Texas Title Insurance Industry Experience Report Compilation

Calendar Years 2021-2025

Texas Department of Insurance
Property and Casualty Division – Property and Casualty Actuarial Office
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Introduction

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

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

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TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE

INCOME	2021	2022	2023	2024	2025
1. Gross Title Premiums	3,691,028,213	3,554,659,566	2,382,924,310	2,501,159,232	2,853,675,889
2. Title Premiums Retained by Agents	3,103,258,552	2,968,083,740	1,999,440,012	2,090,445,047	2,368,765,424
3. Title Premiums Remitted to Underwriters	587,769,661	586,575,827	383,484,298	410,714,186	484,910,465
4. Service Charges	1,876,291	2,752,905	961,838	1,810,587	4,524,482
5. Other Income	3,452,055	563,708	3,302,030	4,276,508	9,765,044
GROSS INCOME	593,098,007	589,892,440	387,748,166	416,801,281	499,199,991
EXPENSES					
1. Salaries:	85,238,072	90,491,121	82,259,496	90,208,252	119,840,335
2. Employee Benefits, Relations & Welfare	14,449,410	16,666,700	16,594,340	15,751,099	25,692,229
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	19,840,427	28,188,165	4,009,447	9,688,082	9,752,022
3b. Others	3,959,758	3,612,492	2,685,972	1,441,156	3,611,981
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	0	0	0	0	45
4b. Others	-582,161	-90,028	-39,724	-195,635	-79,866
5. Rent	2,488,453	3,857,488	3,808,458	3,613,569	3,873,946
6. Utilities	1,001,925	1,218,604	1,328,673	1,340,087	1,102,738
7. Accounting & Auditing	2,070,945	2,527,751	4,119,751	4,273,423	2,519,940
8. Advertising and promotions	4,339,793	6,444,567	4,975,345	5,400,274	6,291,858
9. Employee travel, lodging & education	2,458,765	4,195,797	4,062,331	3,994,812	4,742,352
10. Insurance	738,608	1,696,609	1,296,241	1,850,759	1,541,824
11. Interest	232	3,214	25,402	190	1,023
12. Legal Expenses	2,810,441	4,520,666	3,512,373	4,182,119	4,877,118
13. Licenses, taxes, & fees	52,076,794	51,911,446	31,070,081	35,817,042	43,016,190
14. Postage & Freight	217,962	415,140	291,307	244,182	450,108
15. Courier & Overnight Delivery	219,145	458,748	2,741,209	1,933,506	49,000
16. Telephone & Facsmile	373,380	573,128	917,289	457,294	619,486
17. Printing/Photocopying	86,243	108,555	105,698	177,904	206,617
18. Office Supplies	192,790	114,097	380,485	357,258	230,378
19. Equipment & Vehicle Leases	6,758,952	9,042,901	6,897,278	8,430,120	9,143,701
20. Depreciation	1,483,169	1,601,282	1,424,879	2,010,935	4,581,578
21. Directors' Fees	39,720	54,773	183,101	215,876	39,295
22. Dues, Boards & Associations	867,354	1,308,642	1,396,527	1,283,710	936,163
23. Bad Debts	1,180,760	492,151	82,304	842,619	379,816
24. Loss Adjustment Expenses Incurred	12,428,883	17,835,048	13,250,464	21,385,962	22,112,816
25. Losses Incurred	16,334,883	28,272,050	40,669,943	52,578,878	44,697,264
26. Other	34,672,803	25,615,921	17,021,283	21,995,846	42,938,877
27. Allowances to Managers & Agents	3,312,991	2,032,493	481,059	637,338	960,236
28. Net Addition to Unearned Premium Reserve	62,837,349	44,267,563	-2,323,336	2,397,600	12,499,904
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	2,832	18,905	32,775	-2,673	11,919
31. Donations/Lobbying	819,585	380,920	160,669	187,597	228,290
32. Trade Associations	170,851	163,419	169,769	167,550	256,379
TOTAL OPERATING EXPENSES	332,891,113	348,000,328	243,590,891	292,666,732	367,125,564
INCOME OR (LOSS) FROM OPERATIONS	260,206,894	241,892,112	144,157,275	124,134,548	132,074,428

TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE

	Calendar Year 2021		Calendar Year 2022	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Gross title premiums	3,691,028,213	622.33%	3,554,659,566	602.59%
2. Title premiums retained by agents	3,103,258,552	523.23%	2,968,083,740	503.16%
3. Title premiums remitted to underwriters	587,769,661	99.10%	586,575,827	99.44%
4. Service charges	1,876,291	0.32%	2,752,905	0.47%
5. Other income	3,452,055	0.58%	563,708	0.10%
GROSS INCOME	593,098,007	100.00%	589,892,440	100.00%
EXPENSES				
1. Salaries	85,238,072	14.37%	90,491,121	15.34%
2. Employee benefits, relations & welfare	14,449,410	2.44%	16,666,700	2.83%
3. Examination costs paid to nonemployees				
3a. Title agents	19,840,427	3.35%	28,188,165	4.78%
3b. Others	3,959,758	0.67%	3,612,492	0.61%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	0	0.00%
4b. Others	-582,161	-0.10%	-90,028	-0.02%
5. Rent	2,488,453	0.42%	3,857,488	0.65%
6. Utilities	1,001,925	0.17%	1,218,604	0.21%
7. Accounting & auditing	2,070,945	0.35%	2,527,751	0.43%
8. Advertising and promotions	4,339,793	0.73%	6,444,567	1.09%
9. Employee travel, lodging & education	2,458,765	0.41%	4,195,797	0.71%
10. Insurance	738,608	0.12%	1,696,609	0.29%
11. Interest	232	0.00%	3,214	0.00%
12. Legal expenses	2,810,441	0.47%	4,520,666	0.77%
13. Licenses, taxes, & fees	52,076,794	8.78%	51,911,446	8.80%
14. Postage & freight	217,962	0.04%	415,140	0.07%
15. Courier & overnight delivery	219,145	0.04%	458,748	0.08%
16. Telephone & fax	373,380	0.06%	573,128	0.10%
17. Printing/photocopying	86,243	0.01%	108,555	0.02%
18. Office supplies	192,790	0.03%	114,097	0.02%
19. Equipment & vehicle leases	6,758,952	1.14%	9,042,901	1.53%
20. Depreciation	1,483,169	0.25%	1,601,282	0.27%
21. Directors' fees	39,720	0.01%	54,773	0.01%
22. Dues, boards & associations	867,354	0.15%	1,308,642	0.22%
23. Bad debts	1,180,760	0.20%	492,151	0.08%
24. Loss adjustment expenses incurred	12,428,883	2.10%	17,835,048	3.02%
25. Losses incurred	16,334,883	2.75%	28,272,050	4.79%
26. Other	34,672,803	5.85%	25,615,921	4.34%
27. Allowances to managers & agents	3,312,991	0.56%	2,032,493	0.34%
28. Net addition to unearned premium reserve	62,837,349	10.59%	44,267,563	7.50%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	2,832	0.00%	18,905	0.00%
31. Donations/lobbying	819,585	0.14%	380,920	0.06%
32. Trade associations	170,851	0.03%	163,419	0.03%
TOTAL OPERATING EXPENSES	332,891,113	56.13%	348,000,328	58.99%
INCOME OR (LOSS) FROM OPERATIONS	260,206,894	43.87%	241,892,112	41.01%

TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE

	Calendar Year 2022		Calendar Year 2023	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Gross title premiums	3,554,659,566	602.59%	2,382,924,310	614.55%
2. Title premiums retained by agents	2,968,083,740	503.16%	1,999,440,012	515.65%
3. Title premiums remitted to underwriters	586,575,827	99.44%	383,484,298	98.90%
4. Service charges	2,752,905	0.47%	961,838	0.25%
5. Other income	563,708	0.10%	3,302,030	0.85%
GROSS INCOME	589,892,440	100.00%	387,748,166	100.00%
EXPENSES				
1. Salaries	90,491,121	15.34%	82,259,496	21.21%
2. Employee benefits, relations & welfare	16,666,700	2.83%	16,594,340	4.28%
3. Examination costs paid to nonemployees				
3a. Title agents	28,188,165	4.78%	4,009,447	1.03%
3b. Others	3,612,492	0.61%	2,685,972	0.69%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	0	0.00%
4b. Others	-90,028	-0.02%	-39,724	-0.01%
5. Rent	3,857,488	0.65%	3,808,458	0.98%
6. Utilities	1,218,604	0.21%	1,328,673	0.34%
7. Accounting & auditing	2,527,751	0.43%	4,119,751	1.06%
8. Advertising and promotions	6,444,567	1.09%	4,975,345	1.28%
9. Employee travel, lodging & education	4,195,797	0.71%	4,062,331	1.05%
10. Insurance	1,696,609	0.29%	1,296,241	0.33%
11. Interest	3,214	0.00%	25,402	0.01%
12. Legal expenses	4,520,666	0.77%	3,512,373	0.91%
13. Licenses, taxes, & fees	51,911,446	8.80%	31,070,081	8.01%
14. Postage & freight	415,140	0.07%	291,307	0.08%
15. Courier & overnight delivery	458,748	0.08%	2,741,209	0.71%
16. Telephone & fax	573,128	0.10%	917,289	0.24%
17. Printing/photocopying	108,555	0.02%	105,698	0.03%
18. Office supplies	114,097	0.02%	380,485	0.10%
19. Equipment & vehicle leases	9,042,901	1.53%	6,897,278	1.78%
20. Depreciation	1,601,282	0.27%	1,424,879	0.37%
21. Directors' fees	54,773	0.01%	183,101	0.05%
22. Dues, boards & associations	1,308,642	0.22%	1,396,527	0.36%
23. Bad debts	492,151	0.08%	82,304	0.02%
24. Loss adjustment expenses incurred	17,835,048	3.02%	13,250,464	3.42%
25. Losses incurred	28,272,050	4.79%	40,669,943	10.49%
26. Other	25,615,921	4.34%	17,021,283	4.39%
27. Allowances to managers & agents	2,032,493	0.34%	481,059	0.12%
28. Net addition to unearned premium reserve	44,267,563	7.50%	-2,323,336	-0.60%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	18,905	0.00%	32,775	0.01%
31. Donations/lobbying	380,920	0.06%	160,669	0.04%
32. Trade associations	163,419	0.03%	169,769	0.04%
TOTAL OPERATING EXPENSES	348,000,328	58.99%	243,590,891	62.82%
INCOME OR (LOSS) FROM OPERATIONS	241,892,112	41.01%	144,157,275	37.18%

TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE

	Calendar Year 2023		Calendar Year 2024	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Gross title premiums	2,382,924,310	614.55%	2,501,159,232	600.08%
2. Title premiums retained by agents	1,999,440,012	515.65%	2,090,445,047	501.54%
3. Title premiums remitted to underwriters	383,484,298	98.90%	410,714,186	98.54%
4. Service charges	961,838	0.25%	1,810,587	0.43%
5. Other income	3,302,030	0.85%	4,276,508	1.03%
GROSS INCOME	387,748,166	100.00%	416,801,281	100.00%
EXPENSES				
1. Salaries	82,259,496	21.21%	90,208,252	21.64%
2. Employee benefits, relations & welfare	16,594,340	4.28%	15,751,099	3.78%
3. Examination costs paid to nonemployees				
3a. Title agents	4,009,447	1.03%	9,688,082	2.32%
3b. Others	2,685,972	0.69%	1,441,156	0.35%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	0	0.00%
4b. Others	-39,724	-0.01%	-195,635	-0.05%
5. Rent	3,808,458	0.98%	3,613,569	0.87%
6. Utilities	1,328,673	0.34%	1,340,087	0.32%
7. Accounting & auditing	4,119,751	1.06%	4,273,423	1.03%
8. Advertising and promotions	4,975,345	1.28%	5,400,274	1.30%
9. Employee travel, lodging & education	4,062,331	1.05%	3,994,812	0.96%
10. Insurance	1,296,241	0.33%	1,850,759	0.44%
11. Interest	25,402	0.01%	190	0.00%
12. Legal expenses	3,512,373	0.91%	4,182,119	1.00%
13. Licenses, taxes, & fees	31,070,081	8.01%	35,817,042	8.59%
14. Postage & freight	291,307	0.08%	244,182	0.06%
15. Courier & overnight delivery	2,741,209	0.71%	1,933,506	0.46%
16. Telephone & fax	917,289	0.24%	457,294	0.11%
17. Printing/photocopying	105,698	0.03%	177,904	0.04%
18. Office supplies	380,485	0.10%	357,258	0.09%
19. Equipment & vehicle leases	6,897,278	1.78%	8,430,120	2.02%
20. Depreciation	1,424,879	0.37%	2,010,935	0.48%
21. Directors' fees	183,101	0.05%	215,876	0.05%
22. Dues, boards & associations	1,396,527	0.36%	1,283,710	0.31%
23. Bad debts	82,304	0.02%	842,619	0.20%
24. Loss adjustment expenses incurred	13,250,464	3.42%	21,385,962	5.13%
25. Losses incurred	40,669,943	10.49%	52,578,878	12.61%
26. Other	17,021,283	4.39%	21,995,846	5.28%
27. Allowances to managers & agents	481,059	0.12%	637,338	0.15%
28. Net addition to unearned premium reserve	-2,323,336	-0.60%	2,397,600	0.58%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	32,775	0.01%	-2,673	0.00%
31. Donations/lobbying	160,669	0.04%	187,597	0.05%
32. Trade associations	169,769	0.04%	167,550	0.04%
TOTAL OPERATING EXPENSES	243,590,891	62.82%	292,666,732	70.22%
INCOME OR (LOSS) FROM OPERATIONS	144,157,275	37.18%	124,134,548	29.78%

TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE

	Calendar Year 2024		Calendar Year 2025	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Gross title premiums	2,501,159,232	600.08%	2,853,675,889	571.65%
2. Title premiums retained by agents	2,090,445,047	501.54%	2,368,765,424	474.51%
3. Title premiums remitted to underwriters	410,714,186	98.54%	484,910,465	97.14%
4. Service charges	1,810,587	0.43%	4,524,482	0.91%
5. Other income	4,276,508	1.03%	9,765,044	1.96%
GROSS INCOME	416,801,281	100.00%	499,199,991	100.00%
EXPENSES				
1. Salaries	90,208,252	21.64%	119,840,335	24.01%
2. Employee benefits, relations & welfare	15,751,099	3.78%	25,692,229	5.15%
3. Examination costs paid to nonemployees				
3a. Title agents	9,688,082	2.32%	9,752,022	1.95%
3b. Others	1,441,156	0.35%	3,611,981	0.72%
4. Closing costs paid nonemployees				
4a. Title agents	0	0.00%	45	0.00%
4b. Others	-195,635	-0.05%	-79,866	-0.02%
5. Rent	3,613,569	0.87%	3,873,946	0.78%
6. Utilities	1,340,087	0.32%	1,102,738	0.22%
7. Accounting & auditing	4,273,423	1.03%	2,519,940	0.50%
8. Advertising and promotions	5,400,274	1.30%	6,291,858	1.26%
9. Employee travel, lodging & education	3,994,812	0.96%	4,742,352	0.95%
10. Insurance	1,850,759	0.44%	1,541,824	0.31%
11. Interest	190	0.00%	1,023	0.00%
12. Legal expenses	4,182,119	1.00%	4,877,118	0.98%
13. Licenses, taxes, & fees	35,817,042	8.59%	43,016,190	8.62%
14. Postage & freight	244,182	0.06%	450,108	0.09%
15. Courier & overnight delivery	1,933,506	0.46%	49,000	0.01%
16. Telephone & fax	457,294	0.11%	619,486	0.12%
17. Printing/photocopying	177,904	0.04%	206,617	0.04%
18. Office supplies	357,258	0.09%	230,378	0.05%
19. Equipment & vehicle leases	8,430,120	2.02%	9,143,701	1.83%
20. Depreciation	2,010,935	0.48%	4,581,578	0.92%
21. Directors' fees	215,876	0.05%	39,295	0.01%
22. Dues, boards & associations	1,283,710	0.31%	936,163	0.19%
23. Bad debts	842,619	0.20%	379,816	0.08%
24. Loss adjustment expenses incurred	21,385,962	5.13%	22,112,816	4.43%
25. Losses incurred	52,578,878	12.61%	44,697,264	8.95%
26. Other	21,995,846	5.28%	42,938,877	8.60%
27. Allowances to managers & agents	637,338	0.15%	960,236	0.19%
28. Net addition to unearned premium reserve	2,397,600	0.58%	12,499,904	2.50%
29. Damages paid for bad faith suits	0	0.00%	0	0.00%
30. Fines or penalties for violation of law	-2,673	0.00%	11,919	0.00%
31. Donations/lobbying	187,597	0.05%	228,290	0.05%
32. Trade associations	167,550	0.04%	256,379	0.05%
TOTAL OPERATING EXPENSES	292,666,732	70.22%	367,125,564	73.54%
INCOME OR (LOSS) FROM OPERATIONS	124,134,548	29.78%	132,074,428	26.46%

