,297	75.79%
4. Examination/Evidence Fees	19,089,701	2.35%	15,962,205	2.03%
5. Closing Fees	83,218,305	10.22%	84,243,920	10.73%
6. Tax Certificates	15,913,943	1.96%	13,021,797	1.66%
7. Recording Fees	40,118,677	4.93%	37,832,209	4.82%
8. Restrictions	1,004,022	0.12%	276,005	0.04%
9. Inspection Fees	16,625	0.00%	12,700	0.00%
10. Courier and Overnight Fees	6,732,102	0.83%	5,270,423	0.67%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	76,495	0.01%	109,018	0.01%
13. Other Income	24,430,384	3.00%	33,407,781	4.25%
GROSS INCOME	813,950,954	100.00%	785,344,355	100.00%
Number of Agencies Reporting	61		55	
EXPENSES				
1a. Salaries-Employees	277,544,817	34.10%	288,070,779	36.68%
1b. Salaries-Owners/Partners	1,038,265	0.13%	318,951	0.04%
2a. Benefits, Relations & Welfare-Employees	48,408,439	5.95%	48,234,337	6.14%
2b. Benefits, Relations & Welfare - Owners/Partners	97,842	0.01%	22,124	0.00%
3a. Evidence/Examination Fees - Title Agents	6,588,048	0.81%	6,544,603	0.83%
3b. Evidence/Examination Fees - Others	337,538	0.04%	177,798	0.02%
4a. Closing Fees Paid - Title Agents	17,824,484	2.19%	20,626,808	2.63%
4b. Closing Fees Paid - Others	65,690,573	8.07%	66,780,753	8.50%
5. Rent	29,670,462	3.65%	31,207,887	3.97%
6. Utilities	1,835,264	0.23%	1,739,946	0.22%
7. Accounting & Auditing	2,965,114	0.36%	2,595,721	0.33%
8. Advertising	8,265,549	1.02%	8,865,378	1.13%
9. Travel, Lodging & Education	3,836,771	0.47%	4,695,981	0.60%
10. Insurance	1,519,464	0.19%	1,694,395	0.22%
11. Interest Expense	32,440	0.00%	40,378	0.01%
12. Legal Expense	1,135,616	0.14%	741,845	0.09%
13. Licenses, Taxes, & Fees	1,080,887	0.13%	1,018,098	0.13%
14. Postage & Freight	3,708,091	0.46%	2,755,385	0.35%
15. Courier & Overnight Delivery	7,824,661	0.96%	6,635,596	0.84%
16. Telephone & Facsimile	5,678,659	0.70%	5,625,605	0.72%
17. Printing & Photocopying	2,093,249	0.26%	1,907,163	0.24%
18. Office Supplies	4,368,536	0.54%	3,804,640	0.48%
19. Equipment & Vehicle Leases	1,867,542	0.23%	1,991,080	0.25%
20. Depreciation	4,252,482	0.52%	4,342,765	0.55%
21. Directors Fees	18,875	0.00%	17,635	0.00%
22. Dues, Boards, & Associations	1,271,976	0.16%	1,130,190	0.14%
23. Bad Debts	26,759	0.00%	161,780	0.02%
24. Loss & Loss Adjustment Expense	767,519	0.09%	787,563	0.10%
25. Tax Certificates Paid Tax Authorities	15,981,965	1.96%	13,066,698	1.66%
26. Recording Fees Paid County Clerk	40,320,566	4.95%	38,315,348	4.88%
27. Plant Lease/Updates	48,184,631	5.92%	43,998,243	5.60%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	122,357	0.02%	22,290	0.00%
30. Donations/Lobbying	480,151	0.06%	806,058	0.10%
31. Trade Association Fees	639,024	0.08%	694,485	0.09%
32. Other Expenses	22,369,430	2.75%	19,849,031	2.53%
TOTAL OPERATING EXPENSES	627,848,046	77.14%	629,287,337	80.13%
INCOME OR (LOSS) FROM OPERATIONS	186,102,908	22.86%	156,057,018	19.87%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2014		Calendar Year 2015	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	700,240,012	89.16%	770,051,623	90.94%
2. Premiums Remitted to Underwriters	105,031,715	13.37%	115,515,546	13.64%
3. Premiums Retained	595,208,297	75.79%	654,536,079	77.30%
4. Examination/Evidence Fees	15,962,205	2.03%	18,047,369	2.13%
5. Closing Fees	84,243,920	10.73%	83,545,172	9.87%
6. Tax Certificates	13,021,797	1.66%	14,768,788	1.74%
7. Recording Fees	37,832,209	4.82%	38,284,357	4.52%
8. Restrictions	276,005	0.04%	361	0.00%
9. Inspection Fees	12,700	0.00%	24,377	0.00%
10. Courier and Overnight Fees	5,270,423	0.67%	5,161,290	0.61%
11. Telephone and Facsimile	0	0.00%	887	0.00%
12. Interest Income	109,018	0.01%	151,354	0.02%
13. Other Income	33,407,781	4.25%	32,264,316	3.81%
GROSS INCOME	785,344,355	100.00%	846,784,350	100.00%
Number of Agencies Reporting	55		57	
EXPENSES				
1a. Salaries-Employees	288,070,779	36.68%	309,326,518	36.53%
1b. Salaries-Owners/Partners	318,951	0.04%	3,029,229	0.36%
2a. Benefits, Relations & Welfare-Employees	48,234,337	6.14%	49,292,456	5.82%
2b. Benefits, Relations & Welfare - Owners/Partners	22,124	0.00%	16,649	0.00%
3a. Evidence/Examination Fees - Title Agents	6,544,603	0.83%	6,035,673	0.71%
3b. Evidence/Examination Fees - Others	177,798	0.02%	220,090	0.03%
4a. Closing Fees Paid - Title Agents	20,626,808	2.63%	20,587,073	2.43%
4b. Closing Fees Paid - Others	66,780,753	8.50%	81,259,640	9.60%
5. Rent	31,207,887	3.97%	34,507,220	4.08%
6. Utilities	1,739,946	0.22%	1,714,667	0.20%
7. Accounting & Auditing	2,595,721	0.33%	2,818,914	0.33%
8. Advertising	8,865,378	1.13%	9,619,282	1.14%
9. Travel, Lodging & Education	4,695,981	0.60%	5,410,684	0.64%
10. Insurance	1,694,395	0.22%	1,584,705	0.19%
11. Interest Expense	40,378	0.01%	44,379	0.01%
12. Legal Expense	741,845	0.09%	705,672	0.08%
13. Licenses, Taxes, & Fees	1,018,098	0.13%	1,303,943	0.15%
14. Postage & Freight	2,755,385	0.35%	3,648,777	0.43%
15. Courier & Overnight Delivery	6,635,596	0.84%	6,449,788	0.76%
16. Telephone & Facsimile	5,625,605	0.72%	5,364,248	0.63%
17. Printing & Photocopying	1,907,163	0.24%	1,811,000	0.21%
18. Office Supplies	3,804,640	0.48%	4,077,905	0.48%
19. Equipment & Vehicle Leases	1,991,080	0.25%	2,115,366	0.25%
20. Depreciation	4,342,765	0.55%	4,581,977	0.54%
21. Directors Fees	17,635	0.00%	21,236	0.00%
22. Dues, Boards, & Associations	1,130,190	0.14%	1,309,552	0.15%
23. Bad Debts	161,780	0.02%	104,708	0.01%
24. Loss & Loss Adjustment Expense	787,563	0.10%	737,691	0.09%
25. Tax Certificates Paid Tax Authorities	13,066,698	1.66%	14,880,513	1.76%
26. Recording Fees Paid County Clerk	38,315,348	4.88%	38,717,056	4.57%
27. Plant Lease/Updates	43,998,243	5.60%	48,203,793	5.69%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	22,290	0.00%	77,794	0.01%
30. Donations/Lobbying	806,058	0.10%	712,737	0.08%
31. Trade Association Fees	694,485	0.09%	681,339	0.08%
32. Other Expenses	19,849,031	2.53%	20,027,928	2.37%
TOTAL OPERATING EXPENSES	629,287,337	80.13%	681,000,202	80.42%
INCOME OR (LOSS) FROM OPERATIONS	156,057,018	19.87%	165,784,147	19.58%