TEXAS TITLE INSURANCE

INDEPENDENT AGENCY EXPERIENCE

INCOME	**2021**	**2022**	**2023**	**2024**	**2025**
1. Title Premiums	1,707,206,531	1,464,309,258	993,909,784	1,113,174,735	1,135,983,162
2. Premiums Remitted to Underwriters	256,185,674	219,772,832	149,184,155	167,525,133	170,787,763
3. Premiums Retained	1,451,020,860	1,244,536,424	844,725,630	945,649,599	965,195,397
4. Examination/Evidence Fees	88,661,721	79,724,733	49,851,659	50,185,487	63,315,238
5. Closing Fees	189,832,957	144,976,486	108,496,969	135,541,223	179,224,802
6. Tax Certificates	28,254,098	17,558,992	12,407,739	14,472,455	15,495,902
7. Recording Fees	89,398,199	57,628,242	39,357,831	47,210,186	49,661,917
8. Restrictions	168,807	185,844	522,529	134,735	94,500
9. Inspection Fees	131,117	212,553	61,196	138,342	67,748
10. Courier and Overnight Fees	12,646,400	9,193,867	6,831,171	7,858,913	9,187,696
11. Telephone and Facsimile	448,615	346,919	342,824	264,308	215,094
12. Interest Income	2,059,705	750,069	-1,197,720	5,404,997	4,153,425
13. Other Income	43,240,273	26,561,519	13,314,966	15,909,368	12,892,229
GROSS INCOME	1,905,862,752	1,581,675,648	1,074,714,794	1,222,769,613	1,299,503,948
Number of Agencies Reporting	**607**	**632**	**584**	**631**	**681**
EXPENSES					
1a. Salaries-Employees	596,610,137	575,961,916	424,834,758	460,014,541	470,762,777
1b. Salaries-Owners/Partners	57,605,640	49,288,911	36,144,126	34,682,735	34,671,107
2a. Benefits, Relations & Welfare-Employees	76,924,300	77,788,145	63,841,300	72,647,149	67,436,377
2b. Benefits, Relations & Welfare - Owners/Partners	4,826,815	5,392,125	4,855,349	4,747,546	5,001,808
3a. Evidence/Examination Fees - Title Agents	20,958,540	15,585,776	12,201,466	15,278,422	18,027,207
3b. Evidence/Examination Fees - Others	18,054,509	13,353,112	8,433,602	9,296,102	8,770,580
4a. Closing Fees Paid - Title Agents	17,421,479	19,719,620	17,813,768	20,130,831	15,564,810
4b. Closing Fees Paid - Others	42,848,365	34,372,045	22,107,142	18,079,404	18,242,230
5. Rent	57,836,299	53,340,414	55,921,874	57,458,903	58,075,587
6. Utilities	5,097,400	5,995,687	4,892,613	5,031,407	5,376,603
7. Accounting & Auditing	7,102,206	7,985,332	6,277,647	6,438,439	6,829,816
8. Advertising and Promotions	18,668,065	20,667,786	19,363,456	18,759,193	20,934,032
9. Travel, Lodging & Education	6,990,014	8,924,159	6,812,812	6,857,921	7,692,096
10. Insurance	11,472,292	12,487,619	11,159,807	11,313,916	11,657,998
11. Interest Expense	2,171,754	2,303,655	3,269,212	3,167,676	3,507,612
12. Legal Expense	15,282,418	17,381,949	7,265,064	6,236,602	9,213,971
13. Licenses, taxes, & fees	6,293,527	5,971,604	5,020,207	5,234,759	5,622,202
14. Postage & Freight	8,140,323	8,555,569	5,848,244	6,717,305	5,561,522
15. Courier & Overnight Delivery	23,276,390	15,827,465	10,557,569	12,928,751	15,252,858
16. Telephone & Facsimile	6,916,758	6,926,522	5,541,337	5,173,993	5,040,454
17. Printing & Photocopying	3,114,278	3,038,459	3,072,618	3,310,628	3,223,653
18. Office Supplies	16,498,492	14,167,115	11,786,507	12,004,951	12,136,608
19. Equipment & Vehicle Leases	5,606,928	5,483,740	5,136,327	4,953,046	4,870,593
20. Depreciation	17,737,853	16,867,013	10,317,660	11,459,009	10,201,453
21. Directors' Fees	5,102,137	5,002,410	4,136,845	3,138,332	2,512,343
22. Dues, Boards & Associations	3,132,853	3,533,793	3,254,682	4,011,554	3,878,316
23. Bad Debts	406,710	398,091	219,725	356,171	125,255
24. Loss & Loss Adjustment Expense	3,703,935	2,855,343	1,657,119	1,677,287	1,815,264
25. Tax Certificates Paid Tax Authorities	27,337,062	17,600,872	13,002,728	14,581,559	15,165,807
26. Recording Fees Paid County Clerk	85,946,345	59,593,991	41,092,877	49,012,910	51,808,902
27. Plant Lease/Updates	35,265,012	28,564,995	24,699,091	23,357,785	22,848,628
28. Damages for Bad Faith Suits	6,763	15,715	47,166	141,042	5,373
29. Fines or Penalties	26,623	139,213	88,993	106,550	97,266
30. Donations/Lobbying	2,841,663	2,489,239	1,614,747	1,698,961	2,320,573
31. Trade Association Fees	334,437	321,538	459,243	341,500	355,289
32. Other Expenses	93,029,494	76,043,372	59,777,725	60,768,617	61,349,594
TOTAL OPERATING EXPENSES	1,304,587,816	1,193,944,310	912,525,406	971,115,497	985,956,564
INCOME OR (LOSS) FROM OPERATIONS	601,274,935	387,727,381	162,189,364	251,654,121	313,548,070

TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE

	Calendar Year 2021		Calendar Year 2022	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	1,707,206,531	89.58%	1,464,309,258	92.58%
2. Premiums Remitted to Underwriters	256,185,674	13.44%	219,772,832	13.89%
3. Premiums Retained	1,451,020,860	76.13%	1,244,536,424	78.68%
4. Examination/Evidence Fees	88,661,721	4.65%	79,724,733	5.04%
5. Closing Fees	189,832,957	9.96%	144,976,486	9.17%
6. Tax Certificates	28,254,098	1.48%	17,558,992	1.11%
7. Recording Fees	89,398,199	4.69%	57,628,242	3.64%
8. Restrictions	168,807	0.01%	185,844	0.01%
9. Inspection Fees	131,117	0.01%	212,553	0.01%
10. Courier and Overnight Fees	12,646,400	0.66%	9,193,867	0.58%
11. Telephone and Facsimile	448,615	0.02%	346,919	0.02%
12. Interest Income	2,059,705	0.11%	750,069	0.05%
13. Other Income	43,240,273	2.27%	26,561,519	1.68%
GROSS INCOME	1,905,862,752	100.00%	1,581,675,648	100.00%
Number of Agencies Reporting	**607**		**632**	
EXPENSES				
1a. Salaries-Employees	596,610,137	31.30%	575,961,916	36.41%
1b. Salaries-Owners/Partners	57,605,640	3.02%	49,288,911	3.12%
2a. Benefits, Relations & Welfare-Employees	76,924,300	4.04%	77,788,145	4.92%
2b. Benefits, Relations & Welfare - Owners/Partners	4,826,815	0.25%	5,392,125	0.34%
3a. Evidence/Examination Fees - Title Agents	20,958,540	1.10%	15,585,776	0.99%
3b. Evidence/Examination Fees - Others	18,054,509	0.95%	13,353,112	0.84%
4a. Closing Fees Paid - Title Agents	17,421,479	0.91%	19,719,620	1.25%
4b. Closing Fees Paid - Others	42,848,365	2.25%	34,372,045	2.17%
5. Rent	57,836,299	3.03%	53,340,414	3.37%
6. Utilities	5,097,400	0.27%	5,995,687	0.38%
7. Accounting & Auditing	7,102,206	0.37%	7,985,332	0.50%
8. Advertising and Promotions	18,668,065	0.98%	20,667,786	1.31%
9. Travel, Lodging & Education	6,990,014	0.37%	8,924,159	0.56%
10. Insurance	11,472,292	0.60%	12,487,619	0.79%
11. Interest Expense	2,171,754	0.11%	2,303,655	0.15%
12. Legal Expense	15,282,418	0.80%	17,381,949	1.10%
13. Licenses, taxes, & fees	6,293,527	0.33%	5,971,604	0.38%
14. Postage & Freight	8,140,323	0.43%	8,555,569	0.54%
15. Courier & Overnight Delivery	23,276,390	1.22%	15,827,465	1.00%
16. Telephone & Facsimile	6,916,758	0.36%	6,926,522	0.44%
17. Printing & Photocopying	3,114,278	0.16%	3,038,459	0.19%
18. Office Supplies	16,498,492	0.87%	14,167,115	0.90%
19. Equipment & Vehicle Leases	5,606,928	0.29%	5,483,740	0.35%
20. Depreciation	17,737,853	0.93%	16,867,013	1.07%
21. Directors' Fees	5,102,137	0.27%	5,002,410	0.32%
22. Dues, Boards & Associations	3,132,853	0.16%	3,533,793	0.22%
23. Bad Debts	406,710	0.02%	398,091	0.03%
24. Loss & Loss Adjustment Expense	3,703,935	0.19%	2,855,343	0.18%
25. Tax Certificates Paid Tax Authorities	27,337,062	1.43%	17,600,872	1.11%
26. Recording Fees Paid County Clerk	85,946,345	4.51%	59,593,991	3.77%
27. Plant Lease/Updates	35,265,012	1.85%	28,564,995	1.81%
28. Damages for Bad Faith Suits	6,763	0.00%	15,715	0.00%
29. Fines or Penalties	26,623	0.00%	139,213	0.01%
30. Donations/Lobbying	2,841,663	0.15%	2,489,239	0.16%
31. Trade Association Fees	334,437	0.02%	321,538	0.02%
32. Other Expenses	93,029,494	4.88%	76,043,372	4.81%
TOTAL OPERATING EXPENSES	1,304,587,816	68.45%	1,193,944,310	75.49%
INCOME OR (LOSS) FROM OPERATIONS	601,274,935	31.55%	387,727,381	24.51%

TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE

	Calendar Year 2022		Calendar Year 2023	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	1,464,309,258	92.58%	993,909,784	92.48%
2. Premiums Remitted to Underwriters	219,772,832	13.89%	149,184,155	13.88%
3. Premiums Retained	1,244,536,424	78.68%	844,725,630	78.60%
4. Examination/Evidence Fees	79,724,733	5.04%	49,851,659	4.64%
5. Closing Fees	144,976,486	9.17%	108,496,969	10.10%
6. Tax Certificates	17,558,992	1.11%	12,407,739	1.15%
7. Recording Fees	57,628,242	3.64%	39,357,831	3.66%
8. Restrictions	185,844	0.01%	522,529	0.05%
9. Inspection Fees	212,553	0.01%	61,196	0.01%
10. Courier and Overnight Fees	9,193,867	0.58%	6,831,171	0.64%
11. Telephone and Facsimile	346,919	0.02%	342,824	0.03%
12. Interest Income	750,069	0.05%	-1,197,720	-0.11%
13. Other Income	26,561,519	1.68%	13,314,966	1.24%
GROSS INCOME	1,581,675,648	100.00%	1,074,714,794	100.00%
Number of Agencies Reporting	**632**		**584**	
EXPENSES				
1a. Salaries-Employees	575,961,916	36.41%	424,834,758	39.53%
1b. Salaries-Owners/Partners	49,288,911	3.12%	36,144,126	3.36%
2a. Benefits, Relations & Welfare-Employees	77,788,145	4.92%	63,841,300	5.94%
2b. Benefits, Relations & Welfare - Owners/Partners	5,392,125	0.34%	4,855,349	0.45%
3a. Evidence/Examination Fees - Title Agents	15,585,776	0.99%	12,201,466	1.14%
3b. Evidence/Examination Fees - Others	13,353,112	0.84%	8,433,602	0.78%
4a. Closing Fees Paid - Title Agents	19,719,620	1.25%	17,813,768	1.66%
4b. Closing Fees Paid - Others	34,372,045	2.17%	22,107,142	2.06%
5. Rent	53,340,414	3.37%	55,921,874	5.20%
6. Utilities	5,995,687	0.38%	4,892,613	0.46%
7. Accounting & Auditing	7,985,332	0.50%	6,277,647	0.58%
8. Advertising and Promotions	20,667,786	1.31%	19,363,456	1.80%
9. Travel, Lodging & Education	8,924,159	0.56%	6,812,812	0.63%
10. Insurance	12,487,619	0.79%	11,159,807	1.04%
11. Interest Expense	2,303,655	0.15%	3,269,212	0.30%
12. Legal Expense	17,381,949	1.10%	7,265,064	0.68%
13. Licenses, taxes, & fees	5,971,604	0.38%	5,020,207	0.47%
14. Postage & Freight	8,555,569	0.54%	5,848,244	0.54%
15. Courier & Overnight Delivery	15,827,465	1.00%	10,557,569	0.98%
16. Telephone & Facsimile	6,926,522	0.44%	5,541,337	0.52%
17. Printing & Photocopying	3,038,459	0.19%	3,072,618	0.29%
18. Office Supplies	14,167,115	0.90%	11,786,507	1.10%
19. Equipment & Vehicle Leases	5,483,740	0.35%	5,136,327	0.48%
20. Depreciation	16,867,013	1.07%	10,317,660	0.96%
21. Directors' Fees	5,002,410	0.32%	4,136,845	0.38%
22. Dues, Boards & Associations	3,533,793	0.22%	3,254,682	0.30%
23. Bad Debts	398,091	0.03%	219,725	0.02%
24. Loss & Loss Adjustment Expense	2,855,343	0.18%	1,657,119	0.15%
25. Tax Certificates Paid Tax Authorities	17,600,872	1.11%	13,002,728	1.21%
26. Recording Fees Paid County Clerk	59,593,991	3.77%	41,092,877	3.82%
27. Plant Lease/Updates	28,564,995	1.81%	24,699,091	2.30%
28. Damages for Bad Faith Suits	15,715	0.00%	47,166	0.00%
29. Fines or Penalties	139,213	0.01%	88,993	0.01%
30. Donations/Lobbying	2,489,239	0.16%	1,614,747	0.15%
31. Trade Association Fees	321,538	0.02%	459,243	0.04%
32. Other Expenses	76,043,372	4.81%	59,777,725	5.56%
TOTAL OPERATING EXPENSES	1,193,944,310	75.49%	912,525,406	84.91%
INCOME OR (LOSS) FROM OPERATIONS	387,727,381	24.51%	162,189,364	15.09%

TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE

	Calendar Year 2023		Calendar Year 2024	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	993,909,784	92.48%	1,113,174,735	91.04%
2. Premiums Remitted to Underwriters	149,184,155	13.88%	167,525,133	13.70%
3. Premiums Retained	844,725,630	78.60%	945,649,599	77.34%
4. Examination/Evidence Fees	49,851,659	4.64%	50,185,487	4.10%
5. Closing Fees	108,496,969	10.10%	135,541,223	11.08%
6. Tax Certificates	12,407,739	1.15%	14,472,455	1.18%
7. Recording Fees	39,357,831	3.66%	47,210,186	3.86%
8. Restrictions	522,529	0.05%	134,735	0.01%
9. Inspection Fees	61,196	0.01%	138,342	0.01%
10. Courier and Overnight Fees	6,831,171	0.64%	7,858,913	0.64%
11. Telephone and Facsimile	342,824	0.03%	264,308	0.02%
12. Interest Income	-1,197,720	-0.11%	5,404,997	0.44%
13. Other Income	13,314,966	1.24%	15,909,368	1.30%
GROSS INCOME	1,074,714,794	100.00%	1,222,769,613	100.00%
Number of Agencies Reporting	**584**		**631**	
EXPENSES				
1a. Salaries-Employees	424,834,758	39.53%	460,014,541	37.62%
1b. Salaries-Owners/Partners	36,144,126	3.36%	34,682,735	2.84%
2a. Benefits, Relations & Welfare-Employees	63,841,300	5.94%	72,647,149	5.94%
2b. Benefits, Relations & Welfare - Owners/Partners	4,855,349	0.45%	4,747,546	0.39%
3a. Evidence/Examination Fees - Title Agents	12,201,466	1.14%	15,278,422	1.25%
3b. Evidence/Examination Fees - Others	8,433,602	0.78%	9,296,102	0.76%
4a. Closing Fees Paid - Title Agents	17,813,768	1.66%	20,130,831	1.65%
4b. Closing Fees Paid - Others	22,107,142	2.06%	18,079,404	1.48%
5. Rent	55,921,874	5.20%	57,458,903	4.70%
6. Utilities	4,892,613	0.46%	5,031,407	0.41%
7. Accounting & Auditing	6,277,647	0.58%	6,438,439	0.53%
8. Advertising and Promotions	19,363,456	1.80%	18,759,193	1.53%
9. Travel, Lodging & Education	6,812,812	0.63%	6,857,921	0.56%
10. Insurance	11,159,807	1.04%	11,313,916	0.93%
11. Interest Expense	3,269,212	0.30%	3,167,676	0.26%
12. Legal Expense	7,265,064	0.68%	6,236,602	0.51%
13. Licenses, taxes, & fees	5,020,207	0.47%	5,234,759	0.43%
14. Postage & Freight	5,848,244	0.54%	6,717,305	0.55%
15. Courier & Overnight Delivery	10,557,569	0.98%	12,928,751	1.06%
16. Telephone & Facsimile	5,541,337	0.52%	5,173,993	0.42%
17. Printing & Photocopying	3,072,618	0.29%	3,310,628	0.27%
18. Office Supplies	11,786,507	1.10%	12,004,951	0.98%
19. Equipment & Vehicle Leases	5,136,327	0.48%	4,953,046	0.41%
20. Depreciation	10,317,660	0.96%	11,459,009	0.94%
21. Directors' Fees	4,136,845	0.38%	3,138,332	0.26%
22. Dues, Boards & Associations	3,254,682	0.30%	4,011,554	0.33%
23. Bad Debts	219,725	0.02%	356,171	0.03%
24. Loss & Loss Adjustment Expense	1,657,119	0.15%	1,677,287	0.14%
25. Tax Certificates Paid Tax Authorities	13,002,728	1.21%	14,581,559	1.19%
26. Recording Fees Paid County Clerk	41,092,877	3.82%	49,012,910	4.01%
27. Plant Lease/Updates	24,699,091	2.30%	23,357,785	1.91%
28. Damages for Bad Faith Suits	47,166	0.00%	141,042	0.01%
29. Fines or Penalties	88,993	0.01%	106,550	0.01%
30. Donations/Lobbying	1,614,747	0.15%	1,698,961	0.14%
31. Trade Association Fees	459,243	0.04%	341,500	0.03%
32. Other Expenses	59,777,725	5.56%	60,768,617	4.97%
TOTAL OPERATING EXPENSES	912,525,406	84.91%	971,115,497	79.42%
INCOME OR (LOSS) FROM OPERATIONS	162,189,364	15.09%	251,654,121	20.58%

TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE

	Calendar Year 2024		Calendar Year 2025	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	1,113,174,735	91.04%	1,135,983,162	87.42%
2. Premiums Remitted to Underwriters	167,525,133	13.70%	170,787,763	13.14%
3. Premiums Retained	945,649,599	77.34%	965,195,397	74.27%
4. Examination/Evidence Fees	50,185,487	4.10%	63,315,238	4.87%
5. Closing Fees	135,541,223	11.08%	179,224,802	13.79%
6. Tax Certificates	14,472,455	1.18%	15,495,902	1.19%
7. Recording Fees	47,210,186	3.86%	49,661,917	3.82%
8. Restrictions	134,735	0.01%	94,500	0.01%
9. Inspection Fees	138,342	0.01%	67,748	0.01%
10. Courier and Overnight Fees	7,858,913	0.64%	9,187,696	0.71%
11. Telephone and Facsimile	264,308	0.02%	215,094	0.02%
12. Interest Income	5,404,997	0.44%	4,153,425	0.32%
13. Other Income	15,909,368	1.30%	12,892,229	0.99%
GROSS INCOME	1,222,769,613	100.00%	1,299,503,948	100.00%
Number of Agencies Reporting	**631**		**681**	
EXPENSES				
1a. Salaries-Employees	460,014,541	37.62%	470,762,777	36.23%
1b. Salaries-Owners/Partners	34,682,735	2.84%	34,671,107	2.67%
2a. Benefits, Relations & Welfare-Employees	72,647,149	5.94%	67,436,377	5.19%
2b. Benefits, Relations & Welfare - Owners/Partners	4,747,546	0.39%	5,001,808	0.38%
3a. Evidence/Examination Fees - Title Agents	15,278,422	1.25%	18,027,207	1.39%
3b. Evidence/Examination Fees - Others	9,296,102	0.76%	8,770,580	0.67%
4a. Closing Fees Paid - Title Agents	20,130,831	1.65%	15,564,810	1.20%
4b. Closing Fees Paid - Others	18,079,404	1.48%	18,242,230	1.40%
5. Rent	57,458,903	4.70%	58,075,587	4.47%
6. Utilities	5,031,407	0.41%	5,376,603	0.41%
7. Accounting & Auditing	6,438,439	0.53%	6,829,816	0.53%
8. Advertising and Promotions	18,759,193	1.53%	20,934,032	1.61%
9. Travel, Lodging & Education	6,857,921	0.56%	7,692,096	0.59%
10. Insurance	11,313,916	0.93%	11,657,998	0.90%
11. Interest Expense	3,167,676	0.26%	3,507,612	0.27%
12. Legal Expense	6,236,602	0.51%	9,213,971	0.71%
13. Licenses, taxes, & fees	5,234,759	0.43%	5,622,202	0.43%
14. Postage & Freight	6,717,305	0.55%	5,561,522	0.43%
15. Courier & Overnight Delivery	12,928,751	1.06%	15,252,858	1.17%
16. Telephone & Facsimile	5,173,993	0.42%	5,040,454	0.39%
17. Printing & Photocopying	3,310,628	0.27%	3,223,653	0.25%
18. Office Supplies	12,004,951	0.98%	12,136,608	0.93%
19. Equipment & Vehicle Leases	4,953,046	0.41%	4,870,593	0.37%
20. Depreciation	11,459,009	0.94%	10,201,453	0.79%
21. Directors' Fees	3,138,332	0.26%	2,512,343	0.19%
22. Dues, Boards & Associations	4,011,554	0.33%	3,878,316	0.30%
23. Bad Debts	356,171	0.03%	125,255	0.01%
24. Loss & Loss Adjustment Expense	1,677,287	0.14%	1,815,264	0.14%
25. Tax Certificates Paid Tax Authorities	14,581,559	1.19%	15,165,807	1.17%
26. Recording Fees Paid County Clerk	49,012,910	4.01%	51,808,902	3.99%
27. Plant Lease/Updates	23,357,785	1.91%	22,848,628	1.76%
28. Damages for Bad Faith Suits	141,042	0.01%	5,373	0.00%
29. Fines or Penalties	106,550	0.01%	97,266	0.01%
30. Donations/Lobbying	1,698,961	0.14%	2,320,573	0.18%
31. Trade Association Fees	341,500	0.03%	355,289	0.03%
32. Other Expenses	60,768,617	4.97%	61,349,594	4.72%
TOTAL OPERATING EXPENSES	971,115,497	79.42%	985,956,564	75.87%
INCOME OR (LOSS) FROM OPERATIONS	251,654,121	20.58%	313,548,070	24.13%

TEXAS TITLE INSURANCE

AFFILIATED AGENCY EXPERIENCE

INCOME	**2021**	**2022**	**2023**	**2024**	**2025**
1. Title Premiums	1,218,563,305	1,176,125,972	792,245,535	816,011,523	917,274,871
2. Premiums Remitted to Underwriters	183,004,753	176,621,765	118,845,031	122,408,606	137,582,239
3. Premiums Retained	1,035,558,552	999,504,208	673,400,504	693,602,917	779,692,632
4. Examination/Evidence Fees	23,391,140	21,254,785	11,807,850	12,807,334	14,621,203
5. Closing Fees	85,370,503	86,718,953	60,930,106	44,730,517	59,326,598
6. Tax Certificates	9,721,830	9,600,493	5,652,915	4,924,558	6,395,100
7. Recording Fees	43,451,529	40,026,284	22,287,311	24,335,328	28,675,426
8. Restrictions	0	404	52	1,450,169	27
9. Inspection Fees	2,875	3,479	186,380	5,640	2,215
10. Courier and Overnight Fees	4,337,692	4,779,866	1,436,173	2,843,891	3,187,556
11. Telephone and Facsimile	0	2,007	3,808	0	0
12. Interest Income	23,553	160,561	525,123	403,754	652,281
13. Other Income	7,146,085	7,693,593	4,891,500	5,243,666	7,501,865
GROSS INCOME	1,209,003,759	1,169,744,633	781,121,722	790,347,774	900,054,903
Number of Agencies Reporting	**69**	**71**	**68**	**70**	**67**
EXPENSES					
1a. Salaries-Employees	458,601,753	479,390,924	344,913,712	350,406,423	392,396,983
1b. Salaries-Owners/Partners	1,308,041	1,210,681	7,066,920	1,212,071	904,227
2a. Benefits, Relations & Welfare-Employees	67,403,291	74,689,851	57,795,546	64,674,047	72,190,742
2b. Benefits, Relations & Welfare - Owners/Partners	194,665	743,917	118,377	142,783	95,700
3a. Evidence/Examination Fees - Title Agents	7,526,938	11,323,305	4,938,845	2,220,162	4,737,394
3b. Evidence/Examination Fees - Others	1,394,184	5,625,465	3,474,239	3,046,944	2,459,221
4a. Closing Fees Paid - Title Agents	22,168,651	14,117,603	7,633,947	8,665,718	6,597,691
4b. Closing Fees Paid - Others	130,846,063	111,345,682	77,506,846	76,062,207	83,037,381
5. Rent	38,219,256	45,265,618	41,428,621	39,674,763	41,805,710
6. Utilities	1,553,144	1,973,232	2,018,881	1,745,314	1,986,490
7. Accounting & Auditing	3,637,620	4,031,938	3,686,692	3,498,232	3,706,048
8. Advertising and Promotions	12,681,492	18,072,649	15,403,819	15,152,877	15,622,130
9. Travel, Lodging & Education	4,055,118	5,174,221	3,763,144	4,362,920	5,952,975
10. Insurance	2,377,779	3,791,231	3,391,812	3,257,505	3,456,557
11. Interest Expense	35,967	243,485	73,886	104,874	45,276
12. Legal Expense	2,143,602	2,190,088	1,103,969	894,450	1,567,189
13. Licenses, taxes, & fees	1,456,986	1,934,901	2,073,848	2,074,150	1,993,163
14. Postage & Freight	4,915,853	4,311,714	3,229,634	3,723,424	2,364,233
15. Courier & Overnight Delivery	6,704,834	9,315,873	5,305,745	7,144,165	7,710,324
16. Telephone & Facsimile	4,768,584	4,894,353	4,376,670	3,321,203	3,327,533
17. Printing & Photocopying	1,073,176	1,157,550	850,218	798,715	770,783
18. Office Supplies	5,710,889	5,939,048	4,306,893	4,502,089	5,261,663
19. Equipment & Vehicle Leases	3,780,431	4,218,499	3,251,137	3,144,613	2,797,305
20. Depreciation	7,415,546	8,442,939	7,438,855	10,697,731	8,169,990
21. Directors' Fees	14,670	16,200	16,910	14,375	13,589
22. Dues, Boards & Associations	1,674,056	2,198,987	2,235,640	1,994,626	2,109,608
23. Bad Debts	101,514	53,963	128,444	88,202	116,970
24. Loss & Loss Adjustment Expense	3,362,546	2,819,963	1,892,655	1,676,105	1,743,115
25. Tax Certificates Paid Tax Authorities	9,871,234	9,724,482	5,645,717	5,428,300	6,551,888
26. Recording Fees Paid County Clerk	46,487,402	43,947,170	26,511,474	26,476,867	31,594,296
27. Plant Lease/Updates	23,886,173	27,565,636	26,583,499	26,727,187	30,282,389
28. Damages for Bad Faith Suits	0	233,867	0	0	0
29. Fines or Penalties	197,971	2,342	78,872	8,728	9,907
30. Donations/Lobbying	682,220	818,218	594,321	623,393	766,140
31. Trade Association Fees	569,645	853,700	611,821	562,028	646,516
32. Other Expenses	30,393,322	35,578,140	29,728,626	28,687,345	22,504,020
TOTAL OPERATING EXPENSES	907,214,616	943,217,435	699,180,235	702,814,536	765,295,146
INCOME OR (LOSS) FROM OPERATIONS	301,789,149	226,527,200	81,941,488	87,533,235	134,759,762