**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 & Welfare-Employees	6,867,788	5.46%	3,583,176	5.48%
2b. Benefits, Relations & 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 & Auditing	520,077	0.41%	182,101	0.28%
8. Advertising	2,201,149	1.75%	1,789,332	2.74%
9. Travel, Lodging & 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, & Fees	583,721	0.46%	602,262	0.92%
14. Postage & Freight	534,358	0.43%	208,694	0.32%
15. Courier & Overnight Delivery	1,227,228	0.98%	297,636	0.46%
16. Telephone & Facsimile	782,117	0.62%	316,691	0.48%
17. Printing & Photocopying	370,760	0.29%	119,188	0.18%
18. Office Supplies	706,994	0.56%	325,849	0.50%
19. Equipment & 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, & Associations	205,646	0.16%	265,019	0.41%
23. Bad Debts	2,411	0.00%	1,994	0.00%
24. Loss & 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 & Welfare-Employees	3,583,176	5.48%	4,030,271	4.83%
2b. Benefits, Relations & 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 & Auditing	182,101	0.28%	213,170	0.26%
8. Advertising	1,789,332	2.74%	2,515,316	3.01%
9. Travel, Lodging & 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, & Fees	602,262	0.92%	531,490	0.64%
14. Postage & Freight	208,694	0.32%	244,794	0.29%
15. Courier & Overnight Delivery	297,636	0.46%	316,946	0.38%
16. Telephone & Facsimile	316,691	0.48%	311,171	0.37%
17. Printing & Photocopying	119,188	0.18%	76,948	0.09%
18. Office Supplies	325,849	0.50%	384,628	0.46%
19. Equipment & 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, & Associations	265,019	0.41%	239,603	0.29%
23. Bad Debts	1,994	0.00%	0	0.00%
24. Loss & 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%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2013		Calendar Year 2014	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	56,089,437	67.18%	77,436,264	83.32%
2. Premiums Remitted to Underwriters	8,413,415	10.08%	11,615,439	12.50%
3. Premiums Retained	47,676,022	57.10%	65,820,825	70.82%
4. Examination/Evidence Fees	711,753	0.85%	512,315	0.55%
5. Closing Fees	32,030,397	38.36%	23,284,323	25.05%
6. Tax Certificates	890,271	1.07%	771,972	0.83%
7. Recording Fees	1,597,557	1.91%	1,917,557	2.06%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	190,996	0.23%	161,599	0.17%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	396,633	0.48%	468,172	0.50%
GROSS INCOME	83,493,629	100.00%	92,936,763	100.00%
Number of Agencies Reporting	5		8	
EXPENSES				
1a. Salaries-Employees	31,207,539	37.38%	36,217,459	38.97%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	4,030,271	4.83%	4,561,152	4.91%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	352,274	0.42%	4,536,798	4.88%
3b. Evidence/Examination Fees - Others	0	0.00%	180,090	0.19%
4a. Closing Fees Paid - Title Agents	416,806	0.50%	793,021	0.85%
4b. Closing Fees Paid - Others	4,042,889	4.84%	4,377,727	4.71%
5. Rent	1,960,212	2.35%	2,930,378	3.15%
6. Utilities	90,081	0.11%	95,607	0.10%
7. Accounting & Auditing	213,170	0.26%	242,955	0.26%
8. Advertising	2,515,316	3.01%	3,227,625	3.47%
9. Travel, Lodging & Education	559,888	0.67%	623,760	0.67%
10. Insurance	270,757	0.32%	307,257	0.33%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	20,633	0.02%	112,485	0.12%
13. Licenses, Taxes, & Fees	531,490	0.64%	621,221	0.67%
14. Postage & Freight	244,794	0.29%	239,636	0.26%
15. Courier & Overnight Delivery	316,946	0.38%	345,091	0.37%
16. Telephone & Facsimile	311,171	0.37%	324,199	0.35%
17. Printing & Photocopying	76,948	0.09%	74,395	0.08%
18. Office Supplies	384,628	0.46%	502,827	0.54%
19. Equipment & Vehicle Leases	256,866	0.31%	241,744	0.26%
20. Depreciation	552,840	0.66%	747,232	0.80%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	239,603	0.29%	286,549	0.31%
23. Bad Debts	0	0.00%	1,335	0.00%
24. Loss & Loss Adjustment Expense	0	0.00%	0	0.00%
25. Tax Certificates Paid Tax Authorities	901,314	1.08%	817,462	0.88%
26. Recording Fees Paid County Clerk	1,700,634	2.04%	2,215,355	2.38%
27. Plant Lease/Updates	995,251	1.19%	1,182,168	1.27%
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	236,955	0.28%	286,075	0.31%
31. Trade Association Fees	13,916	0.02%	22,258	0.02%
32. Other Expenses	3,048,197	3.65%	5,512,439	5.93%
TOTAL OPERATING EXPENSES	55,491,389	66.46%	71,626,298	77.07%
INCOME OR (LOSS) FROM OPERATIONS	28,002,240	33.54%	21,310,465	22.93%

**TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 2014		Calendar Year 2015	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	77,436,264	83.32%	94,869,206	82.50%
2. Premiums Remitted to Underwriters	11,615,439	12.50%	14,230,381	12.38%
3. Premiums Retained	65,820,825	70.82%	80,638,825	70.13%
4. Examination/Evidence Fees	512,315	0.55%	689,211	0.60%
5. Closing Fees	23,284,323	25.05%	29,482,076	25.64%
6. Tax Certificates	771,972	0.83%	720,110	0.63%
7. Recording Fees	1,917,557	2.06%	2,448,362	2.13%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	161,599	0.17%	187,936	0.16%
11. Telephone and Facsimile	0	0.00%	2,000	0.00%
12. Interest Income	0	0.00%	27	0.00%
13. Other Income	468,172	0.50%	822,702	0.72%
GROSS INCOME	92,936,763	100.00%	114,991,249	100.00%
Number of Agencies Reporting	8		8	
EXPENSES				
1a. Salaries-Employees	36,217,459	38.97%	48,474,429	42.15%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	4,561,152	4.91%	5,519,940	4.80%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	4,536,798	4.88%	1,149,324	1.00%
3b. Evidence/Examination Fees - Others	180,090	0.19%	46,095	0.04%
4a. Closing Fees Paid - Title Agents	793,021	0.85%	139,346	0.12%
4b. Closing Fees Paid - Others	4,377,727	4.71%	5,290,973	4.60%
5. Rent	2,930,378	3.15%	3,571,766	3.11%
6. Utilities	95,607	0.10%	137,898	0.12%
7. Accounting & Auditing	242,955	0.26%	262,891	0.23%
8. Advertising	3,227,625	3.47%	4,431,825	3.85%
9. Travel, Lodging & Education	623,760	0.67%	877,745	0.76%
10. Insurance	307,257	0.33%	350,766	0.31%
11. Interest Expense	0	0.00%	37,265	0.03%
12. Legal Expense	112,485	0.12%	46,216	0.04%
13. Licenses, Taxes, & Fees	621,221	0.67%	1,460,964	1.27%
14. Postage & Freight	239,636	0.26%	325,429	0.28%
15. Courier & Overnight Delivery	345,091	0.37%	349,121	0.30%
16. Telephone & Facsimile	324,199	0.35%	363,292	0.32%
17. Printing & Photocopying	74,395	0.08%	186,394	0.16%
18. Office Supplies	502,827	0.54%	489,062	0.43%
19. Equipment & Vehicle Leases	241,744	0.26%	355,613	0.31%
20. Depreciation	747,232	0.80%	962,398	0.84%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	286,549	0.31%	253,320	0.22%
23. Bad Debts	1,335	0.00%	3,068	0.00%
24. Loss & Loss Adjustment Expense	0	0.00%	12,868	0.01%
25. Tax Certificates Paid Tax Authorities	817,462	0.88%	710,365	0.62%
26. Recording Fees Paid County Clerk	2,215,355	2.38%	2,582,164	2.25%
27. Plant Lease/Updates	1,182,168	1.27%	1,862,899	1.62%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	7,647	0.01%
30. Donations/Lobbying	286,075	0.31%	372,629	0.32%
31. Trade Association Fees	22,258	0.02%	66,494	0.06%
32. Other Expenses	5,512,439	5.93%	15,109,001	13.14%
TOTAL OPERATING EXPENSES	71,626,298	77.07%	95,809,205	83.32%
INCOME OR (LOSS) FROM OPERATIONS	21,310,465	22.93%	19,182,044	16.68%

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**TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
2006-2015**

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"
2006	3,279,811	1,392,536	354,139	191,241	1,556,065	592,373	1,312,622	616,710
2007	3,326,717	1,266,059	332,478	166,141	1,319,472	508,090	1,298,476	566,684
2008	2,650,498	982,150	380,842	128,246	1,038,693	365,090	1,048,984	455,350
2009	2,477,071	763,302	223,690	68,109	1,308,553	364,251	1,228,632	445,163
2010	2,455,535	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	505,241
2013	3,519,237	966,868	89,665	25,785	1,810,277	488,717	1,701,643	597,107
2014	2,896,546	935,836	81,576	22,163	1,352,662	407,545	1,621,440	599,099
2015	2,962,055	972,636	88,049	20,700	1,343,786	409,080	1,561,671	1,305,746

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**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.

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

YEAR 2014

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,719,816,800	9,129,997,823	10,849,814,623
2. Escrow, Settlement, and Other Fees	219,603,187	1,556,922,284	1,776,525,472
3. Subtotal (1 + 2)	1,939,419,987	10,686,920,107	12,626,340,095
4. Reinsurance Assumed	2,408,467	17,385,378	19,793,844
5. Reinsurance Ceded	8,856,381	51,123,071	59,979,452
6. Net Increase in Statutory Reserves	-22,563,156	-210,396,860	-232,960,016
7. Subtotal (3 + 4 - 5 - 6)	1,955,535,229	10,863,579,274	12,819,114,503
8. Loss and Loss Adjustment Expenses	33,732,787	690,440,058	724,172,845
9. Commissions/Retentions	1,037,579,273	5,526,874,222	6,564,453,494
10. Other Identifiable Expenses	600,972,958	3,128,123,832	3,729,096,790
11. Non-Identifiable Expenses	118,902,850	758,161,119	877,063,969
12. Subtotal (8 + 9 + 10 + 11)	1,791,187,868	10,103,599,231	11,894,787,099
13. Interest Expense	1,326,758	4,176,312	5,503,070
14. Operating Expense (12 + 13)	1,792,514,627	10,107,775,543	11,900,290,169
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	163,020,602	755,803,731	918,824,334
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	3,545,609	28,325,796	31,871,406
17. Investment Income - Dividends - Before Expenses	12,985,866	87,355,933	100,341,799
18. Investment Income - Other - Before Expenses	19,163,417	140,050,191	159,213,608
19. Net Realized Capital Gains (Losses)	-1,256,007	-6,046,888	-7,302,895
20. Net Unrealized Capital Gains (Losses)	-7,405,669	-48,024,842	-55,430,511
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,984,333	32,115,455	36,099,788
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	23,048,884	169,544,735	192,593,619

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

All Companies Combined

YEAR 2014

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	59,294,686	308,062,539	367,357,225
2. Other Identifiable Admitted Assets	501,585,219	745,634,241	1,247,219,460
3. Non-Identifiable Admitted Assets	789,984,466	6,837,602,526	7,627,586,991
4. Subtotal (1 + 2 + 3)	1,350,864,370	7,891,299,306	9,242,163,676
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,830,912	9,294,559	12,125,471
6. Other Identifiable Non-Admitted Assets	48,824,880	370,127,311	418,952,191
7. Non-Identifiable Non-Admitted Assets	78,759,915	468,543,255	547,303,170
8. Subtotal (5 + 6 + 7)	130,415,707	847,965,124	978,380,831
9. TOTAL ASSETS (4 + 8)	1,481,280,077	8,739,264,430	10,220,544,508
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	38,756,829	693,093,626	731,850,456
11. Statutory Reinsurance Reserves	207,322,369	3,311,668,565	3,518,990,934
12. Surplus As Regards Policyholders	797,863,201	3,092,217,443	3,890,080,644
13. Contribution to Surplus of Non-Admitted Assets	142,368,962	836,067,158	978,436,120
14. Net Worth (12 + 13)	940,232,163	3,928,284,601	4,868,516,764
15. Total Debt Funds	80,819,188	128,280,040	209,099,228
16. Capital (10 + 11 + 14 + 15)	1,267,130,550	8,061,326,832	9,328,457,382
17. Other Liabilities	214,149,528	677,937,598	892,087,126
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,481,280,078	8,739,264,430	10,220,544,507

Note: Numbers may not foot due to rounding.

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

YEAR 2015

All Companies Combined

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,883,085,780	10,663,766,532	12,546,852,312
2. Escrow, Settlement, and Other Fees	212,368,156	1,774,136,680	1,986,504,836
3. Subtotal (1 + 2)	2,095,453,936	12,437,903,212	14,533,357,148
4. Reinsurance Assumed	3,161,910	17,236,512	20,398,422
5. Reinsurance Ceded	7,929,600	49,133,459	57,063,059
6. Net Increase in Statutory Reserves	23,228,576	150,639,102	173,867,678
7. Subtotal (3 + 4 - 5 - 6)	2,067,457,670	12,255,367,163	14,322,824,833
8. Loss and Loss Adjustment Expenses	38,991,429	627,735,263	666,726,692
9. Commissions/Retentions	1,152,115,883	6,437,008,363	7,589,124,247
10. Other Identifiable Expenses	605,083,972	3,396,422,552	4,001,506,524
11. Non-Identifiable Expenses	123,616,930	899,455,728	1,023,072,658
12. Subtotal (8 + 9 + 10 + 11)	1,919,808,214	11,360,621,907	13,280,430,121
13. Interest Expense	1,405,386	11,457,342	12,862,728
14. Operating Expense (12 + 13)	1,921,213,600	11,372,079,249	13,293,292,849
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	146,244,070	883,287,914	1,029,531,984
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	2,967,099	25,034,419	28,001,518
17. Investment Income - Dividends - Before Expenses	14,901,538	105,424,795	120,326,333
18. Investment Income - Other - Before Expenses	16,424,981	170,537,346	186,962,327
19. Net Realized Capital Gains (Losses)	-1,121,107	16,443,314	15,322,206
20. Net Unrealized Capital Gains (Losses)	-8,671,755	-96,707,241	-105,378,996
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,223,205	32,879,715	36,102,920
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	21,277,551	187,852,917	209,130,468

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

All Companies Combined

YEAR 2015

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	60,257,321	314,854,911	375,112,232
2. Other Identifiable Admitted Assets	463,545,186	932,732,866	1,396,278,052
3. Non-Identifiable Admitted Assets	737,336,912	6,961,665,382	7,699,002,294
4. Subtotal (1 + 2 + 3)	1,261,139,419	8,209,253,158	9,470,392,578
Non-Admitted Assets			
5. Abstract Plants and Title Plants	4,129,297	9,787,273	13,916,570
6. Other Identifiable Non-Admitted Assets	77,236,522	402,455,612	479,692,134
7. Non-Identifiable Non-Admitted Assets	85,657,328	553,231,620	638,888,948
8. Subtotal (5 + 6 + 7)	167,023,147	965,474,504	1,132,497,651
9. TOTAL ASSETS (4 + 8)	1,428,162,566	9,174,727,662	10,602,890,229
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	35,147,703	494,294,110	529,441,812
11. Statutory Reinsurance Reserves	232,225,308	3,457,318,624	3,689,543,932
12. Surplus As Regards Policyholders	723,900,307	3,326,660,872	4,050,561,179
13. Contribution to Surplus of Non-Admitted Assets	152,852,569	984,188,838	1,137,041,407
14. Net Worth (12 + 13)	876,752,876	4,310,849,710	5,187,602,586
15. Total Debt Funds	99,147,744	112,926,026	212,073,770
16. Capital (10 + 11 + 14 + 15)	1,243,273,631	8,375,388,470	9,618,662,100
17. Other Liabilities	184,888,936	799,339,193	984,228,129
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,428,162,567	9,174,727,662	10,602,890,229

Note: Numbers may not foot due to rounding.

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	787,184	1,091,163
0 -	4.5	9,136	1,861,586
4.5 -	10	8,668	1,894,216
10 -	20	16,581	3,986,127
20 -	30	20,362	5,990,811
30 -	40	22,059	7,448,537
40 -	50	24,798	9,429,699
50 -	60	27,541	11,525,773
60 -	70	31,632	14,536,219
70 -	80	36,766	18,373,215
80 -	90	38,419	20,897,133
90 -	100	41,110	23,650,823
100 -	200	358,945	262,134,062
200 -	300	139,767	146,463,690
300 -	400	54,853	79,382,882
400 -	500	25,845	45,075,934
500 -	1,000	28,978	83,435,590
1,000 -	2,000	10,204	54,341,368
2,000 -	3,000	2,993	26,351,776
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		1,692,119	1,014,680,751

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

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2014 - December 31, 2014**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	785,441	1,182,829
0 -	4.5	4,495	699,149
4.5 -	10	6,574	1,513,616
10 -	20	14,923	3,848,975
20 -	30	19,089	5,878,831
30 -	40	21,404	7,517,532
40 -	50	24,284	9,765,409
50 -	60	26,932	11,934,353
60 -	70	30,095	14,763,016
70 -	80	36,253	19,170,233
80 -	90	37,510	21,240,942
90 -	100	39,616	23,538,687
100 -	200	397,679	294,718,607
200 -	300	192,342	197,019,711
300 -	400	87,847	123,783,028
400 -	500	42,909	77,589,872
500 -	1,000	50,339	144,972,074
1,000 -	2,000	17,470	92,398,750
2,000 -	3,000	5,658	47,338,731
3,000 -	4,000	2,852	31,233,054
4,000 -	5,000	1,653	24,350,178
5,000 -	15,000	7,379	120,228,217
15,000 -	25,000	2,022	54,301,362
25,000 -	50,000	1,958	71,745,976
50,000 -	75,000	1,895	25,793,514
75,000 -	100,000	14,608	28,824,679
	Over 100,000	193	48,792,810
	ALL	1,873,420	1,504,144,135

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2015 - December 31, 2015**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	913,421	1,101,451
0 -	4.5	7,779	892,745
4.5 -	10	7,861	1,738,816
10 -	20	14,292	4,153,207
20 -	30	17,672	5,448,762
30 -	40	19,567	6,926,391
40 -	50	22,235	8,873,307
50 -	60	25,133	10,955,491
60 -	70	27,753	13,384,585
70 -	80	33,614	17,475,059
80 -	90	35,033	19,434,506
90 -	100	38,321	22,228,942
100 -	200	424,936	311,050,083
200 -	300	248,564	248,000,858
300 -	400	116,526	152,231,941
400 -	500	54,861	92,140,297
500 -	1,000	60,026	161,070,185
1,000 -	2,000	19,133	96,428,920
2,000 -	3,000	5,685	49,080,106
3,000 -	4,000	2,801	32,798,267
4,000 -	5,000	1,805	27,069,289
5,000 -	15,000	5,198	128,674,286
15,000 -	25,000	1,404	59,676,966
25,000 -	50,000	1,299	74,905,375
50,000 -	75,000	287	27,042,639
75,000 -	100,000	120	16,017,880
	Over 100,000	193	41,583,184
	ALL	2,105,528	1,630,658,973

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

CALENDAR YEAR

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	191,067
	Number of Policies w/T-42.1	248,918
	Total Premium on above policies including endorsements	\$75,314,873
2014	Number of Policies w/T-42	39,147
	Number of Policies w/T-42.1	35,855
	Total Premium on above policies including endorsements	\$61,291,914
2015	Number of Policies w/T-42	51,100
	Number of Policies w/T-42.1	48,095
	Total Premium on above policies including endorsements	\$74,470,986

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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

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

B - Special Risks						
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
B4s	0	0	0	\$0	\$0	\$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

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

D - Examination and Opinions Error						
D	0	0	0	-\$21,611	-\$11,346	\$0
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						
I	0	0	0	\$0	\$0	\$0
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
A6o	0	0	0	\$0	\$0	\$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
A6v	0	0	0	\$0	\$0	\$0
A6w	0	0	0	\$0	\$0	\$0
A6x	129	13	50	\$317,141	-\$161,880	\$156

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

B - Special Risks						
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
B4d	0	0	0	\$0	\$0	\$0
B4e	0	0	0	\$0	\$0	\$0
B4f	0	0	0	\$0	\$0	\$0
B4g	1	0	0	\$63,603	\$108,513	\$0
B4h	0	0	0	\$0	\$0	\$0
B4i	0	0	0	\$0	\$0	\$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
B4m	0	0	0	\$0	\$0	\$0
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
B4s	0	0	0	\$0	\$0	\$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
B4x	0	0	0	\$0	\$0	\$0
B4y	3	0	0	\$0	\$0	\$0
B4z	0	0	0	\$0	\$0	\$0

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

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
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
A6j	0	0	0	\$0	\$0	\$0
A6k	0	0	0	\$0	\$0	\$0
A6l	0	0	0	\$0	\$0	\$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