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

	Calendar Year 2021		Calendar Year 2022	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	1,218,563,305	100.79%	1,176,125,972	100.55%
2. Premiums Remitted to Underwriters	183,004,753	15.14%	176,621,765	15.10%
3. Premiums Retained	1,035,558,552	85.65%	999,504,208	85.45%
4. Examination/Evidence Fees	23,391,140	1.93%	21,254,785	1.82%
5. Closing Fees	85,370,503	7.06%	86,718,953	7.41%
6. Tax Certificates	9,721,830	0.80%	9,600,493	0.82%
7. Recording Fees	43,451,529	3.59%	40,026,284	3.42%
8. Restrictions	0	0.00%	404	0.00%
9. Inspection Fees	2,875	0.00%	3,479	0.00%
10. Courier and Overnight Fees	4,337,692	0.36%	4,779,866	0.41%
11. Telephone and Facsimile	0	0.00%	2,007	0.00%
12. Interest Income	23,553	0.00%	160,561	0.01%
13. Other Income	7,146,085	0.59%	7,693,593	0.66%
GROSS INCOME	1,209,003,759	100.00%	1,169,744,633	100.00%
Number of Agencies Reporting	**69**		**71**	
EXPENSES				
1a. Salaries-Employees	458,601,753	37.93%	479,390,924	40.98%
1b. Salaries-Owners/Partners	1,308,041	0.11%	1,210,681	0.10%
2a. Benefits, Relations & Welfare-Employees	67,403,291	5.58%	74,689,851	6.39%
2b. Benefits, Relations & Welfare - Owners/Partners	194,665	0.02%	743,917	0.06%
3a. Evidence/Examination Fees - Title Agents	7,526,938	0.62%	11,323,305	0.97%
3b. Evidence/Examination Fees - Others	1,394,184	0.12%	5,625,465	0.48%
4a. Closing Fees Paid - Title Agents	22,168,651	1.83%	14,117,603	1.21%
4b. Closing Fees Paid - Others	130,846,063	10.82%	111,345,682	9.52%
5. Rent	38,219,256	3.16%	45,265,618	3.87%
6. Utilities	1,553,144	0.13%	1,973,232	0.17%
7. Accounting & Auditing	3,637,620	0.30%	4,031,938	0.34%
8. Advertising and Promotions	12,681,492	1.05%	18,072,649	1.55%
9. Travel, Lodging & Education	4,055,118	0.34%	5,174,221	0.44%
10. Insurance	2,377,779	0.20%	3,791,231	0.32%
11. Interest Expense	35,967	0.00%	243,485	0.02%
12. Legal Expense	2,143,602	0.18%	2,190,088	0.19%
13. Licenses, taxes, & fees	1,456,986	0.12%	1,934,901	0.17%
14. Postage & Freight	4,915,853	0.41%	4,311,714	0.37%
15. Courier & Overnight Delivery	6,704,834	0.55%	9,315,873	0.80%
16. Telephone & Facsimile	4,768,584	0.39%	4,894,353	0.42%
17. Printing & Photocopying	1,073,176	0.09%	1,157,550	0.10%
18. Office Supplies	5,710,889	0.47%	5,939,048	0.51%
19. Equipment & Vehicle Leases	3,780,431	0.31%	4,218,499	0.36%
20. Depreciation	7,415,546	0.61%	8,442,939	0.72%
21. Directors' Fees	14,670	0.00%	16,200	0.00%
22. Dues, Boards & Associations	1,674,056	0.14%	2,198,987	0.19%
23. Bad Debts	101,514	0.01%	53,963	0.00%
24. Loss & Loss Adjustment Expense	3,362,546	0.28%	2,819,963	0.24%
25. Tax Certificates Paid Tax Authorities	9,871,234	0.82%	9,724,482	0.83%
26. Recording Fees Paid County Clerk	46,487,402	3.85%	43,947,170	3.76%
27. Plant Lease/Updates	23,886,173	1.98%	27,565,636	2.36%
28. Damages for Bad Faith Suits	0	0.00%	233,867	0.02%
29. Fines or Penalties	197,971	0.02%	2,342	0.00%
30. Donations/Lobbying	682,220	0.06%	818,218	0.07%
31. Trade Association Fees	569,645	0.05%	853,700	0.07%
32. Other Expenses	30,393,322	2.51%	35,578,140	3.04%
TOTAL OPERATING EXPENSES	907,214,616	75.04%	943,217,435	80.63%
INCOME OR (LOSS) FROM OPERATIONS	301,789,149	24.96%	226,527,200	19.37%