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

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
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
B4p	0	0	0	\$0	\$0	\$0
B4q	11	7	1	\$47,500	\$24,080	\$0
B4r	11	12	0	\$136,413	\$154,942	\$0
B4s	0	0	0	\$0	\$0	\$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

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

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
D3	286	77	6	\$1,792,367	\$469,295	-\$15,322
E - Survey Inspection/Description Matters						
E	0	0	0	\$0	\$0	\$0
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

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

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

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2014

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	3	3	0	\$8,139	-\$1,711	\$0
A1	40	82	2	\$964,499	\$1,314,023	\$155,620
A2	20	49	2	\$693,081	\$368,620	\$13,145
A3	29	42	0	-\$1,707,608	\$416,328	\$1,000
A4	33	48	0	\$851,982	\$145,446	-\$9,966
A5	16	22	0	\$37,539	\$106,316	\$1,000
A6	472	8,855	33	\$865,786	\$746,809	-\$224,578
A6a	14	11	0	\$145,338	\$101,697	\$0
A6b	22	41	0	\$136,919	\$255,179	-\$5,364
A6c	8	4	0	-\$146,195	\$5,511	\$0
A6e	14	17	1	\$155,784	\$76,970	-\$2,720
A6f	9	4	0	\$9,636	\$25,344	\$0
A6g	1	3	0	\$16,500	-\$6,194	\$0
A6h	11	4	3	\$14,663	\$12,555	-\$399
A6i	3	2	0	\$0	\$2,529	\$0
A6j	4	2	0	\$4,290	\$33	\$0
A6m	0	1	0	\$0	\$35	\$0
A6n	0	2	1	\$98,000	\$0	\$0
A6o	10	4	6	\$11,392	\$9,754	-\$996
A6p	3	3	0	-\$170,000	\$6,238	\$0
A6q	2	27	0	\$58,515	\$57,369	\$0
A6s	1	4	0	-\$34,500	\$244,289	\$0
A6t	9	13	0	\$182,648	\$74,169	\$0
A6u	18	20	0	\$77,371	-\$6,265	\$0
A6x	98	19	45	\$268,906	\$195,444	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2014

B - Special Risks						
B	2	0	0	\$15,132	\$4,868	\$17,224
B1	15	105	0	\$109,700	-\$27,733	\$117,929
B1a	1	2	0	-\$66,750	\$5,722	\$0
B1b	18	12	1	\$16,497	\$66,438	-\$199
B2	3	4	0	\$21,000	\$5,502	\$0
B3	3	5	0	-\$53,000	\$33,863	\$0
B4	57	43	0	\$630,004	\$652,997	\$2,547
B4a	1	6	0	\$30,500	\$11,491	\$0
B4b	0	1	0	\$50,000	\$7,285	\$0
B4bb	4	4	0	\$1,000	\$28,931	\$0
B4c	563	407	20	\$2,215,622	\$1,087,378	-\$83,643
B4e	4	0	0	\$0	\$0	\$0
B4g	2	0	0	\$20,327	\$28,173	\$0
B4h	0	0	0	\$0	\$0	\$0
B4j	0	1	0	\$0	\$2,268	\$0
B4k	1	2	0	\$0	\$34,019	\$0
B4l	13	16	1	\$276,619	\$34,761	\$3,254
B4n	1	5	0	\$217,500	\$29,001	\$0
B4o	1	1	0	\$0	\$341	\$0
B4q	9	6	0	\$20,970	\$40,929	\$0
B4r	7	14	0	\$41,116	\$134,356	\$0
B4s	0	0	0	\$0	\$0	\$0
B4t	2	3	0	\$11,332	\$22,673	\$0
B4u	3	7	2	\$4,818	\$8,519	-\$19,316
B4v	1	0	0	\$0	\$0	\$0
B4w	2	2	0	\$58,000	\$13,054	\$0
B4y	1	4	0	\$5,000	\$337	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2014

C - Plant, Searching and Abstracting Procedures						
C1	0	5	0	-\$52,282	-\$1,773	\$55,000
C2	52	36	0	\$139,583	\$251,188	\$109,373
C3	121	107	4	\$3,565,802	\$1,135,851	\$269,683
C4	4	9	0	\$79,775	-\$818	\$0
C5	33	102	1	\$434,858	\$424,426	\$0
D - Examination and Opinions Error						
D	0	1	0	\$199,553	\$47,576	\$0
D1	68	58	1	\$2,103,293	\$547,522	\$134,152
D2	29	84,992	0	\$547,835	\$286,698	\$0
D3	259	190	5	\$988,626	\$749,511	-\$4,214
E - Survey Inspection/Description Matters						
E	0	0	0	\$0	\$0	\$0
E1	32	30	1	\$518,314	\$322,461	\$14,150
E2	250	171	4	\$338,083	\$465,663	\$30,121
F - Closing Procedures						
F1	0	1	0	-\$328	\$175,352	\$0
F2	406	110	3	\$1,530,424	\$827,880	\$82,425
F3	55	60	1	\$474,498	\$65,408	\$16,300
F4	1	4	0	-\$57,559	\$487	-\$1,029
F5	285	154	2	\$300,896	\$137,774	\$95,090
F6	179	37	4	\$163,989	\$230,355	\$5,377
G - Typing or Policy Review Error						
G	16	6	0	\$189,592	\$3,329	\$5,726
H - Taxes and Special Assessments						
H	174	1,763	7	\$407,276	\$234,015	\$84,980
I - Escrows						
I1	54	15	26	\$14,389	\$194,763	\$0
I2	70	13	14	\$182,032	\$149,116	\$0
I3	41	3	27	\$10,000	\$72,767	\$0
I4	116	59	56	\$103,189	\$134,227	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2014

J - Title Indemnities						
J	6	1	1	\$186	\$9,425	\$0
K - Land Trusts						
K1	11	10	0	\$52,881	\$87,575	\$0
K3	3	0	0	\$0	\$163,265	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
U	52	0	0	\$82,108	\$15,558	\$0
Grand Total	3,871	97,869	274	\$18,485,083	\$13,105,262	\$861,673

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2015

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						
A1	33	80	2	-\$122,885	\$1,599,590	-\$4,000
A2	20	52	3	\$615,978	\$317,098	\$17,000
A3	23	48	0	\$388,180	\$970,265	\$1,000
A4	31	52	0	\$722,825	\$310,321	\$0
A5	12	24	0	\$352,502	\$36,005	\$0
A6	32	17	0	\$953,283	\$567,471	\$2,699
A6a	15	14	0	\$128,500	\$142,069	\$0
A6b	22	31	2	\$19,250	\$126,555	\$0
A6c	12	6	0	\$58,324	\$23,851	\$0
A6e	7	12	0	\$38,780	\$114,846	\$0
A6f	3	2	0	-\$1,575	\$18,200	\$0
A6g	5	2	0	\$63,410	\$25,550	\$0
A6h	6	3	0	\$0	\$19,837	\$0
A6i	2	2	0	\$3,000	\$9,674	\$0
A6j	3	1	0	\$3,500	\$192	\$0
A6m	5	1	0	\$0	\$16,530	\$0
A6l	1	1	0	\$6,500	\$0	\$0
A6n	2	3	0	-\$8,000	-\$22,896	\$0
A6o	8	4	5	\$1,741	\$0	\$0
A6p	3	4	0	\$8,000	\$1,426	\$0
A6q	1	4	0	\$0	-\$6,997	\$0
A6r	1	0	0	\$0	\$0	\$0
A6s	0	4	0	-\$18,465	-\$157,121	\$0
A6t	13	16	0	\$254,481	\$256,472	\$0
A6u	8	8	1	-\$3,534	\$5,476	\$0
A6x	106	17	48	\$226,770	\$296,365	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2015

B - Special Risks						
B1	34	53	1	\$102,388	\$41,974	\$0
B1a	4	2	0	-\$21,583	\$7,079	\$0
B1b	20	18	3	\$1,286,312	\$259,560	\$67,608
B2	18	13	0	\$349,306	\$66,669	\$0
B3	4	6	0	\$50,953	\$19,108	\$0
B4	10	33	0	\$393,786	\$271,597	\$8,390
B4a	5	4	0	\$64,944	\$71,585	\$0
B4b	0	1	0	\$0	-\$2,500	\$0
B4bb	4	5	0	-\$3,177	-\$8,965	\$0
B4c	860	545	22	\$1,501,007	\$1,924,452	\$89,831
B4d	1	1	0	-\$125,000	\$3,111	\$0
B4e	1	2	0	\$3,100	\$20,724	\$0
B4g	2	2	0	\$65,116	\$114,629	\$0
B4h	0	0	0	-\$73,617	-\$11,503	\$0
B4j	0	1	0	\$0	\$359	\$0
B4k	1	2	0	\$0	\$2,481	\$0
B4l	5	14	0	\$41,488	\$63,089	\$7,650
B4n	2	9	0	\$5,000	\$85,488	\$0
B4o	1	1	1	\$0	\$402	\$0
B4p	2	1	0	\$38,400	\$3,000	\$0
B4q	12	10	0	\$128,417	\$85,931	\$2,603
B4r	13	18	1	\$397,567	\$160,464	\$0
B4s	1	1	0	\$0	\$4,900	\$0
B4t	0	2	0	\$0	\$11,229	\$0
B4u	2	3	0	\$10,000	\$19,961	\$0
B4v	0	0	0	\$0	\$0	\$0
B4w	5	4	0	-\$5,665	\$27,622	\$0
B4y	0	2	0	\$19,040	\$0	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2015

C - Plant, Searching and Abstracting Procedures						
C1	8	6	0	-\$9,877	-\$3,628	\$0
C2	7	15	0	-\$1,247,857	-\$105,524	\$9,201
C3	245	162	10	\$3,636,180	\$2,145,405	\$315,322
C4	16	5	1	-\$124,723	-\$35,465	\$0
C5	76	91	8	\$91,570	\$456,705	\$0
D - Examination and Opinions Error						
D	0	0	0	\$0	\$0	\$0
D1	75	78	6	\$822,767	\$1,013,536	\$4,354
D2	49	21	0	\$281,306	-\$97,983	\$54,250
D3	215	49	2	\$989,438	\$571,595	\$17,678
E - Survey Inspection/Description Matters						
E	0	0	0	\$0	\$0	\$0
E1	36	33	0	\$600,085	\$195,052	\$1,000
E2	185	131	4	\$82,433	\$436,093	\$50,267
F - Closing Procedures						
F1	5	1	0	\$4,000	\$26,116	\$0
F2	254	87	1	\$860,970	\$510,075	\$38,281
F3	51	46	1	\$283,233	\$156,469	\$118,832
F4	0	4	0	-\$12,414	-\$5,856	\$0
F5	263	105	4	\$296,396	\$171,306	\$79,496
F6	119	33	6	\$376,353	\$406,353	\$9,800

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2015

G - Typing or Policy Review Error						
G	18	6	0	\$207,805	\$61,505	\$0
H - Taxes and Special Assessments						
H	160	185	4	\$1,138,888	\$81,812	\$49,750
I - Escrows						
I1	50	8	29	\$144,781	\$51,142	\$0
I2	30	11	20	\$133,129	\$92,380	\$0
I3	35	6	20	\$213,345	\$70,613	\$0
I4	187	86	67	\$211,545	\$479,104	\$0
J - Title Indemnities						
J	3	2	1	\$400	\$3,207	\$0
K - Land Trusts						
K1	20	18	0	\$105,069	\$81,117	\$0
K3	4	1	0	\$10,555	\$149,191	\$0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
U - Company Practice Risk						
U	113	0	4	\$32,000	\$13,500	\$0
Grand Total	3,605	2,351	277	\$17,045,724	\$14,837,047	\$941,011

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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

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2014

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$39,148,625
14240	0	First National Title Insurance Company	\$34,412,750
50130	0	North American Title Insurance Company	\$26,871,020
12591	0	Premier Land Title Insurance Company	\$7,177,898
50440	0	Real Advantage Title Insurance Company	\$855,222
50026	0	Sierra Title Insurance Guaranty Company	\$3,722,384
15305	0	Southwest Land Title Insurance Company	\$1,257,391
50016	0	Title Resources Guaranty Company	\$87,525,802
50050	0	Westcor Land Title Insurance Company	\$26,147,057
		TOTAL ALL OTHERS	\$227,118,149
51624	70	First American Title Guaranty Company	\$3,047,791
50814	70	First American Title Insurance Company	\$385,592,025
		TOTAL FIRST AMERICAN FINANCIAL	\$388,639,816
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$127,792,819
		OLD REPUBLIC GROUP	\$127,792,819
50121	340	Stewart Title Guaranty Company	\$311,041,035
		STEWART TITLE CO	\$311,041,035
50377	627	National Investors Title Insurance Company	\$40,139,496
		INVESTORS TITLE	\$40,139,496
50598	670	Alamo Title Insurance	\$62,946,226
50229	670	Chicago Title Insurance Company	\$219,294,522
50083	670	Commonwealth Land Title Insurance Company	\$47,380,401
51586	670	Fidelity National Title Insurance Company	\$236,435,235
51020	670	National Title Insurance of New York, Inc.	\$6,497,617
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$572,554,001
51632	3483	EnTitle Insurance Company	\$577,907
			\$577,907
51152	4699	WFG National Title Insurance Company	\$52,211,555
		GGC OPPORTUNITY FUND GROUP	\$52,211,555
		TOTAL ALL COMPANIES	\$1,720,074,777

TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ended December 31, 2015

Naic	Grp	COMPANY/GROUP	GROSS PREMIUMS
12309	0	Alliant National Title Insurance Company, Inc.	\$46,769,378
11974	0	Amrock Title Insurance Company	\$0
14240	0	First National Title Insurance Company	\$46,902,818
50130	0	North American Title Insurance Company	\$24,414,195
12591	0	Premier Land Title Insurance Company	\$6,820,186
50026	0	Sierra Title Insurance Guaranty Company	\$5,098,807
15305	0	Southwest Land Title Insurance Company	\$2,623,223
50016	0	Title Resources Guaranty Company	\$121,216,969
50050	0	Westcor Land Title Insurance Company	\$33,953,398
		TOTAL ALL OTHERS	\$287,798,974
51624	70	First American Title Guaranty Company	\$65,057,191
50814	70	First American Title Insurance Company	\$355,417,592
		TOTAL FIRST AMERICAN FINANCIAL	\$420,474,783
51411	150	American Guaranty Title Insurance Company	\$0
50520	150	Old Republic National Title Insurance Company	\$150,914,243
		OLD REPUBLIC GROUP	\$150,914,243
50121	340	Stewart Title Guaranty Company	\$315,509,211
		STEWART TITLE CO	\$315,509,211
50028	626	ACE Capital Title Reinsurance Company	\$0
		ACE CAPITAL TITLE REINSURANCE COMPANY	\$0
50377	627	National Investors Title Insurance Company	\$25,211,496
		INVESTORS TITLE	\$25,211,496
50598	670	Alamo Title Insurance	\$68,866,878
50229	670	Chicago Title Insurance Company	\$240,960,522
50083	670	Commonwealth Land Title Insurance Company	\$48,365,516
51586	670	Fidelity National Title Insurance Company	\$258,322,617
51020	670	National Title Insurance of New York, Inc.	\$1,826,053
		TOTAL FIDELITY NATIONAL FINANCIAL INC.	\$618,341,586
51632	3483	EnTitle Insurance Company	\$1,273,117
		ENTITLE INSURANCE COMPANY	\$1,273,117
51578	2538	AmTrust Title Insurance Company	\$0
		AMTRUST TITLE INSURANCE COMPANY	\$0
51152	4699	WFG National Title Insurance Company	\$64,205,750
		GGC OPPORTUNITY FUND GROUP	\$64,205,750
		TOTAL ALL COMPANIES	\$1,883,729,161