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

	Calendar Year 2022		Calendar Year 2023	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	1,176,125,972	100.55%	792,245,535	101.42%
2. Premiums Remitted to Underwriters	176,621,765	15.10%	118,845,031	15.21%
3. Premiums Retained	999,504,208	85.45%	673,400,504	86.21%
4. Examination/Evidence Fees	21,254,785	1.82%	11,807,850	1.51%
5. Closing Fees	86,718,953	7.41%	60,930,106	7.80%
6. Tax Certificates	9,600,493	0.82%	5,652,915	0.72%
7. Recording Fees	40,026,284	3.42%	22,287,311	2.85%
8. Restrictions	404	0.00%	52	0.00%
9. Inspection Fees	3,479	0.00%	186,380	0.02%
10. Courier and Overnight Fees	4,779,866	0.41%	1,436,173	0.18%
11. Telephone and Facsimile	2,007	0.00%	3,808	0.00%
12. Interest Income	160,561	0.01%	525,123	0.07%
13. Other Income	7,693,593	0.66%	4,891,500	0.63%
GROSS INCOME	1,169,744,633	100.00%	781,121,722	100.00%
Number of Agencies Reporting	**71**		**68**	
EXPENSES				
1a. Salaries-Employees	479,390,924	40.98%	344,913,712	44.16%
1b. Salaries-Owners/Partners	1,210,681	0.10%	7,066,920	0.90%
2a. Benefits, Relations & Welfare-Employees	74,689,851	6.39%	57,795,546	7.40%
2b. Benefits, Relations & Welfare - Owners/Partners	743,917	0.06%	118,377	0.02%
3a. Evidence/Examination Fees - Title Agents	11,323,305	0.97%	4,938,845	0.63%
3b. Evidence/Examination Fees - Others	5,625,465	0.48%	3,474,239	0.44%
4a. Closing Fees Paid - Title Agents	14,117,603	1.21%	7,633,947	0.98%
4b. Closing Fees Paid - Others	111,345,682	9.52%	77,506,846	9.92%
5. Rent	45,265,618	3.87%	41,428,621	5.30%
6. Utilities	1,973,232	0.17%	2,018,881	0.26%
7. Accounting & Auditing	4,031,938	0.34%	3,686,692	0.47%
8. Advertising and Promotions	18,072,649	1.55%	15,403,819	1.97%
9. Travel, Lodging & Education	5,174,221	0.44%	3,763,144	0.48%
10. Insurance	3,791,231	0.32%	3,391,812	0.43%
11. Interest Expense	243,485	0.02%	73,886	0.01%
12. Legal Expense	2,190,088	0.19%	1,103,969	0.14%
13. Licenses, taxes, & fees	1,934,901	0.17%	2,073,848	0.27%
14. Postage & Freight	4,311,714	0.37%	3,229,634	0.41%
15. Courier & Overnight Delivery	9,315,873	0.80%	5,305,745	0.68%
16. Telephone & Facsimile	4,894,353	0.42%	4,376,670	0.56%
17. Printing & Photocopying	1,157,550	0.10%	850,218	0.11%
18. Office Supplies	5,939,048	0.51%	4,306,893	0.55%
19. Equipment & Vehicle Leases	4,218,499	0.36%	3,251,137	0.42%
20. Depreciation	8,442,939	0.72%	7,438,855	0.95%
21. Directors' Fees	16,200	0.00%	16,910	0.00%
22. Dues, Boards & Associations	2,198,987	0.19%	2,235,640	0.29%
23. Bad Debts	53,963	0.00%	128,444	0.02%
24. Loss & Loss Adjustment Expense	2,819,963	0.24%	1,892,655	0.24%
25. Tax Certificates Paid Tax Authorities	9,724,482	0.83%	5,645,717	0.72%
26. Recording Fees Paid County Clerk	43,947,170	3.76%	26,511,474	3.39%
27. Plant Lease/Updates	27,565,636	2.36%	26,583,499	3.40%
28. Damages for Bad Faith Suits	233,867	0.02%	0	0.00%
29. Fines or Penalties	2,342	0.00%	78,872	0.01%
30. Donations/Lobbying	818,218	0.07%	594,321	0.08%
31. Trade Association Fees	853,700	0.07%	611,821	0.08%
32. Other Expenses	35,578,140	3.04%	29,728,626	3.81%
TOTAL OPERATING EXPENSES	943,217,435	80.63%	699,180,235	89.51%
INCOME OR (LOSS) FROM OPERATIONS	226,527,200	19.37%	81,941,488	10.49%

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

	Calendar Year 2023		Calendar Year 2024	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	792,245,535	101.42%	816,011,523	103.25%
2. Premiums Remitted to Underwriters	118,845,031	15.21%	122,408,606	15.49%
3. Premiums Retained	673,400,504	86.21%	693,602,917	87.76%
4. Examination/Evidence Fees	11,807,850	1.51%	12,807,334	1.62%
5. Closing Fees	60,930,106	7.80%	44,730,517	5.66%
6. Tax Certificates	5,652,915	0.72%	4,924,558	0.62%
7. Recording Fees	22,287,311	2.85%	24,335,328	3.08%
8. Restrictions	52	0.00%	1,450,169	0.18%
9. Inspection Fees	186,380	0.02%	5,640	0.00%
10. Courier and Overnight Fees	1,436,173	0.18%	2,843,891	0.36%
11. Telephone and Facsimile	3,808	0.00%	0	0.00%
12. Interest Income	525,123	0.07%	403,754	0.05%
13. Other Income	4,891,500	0.63%	5,243,666	0.66%
GROSS INCOME	781,121,722	100.00%	790,347,774	100.00%
Number of Agencies Reporting	**68**		**70**	
EXPENSES				
1a. Salaries-Employees	344,913,712	44.16%	350,406,423	44.34%
1b. Salaries-Owners/Partners	7,066,920	0.90%	1,212,071	0.15%
2a. Benefits, Relations & Welfare-Employees	57,795,546	7.40%	64,674,047	8.18%
2b. Benefits, Relations & Welfare - Owners/Partners	118,377	0.02%	142,783	0.02%
3a. Evidence/Examination Fees - Title Agents	4,938,845	0.63%	2,220,162	0.28%
3b. Evidence/Examination Fees - Others	3,474,239	0.44%	3,046,944	0.39%
4a. Closing Fees Paid - Title Agents	7,633,947	0.98%	8,665,718	1.10%
4b. Closing Fees Paid - Others	77,506,846	9.92%	76,062,207	9.62%
5. Rent	41,428,621	5.30%	39,674,763	5.02%
6. Utilities	2,018,881	0.26%	1,745,314	0.22%
7. Accounting & Auditing	3,686,692	0.47%	3,498,232	0.44%
8. Advertising and Promotions	15,403,819	1.97%	15,152,877	1.92%
9. Travel, Lodging & Education	3,763,144	0.48%	4,362,920	0.55%
10. Insurance	3,391,812	0.43%	3,257,505	0.41%
11. Interest Expense	73,886	0.01%	104,874	0.01%
12. Legal Expense	1,103,969	0.14%	894,450	0.11%
13. Licenses, taxes, & fees	2,073,848	0.27%	2,074,150	0.26%
14. Postage & Freight	3,229,634	0.41%	3,723,424	0.47%
15. Courier & Overnight Delivery	5,305,745	0.68%	7,144,165	0.90%
16. Telephone & Facsimile	4,376,670	0.56%	3,321,203	0.42%
17. Printing & Photocopying	850,218	0.11%	798,715	0.10%
18. Office Supplies	4,306,893	0.55%	4,502,089	0.57%
19. Equipment & Vehicle Leases	3,251,137	0.42%	3,144,613	0.40%
20. Depreciation	7,438,855	0.95%	10,697,731	1.35%
21. Directors' Fees	16,910	0.00%	14,375	0.00%
22. Dues, Boards & Associations	2,235,640	0.29%	1,994,626	0.25%
23. Bad Debts	128,444	0.02%	88,202	0.01%
24. Loss & Loss Adjustment Expense	1,892,655	0.24%	1,676,105	0.21%
25. Tax Certificates Paid Tax Authorities	5,645,717	0.72%	5,428,300	0.69%
26. Recording Fees Paid County Clerk	26,511,474	3.39%	26,476,867	3.35%
27. Plant Lease/Updates	26,583,499	3.40%	26,727,187	3.38%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	78,872	0.01%	8,728	0.00%
30. Donations/Lobbying	594,321	0.08%	623,393	0.08%
31. Trade Association Fees	611,821	0.08%	562,028	0.07%
32. Other Expenses	29,728,626	3.81%	28,687,345	3.63%
TOTAL OPERATING EXPENSES	699,180,235	89.51%	702,814,536	88.92%
INCOME OR (LOSS) FROM OPERATIONS	81,941,488	10.49%	87,533,235	11.08%