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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				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		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 & 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 & partners		0	331,176		104,379	435,555
1c	Salaries - Total	43,881,361			38,303		43,919,664
2	Employee benefits, relations & welfare	7,693,149	6,867,788	28,956,855	8,847	6,831,618	50,358,257
3a	Fees paid for title examination & furnishing title evidence - Title Agents	-68,786	359,389	4,011,039			4,301,642
3b	Fees paid for title examination & 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 & 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 & fees	18,006,595	583,721	956,602	0	336,084	19,883,002
14	Postage & freight	683,279	534,358	1,784,078	0	430,236	3,431,951
15	Courier & overnight delivery	711,027	1,227,228	5,124,509	0	351	7,063,115
16	Telephone & facsimile	1,057,066	782,117	4,307,946	0	1,989,269	8,136,398
17	Printing & 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 & 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 & 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 & 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 & 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
NUMBER OF TITLE POLICIES ISSUED IN TEXAS								
22		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 & 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 & partners		0	416,662		128,849	545,511
1c	Salaries - Total	54,334,936			34,939		54,369,875
2	Employee benefits, relations & welfare	8,970,966	3,583,176	39,533,903	7,574	8,109,885	60,205,504
3a	Fees paid for title examination & furnishing title evidence - Title Agents	333,122	304,070	5,113,670			5,750,862
3b	Fees paid for title examination & 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 & 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 & fees	26,324,995	602,262	1,220,144	0	362,401	28,509,802
14	Postage & freight	340,854	208,694	2,149,669	0	522,101	3,221,318
15	Courier & overnight delivery	757,762	297,636	7,295,894	0	2,546	8,353,838
16	Telephone & facsimile	932,513	316,691	5,325,026	0	1,673,023	8,247,253
17	Printing & 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 & 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 & 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 & 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 & 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
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	
		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 & 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 & partners		0	214,601		91,406	306,007
1c	Salaries - Total	64,277,441			44,934		64,322,375
2	Employee benefits, relations & welfare	10,527,101	4,030,271	44,449,093	8,090	9,794,568	68,809,123
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,502,517	352,274	5,345,898			7,200,689
3b	Fees paid for title examination & 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 & 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 & fees	29,148,168	531,490	1,028,315	0	323,787	31,031,760
14	Postage & freight	618,785	244,794	3,568,670	0	782,749	5,214,998
15	Courier & overnight delivery	641,437	316,946	6,864,494	0	2,922	7,825,799
16	Telephone & facsimile	828,401	311,171	5,153,687	0	1,013,566	7,306,825
17	Printing & 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 & 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 & 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 & 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 & 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

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2014
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		76,749,871	818,715,476	639,208,247			1,534,673,594
2	Premiums allocated to agency function - other than home office issue		65,237,391	695,890,403	543,329,852			1,304,457,646
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	230,215,948						230,215,948
4	Gross premiums - home office issue	142,734,417	2,835,037		39,831,729			185,401,183
5	Premiums allocated to agency function - home office issue		2,873,294	101,255,130	33,856,971			137,985,395
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	47,415,788						47,415,788
7	Gross premiums - Total (Line 1 + Line 4)	142,734,417	79,584,908	818,715,476	679,039,977			1,720,074,777
8	Total premiums allocated to agency function (Line 2 + Line 5)		68,110,685		577,186,823			645,297,507
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	277,631,736						277,631,736
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					3,545,609		3,545,609
11	Investment income-dividends-before expenses					12,985,866		12,985,866
12	Investment income-other-before expenses					19,163,417		19,163,417
13	Net realized capital gains (losses)					-1,256,007		-1,256,007
14	Net unrealized capital gains (losses)					-7,405,669		-7,405,669
15	Total (Sum of lines 10 through 14)					27,033,216		27,033,216
OTHER INCOME								
16	Reinsurance fees (acquired)						2,238,488	2,238,488
17	Service charges (from Form 4)	5,805,765	18,725,637		152,867,915	0	37,099,423	214,498,740
18	Escrow and abstract fees						71,481,257	71,481,257
19	Miscellaneous (from Form 4)	2,629,138	468,353		70,308,218	36	16,891,166	90,296,911
20	Total (Sum of lines 16 through 19)	8,434,903	19,193,990		223,176,133	36	127,710,334	378,515,396
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	286,066,639	87,304,675		800,362,956	27,033,252	127,710,334	1,328,477,856
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	
		472,297	119,821	343,718	1,960,710		2,896,546	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2014
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		36,107,134	277,986,855		54,158,024	368,252,013
1b	Salaries - owners & partners		0	317,131		52,399	369,530
1c	Salaries - Total	69,901,780			18,198		69,919,978
2	Employee benefits, relations & welfare	10,720,315	4,552,646	46,069,136	1,890	8,902,507	70,246,494
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,708,771	4,501,435	5,484,972			11,695,178
3b	Fees paid for title examination & furnishing title evidence - Others	1,781,579	0	179,148			1,960,727
4a	Closing costs paid non-employees - Title Agents	0	849,073	20,569,526			21,418,599
4b	Closing costs paid non-employees - Others	-924,659	4,377,727	60,464,128			63,917,197
5	Rent	4,918,970	2,904,320	29,317,558	69	5,852,079	42,992,996
6	Utilities	905,162	92,587	1,694,899	0	288,054	2,980,702
7	Accounting & auditing	1,752,169	237,230	2,543,703	558,140	574,167	5,665,409
8	Advertising and promotions	2,802,941	3,225,970	8,480,719	0	1,782,366	16,291,996
9	Employee travel, lodging and education	4,471,869	623,522	4,579,967	103	1,451,779	11,127,240
10	Insurance	1,032,568	300,901	1,736,466	0	888,058	3,957,993
11	Interest expense	274,507	0	38,759	0	1,076,343	1,389,609
12	Legal expense	4,309,842	110,655	572,353	0	2,708,454	7,701,304
13	Licenses, taxes & fees	22,994,727	620,896	988,100	0	260,737	24,864,460
14	Postage & freight	501,622	235,918	2,686,660	0	532,915	3,957,115
15	Courier & overnight delivery	578,354	344,936	6,172,781	0	23,825	7,119,895
16	Telephone & facsimile	663,577	321,410	5,342,686	0	2,754,636	9,082,309
17	Printing & photocopying	478,211	74,395	1,906,408	0	321,942	2,780,956
18	Office supplies	285,028	501,409	3,327,353	9	635,872	4,749,670
19	Equipment & vehicle leases	5,075,113	241,744	1,744,567	0	386,349	7,447,773
20	Depreciation	1,260,717	747,232	3,904,071	114	1,463,004	7,375,137

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2014
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	22,965	0	17,661	0	2,782	43,408
22	Dues, boards & associations	419,662	286,549	1,066,955	37	272,515	2,045,718
23	Bad debts	446,201	1,335	157,644	0	104,424	709,604
24	Loss adjustment expenses incurred	13,447,454	0	738,931			14,186,385
25	Losses incurred	18,139,395	0	0			18,139,395
26	Reinsurance charges (ceded)		0	5,196		8,437,704	8,442,900
27	Other	11,000,116	5,511,210	19,378,327	3,376,911	28,246,330	67,512,894
28	Tax certificates		805,699	11,926,699		668	12,733,066
29	Recording fees		2,204,853	36,909,284		84,503	39,198,640
30	Plant lease/update costs		1,148,884	43,099,645		1,404,366	45,652,894
31	Allowances to managers & agents	66,635	0	0	0	0	66,635
32	Net addition to unearned premium reserve	-22,601,407					-22,601,407
33	Abstract costs					280,500	280,500
34	Real estate expenses				21,270		21,270
35	Real estate taxes				64,141		64,141
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	267,390	0	22,290	0	3,207	292,887
38	Donations/lobbying	325,005	285,825	806,068	0	125,858	1,542,756
39	Trade association fees	229,963	21,933	700,501	0	101,000	1,053,397
40	Total Expenses (Sum of lines 1 through 39)	157,256,542	71,237,428	600,937,146	4,040,882	123,177,364	956,649,361
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	128,810,097	16,067,247	199,425,810	22,992,371	4,532,970	371,828,495

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2015
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		93,170,338	908,115,182	664,710,024			1,665,995,544
2	Premiums allocated to agency function - other than home office issue		79,206,295	771,887,444	564,995,102			1,416,088,842
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	249,906,702						249,906,702
4	Gross premiums - home office issue	170,619,251	2,615,376		44,498,990			217,733,617
5	Premiums allocated to agency function - home office issue		3,253,372	114,645,011	37,824,240			155,722,623
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	62,010,993						62,010,993
7	Gross premiums - Total (Line 1 + Line 4)	170,619,251	95,785,714	908,115,182	709,209,013			1,883,729,161
8	Total premiums allocated to agency function (Line 2 + Line 5)		82,459,667		602,819,343			685,279,010
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	311,917,695						311,917,695
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					2,967,099		2,967,099
11	Investment income-dividends-before expenses					14,901,538		14,901,538
12	Investment income-other-before expenses					16,424,981		16,424,981
13	Net realized capital gains (losses)					-1,121,107		-1,121,107
14	Net unrealized capital gains (losses)					-8,671,755		-8,671,755
15	Total (Sum of lines 10 through 14)					24,500,756		24,500,756
OTHER INCOME								
16	Reinsurance fees (acquired)						3,164,566	3,164,566
17	Service charges (from Form 4)	3,815,140	23,765,879		150,893,393	0	37,045,588	215,520,000
18	Escrow and abstract fees						73,329,847	73,329,847
19	Miscellaneous (from Form 4)	2,222,106	797,800		67,195,063	0	19,059,325	89,274,294
20	Total (Sum of lines 16 through 19)	6,037,246	24,563,679		218,088,456	0	132,599,326	381,288,707
21	TOTAL INCOME (Sum of lines 8, 9, 15, and 20)	317,954,941	107,023,346		820,907,799	24,500,756	132,599,326	1,402,986,168
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	
		457,444	133,964	381,228	1,989,419		2,962,055	

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2015
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
1a	Salaries - employees		47,785,987	287,246,167		55,792,802	390,824,956
1b	Salaries - owners & partners		0	3,029,229		460,488	3,489,717
1c	Salaries - Total	63,739,504			18,124		63,757,628
2	Employee benefits, relations & welfare	11,562,549	5,379,200	44,642,021	1,657	9,017,306	70,602,734
3a	Fees paid for title examination & furnishing title evidence - Title Agents	2,238,995	1,112,932	5,493,129			8,845,056
3b	Fees paid for title examination & furnishing title evidence - Others	1,742,138	4,000	229,985			1,976,124
4a	Closing costs paid non-employees - Title Agents	0	139,347	20,587,289			20,726,636
4b	Closing costs paid non-employees - Others	-935,829	5,290,973	66,818,160			71,173,303
5	Rent	4,610,854	3,459,731	30,739,916	75	6,193,539	45,004,115
6	Utilities	1,153,400	119,262	1,633,470	0	288,710	3,194,842
7	Accounting & auditing	1,128,323	241,504	2,753,836	92,125	688,372	4,904,160
8	Advertising and promotions	2,420,434	4,408,131	8,923,468	0	2,011,740	17,763,773
9	Employee travel, lodging and education	4,859,972	850,263	4,697,615	123	1,233,066	11,641,039
10	Insurance	939,425	311,031	1,570,600	0	1,363,002	4,184,058
11	Interest expense	963,508	0	34,825	0	419,965	1,418,298
12	Legal expense	4,314,430	42,398	493,881	0	-52,708	4,798,001
13	Licenses, taxes & fees	31,849,302	1,447,481	1,251,294	0	359,138	34,907,215
14	Postage & freight	753,952	316,862	3,490,176	0	683,170	5,244,160
15	Courier & overnight delivery	286,334	332,604	5,272,051	0	36,261	5,927,250
16	Telephone & facsimile	626,939	348,330	4,844,433	0	3,932,535	9,752,237
17	Printing & photocopying	313,453	170,554	1,732,594	0	290,534	2,507,135
18	Office supplies	395,121	452,348	3,474,575	8	645,135	4,967,187
19	Equipment & vehicle leases	4,599,126	305,793	1,306,289	0	298,798	6,510,006
20	Depreciation	1,116,800	883,241	4,030,773	165	1,348,001	7,378,980

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2015
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	433,836	3,786	105,883	0	20,134	563,639
22	Dues, boards & associations	15,859,330	12,868	49,555	0	0	15,921,753
23	Bad debts	16,946,310	0	259,790	0	0	17,206,100
24	Loss adjustment expenses incurred	16,946,310	0	259,790			17,206,100
25	Losses incurred	16,946,310	0	259,790			17,206,100
26	Reinsurance charges (ceded)		19,008	161,290		7,423,268	7,603,566
27	Other	15,106,605	15,052,346	19,673,695	3,082,037	34,913,440	87,828,124
28	Tax certificates		691,871	13,200,381		16	13,892,268
29	Recording fees		2,438,746	35,658,993		57,803	38,155,542
30	Plant lease/update costs		1,852,883	46,187,162		2,063,355	50,103,399
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	23,228,575					23,228,575
33	Abstract costs					185,979	185,979
34	Real estate expenses				11,739		11,739
35	Real estate taxes				46,729		46,729
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	37,105	6,378	78,547	0	15,655	137,685
38	Donations/lobbying	257,995	369,763	617,132	0	184,821	1,429,711
39	Trade association fees	142,254	58,885	681,912	0	104,925	987,976
40	Total Expenses (Sum of lines 1 through 39)	211,320,702	94,156,652	622,124,772	3,252,828	130,187,125	1,061,042,080
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	106,634,239	12,866,694	198,783,027	21,247,928	2,412,200	341,944,088



State of Texas Title Insurance Industry Experience Report Compilation

Texas Department of Insurance

Regulatory Policy Division

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