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

	Calendar Year 2024		Calendar Year 2025	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	816,011,523	103.25%	917,274,871	101.91%
2. Premiums Remitted to Underwriters	122,408,606	15.49%	137,582,239	15.29%
3. Premiums Retained	693,602,917	87.76%	779,692,632	86.63%
4. Examination/Evidence Fees	12,807,334	1.62%	14,621,203	1.62%
5. Closing Fees	44,730,517	5.66%	59,326,598	6.59%
6. Tax Certificates	4,924,558	0.62%	6,395,100	0.71%
7. Recording Fees	24,335,328	3.08%	28,675,426	3.19%
8. Restrictions	1,450,169	0.18%	27	0.00%
9. Inspection Fees	5,640	0.00%	2,215	0.00%
10. Courier and Overnight Fees	2,843,891	0.36%	3,187,556	0.35%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	403,754	0.05%	652,281	0.07%
13. Other Income	5,243,666	0.66%	7,501,865	0.83%
GROSS INCOME	790,347,774	100.00%	900,054,903	100.00%
Number of Agencies Reporting	**70**		**67**	
EXPENSES				
1a. Salaries-Employees	350,406,423	44.34%	392,396,983	43.60%
1b. Salaries-Owners/Partners	1,212,071	0.15%	904,227	0.10%
2a. Benefits, Relations & Welfare-Employees	64,674,047	8.18%	72,190,742	8.02%
2b. Benefits, Relations & Welfare - Owners/Partners	142,783	0.02%	95,700	0.01%
3a. Evidence/Examination Fees - Title Agents	2,220,162	0.28%	4,737,394	0.53%
3b. Evidence/Examination Fees - Others	3,046,944	0.39%	2,459,221	0.27%
4a. Closing Fees Paid - Title Agents	8,665,718	1.10%	6,597,691	0.73%
4b. Closing Fees Paid - Others	76,062,207	9.62%	83,037,381	9.23%
5. Rent	39,674,763	5.02%	41,805,710	4.64%
6. Utilities	1,745,314	0.22%	1,986,490	0.22%
7. Accounting & Auditing	3,498,232	0.44%	3,706,048	0.41%
8. Advertising and Promotions	15,152,877	1.92%	15,622,130	1.74%
9. Travel, Lodging & Education	4,362,920	0.55%	5,952,975	0.66%
10. Insurance	3,257,505	0.41%	3,456,557	0.38%
11. Interest Expense	104,874	0.01%	45,276	0.01%
12. Legal Expense	894,450	0.11%	1,567,189	0.17%
13. Licenses, taxes, & fees	2,074,150	0.26%	1,993,163	0.22%
14. Postage & Freight	3,723,424	0.47%	2,364,233	0.26%
15. Courier & Overnight Delivery	7,144,165	0.90%	7,710,324	0.86%
16. Telephone & Facsimile	3,321,203	0.42%	3,327,533	0.37%
17. Printing & Photocopying	798,715	0.10%	770,783	0.09%
18. Office Supplies	4,502,089	0.57%	5,261,663	0.58%
19. Equipment & Vehicle Leases	3,144,613	0.40%	2,797,305	0.31%
20. Depreciation	10,697,731	1.35%	8,169,990	0.91%
21. Directors' Fees	14,375	0.00%	13,589	0.00%
22. Dues, Boards & Associations	1,994,626	0.25%	2,109,608	0.23%
23. Bad Debts	88,202	0.01%	116,970	0.01%
24. Loss & Loss Adjustment Expense	1,676,105	0.21%	1,743,115	0.19%
25. Tax Certificates Paid Tax Authorities	5,428,300	0.69%	6,551,888	0.73%
26. Recording Fees Paid County Clerk	26,476,867	3.35%	31,594,296	3.51%
27. Plant Lease/Updates	26,727,187	3.38%	30,282,389	3.36%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	8,728	0.00%	9,907	0.00%
30. Donations/Lobbying	623,393	0.08%	766,140	0.09%
31. Trade Association Fees	562,028	0.07%	646,516	0.07%
32. Other Expenses	28,687,345	3.63%	22,504,020	2.50%
TOTAL OPERATING EXPENSES	702,814,536	88.92%	765,295,146	85.03%
INCOME OR (LOSS) FROM OPERATIONS	87,533,235	11.08%	134,759,762	14.97%

TEXAS TITLE INSURANCE

DIRECT OPERATION AGENCY EXPERIENCE

INCOME	**2021**	**2022**	**2023**	**2024**	**2025**
1. Title Premiums	316,160,686	299,752,615	201,845,843	206,319,806	242,857,876
2. Premiums Remitted to Underwriters	47,608,702	45,068,786	30,286,490	30,947,837	36,429,325
3. Premiums Retained	268,551,984	254,683,829	171,559,352	175,371,968	206,428,552
4. Examination/Evidence Fees	5,699,713	5,639,150	4,247,116	5,963,949	7,218,241
5. Closing Fees	34,791,700	37,196,613	43,974,838	35,685,960	45,587,708
6. Tax Certificates	4,818,449	3,829,656	3,327,518	3,766,474	3,787,681
7. Recording Fees	10,088,279	8,772,821	8,437,501	6,581,840	5,965,915
8. Restrictions	0	0	0	0	0
9. Inspection Fees	22,508	0	0	0	0
10. Courier and Overnight Fees	2,227,443	1,505,023	1,200,916	1,299,081	1,540,405
11. Telephone and Facsimile	10,129	18,704	14,682	17,272	5,737
12. Interest Income	83,941	3,935	15,139	10,506	14,544
13. Other Income	53,431,741	51,640,047	30,402,426	38,552,486	44,517,434
GROSS INCOME	379,725,887	363,289,778	263,179,488	267,249,536	315,066,217
Number of Agencies Reporting	**30**	**34**	**34**	**33**	**31**
EXPENSES					
1a. Salaries-Employees	148,613,279	150,205,724	126,787,988	130,636,732	154,643,306
1b. Salaries-Owners/Partners	1,003,739	1,050,537	889,720	825,123	1,075,583
2a. Benefits, Relations & Welfare-Employees	24,549,660	25,447,374	23,576,657	22,774,523	23,103,779
2b. Benefits, Relations & Welfare - Owners/Partners	120,130	74,451	109,763	112,155	132,578
3a. Evidence/Examination Fees - Title Agents	15,166,164	14,862,182	10,920,145	4,937,025	10,120,512
3b. Evidence/Examination Fees - Others	156,554	171,083	174,451	141,421	203,795
4a. Closing Fees Paid - Title Agents	288,982	714,710	1,831,223	4,296,121	1,643,989
4b. Closing Fees Paid - Others	9,721,758	8,966,793	6,286,998	5,843,622	6,079,916
5. Rent	13,446,033	13,459,710	14,377,848	13,506,242	13,613,295
6. Utilities	458,564	485,980	516,132	458,809	420,472
7. Accounting & Auditing	382,672	423,644	509,837	500,656	428,000
8. Advertising and Promotions	3,586,495	4,864,893	4,177,601	3,740,842	3,098,248
9. Travel, Lodging & Education	1,110,286	1,852,777	1,747,956	1,913,586	2,433,841
10. Insurance	518,432	852,357	817,687	830,301	869,167
11. Interest Expense	6,142	29,394	254,944	458,669	842,174
12. Legal Expense	68,330	290,395	449,831	210,584	309,431
13. Licenses, taxes, & fees	2,330,842	2,049,302	1,801,860	1,759,356	2,344,445
14. Postage & Freight	828,360	898,329	834,461	808,704	520,857
15. Courier & Overnight Delivery	2,599,179	1,890,636	1,454,665	1,537,632	2,045,674
16. Telephone & Facsimile	1,091,276	984,393	1,196,268	1,169,788	786,664
17. Printing & Photocopying	200,655	209,672	376,234	314,331	183,981
18. Office Supplies	1,053,076	1,459,568	1,004,203	909,188	806,117
19. Equipment & Vehicle Leases	907,630	879,436	940,318	757,722	424,474
20. Depreciation	2,076,684	2,260,729	2,192,381	2,014,030	2,234,702
21. Directors' Fees	8,000	50,000	0	0	0
22. Dues, Boards & Associations	481,576	557,804	504,892	533,975	547,482
23. Bad Debts	224,253	221,195	296,688	152,185	219,087
24. Loss & Loss Adjustment Expense	-16,408	91,671	1,155,135	1,338,193	1,476,093
25. Tax Certificates Paid Tax Authorities	4,752,520	3,975,370	3,296,145	3,788,167	4,000,193
26. Recording Fees Paid County Clerk	10,581,133	9,789,016	8,410,018	6,907,453	5,280,731
27. Plant Lease/Updates	30,240,780	31,010,138	17,912,656	27,927,201	42,212,764
28. Damages for Bad Faith Suits	0	0	0	0	0
29. Fines or Penalties	10,052	8,650	-7,941	7	426
30. Donations/Lobbying	137,564	176,856	169,668	199,214	255,128
31. Trade Association Fees	104,720	174,153	152,029	110,644	140,342
32. Other Expenses	20,919,458	21,634,247	23,737,382	24,384,052	31,911,677
TOTAL OPERATING EXPENSES	297,728,570	302,073,169	258,855,843	265,798,253	314,408,923
INCOME OR (LOSS) FROM OPERATIONS	81,997,314	61,216,611	4,323,644	1,451,286	657,297

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2021		Calendar Year 2022	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	316,160,686	83.26%	299,752,615	82.51%
2. Premiums Remitted to Underwriters	47,608,702	12.54%	45,068,786	12.41%
3. Premiums Retained	268,551,984	70.72%	254,683,829	70.10%
4. Examination/Evidence Fees	5,699,713	1.50%	5,639,150	1.55%
5. Closing Fees	34,791,700	9.16%	37,196,613	10.24%
6. Tax Certificates	4,818,449	1.27%	3,829,656	1.05%
7. Recording Fees	10,088,279	2.66%	8,772,821	2.41%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	22,508	0.01%	0	0.00%
10. Courier and Overnight Fees	2,227,443	0.59%	1,505,023	0.41%
11. Telephone and Facsimile	10,129	0.00%	18,704	0.01%
12. Interest Income	83,941	0.02%	3,935	0.00%
13. Other Income	53,431,741	14.07%	51,640,047	14.21%
GROSS INCOME	379,725,887	100.00%	363,289,778	100.00%
Number of Agencies Reporting	**30**		**34**	
EXPENSES				
1a. Salaries-Employees	148,613,279	39.14%	150,205,724	41.35%
1b. Salaries-Owners/Partners	1,003,739	0.26%	1,050,537	0.29%
2a. Benefits, Relations & Welfare-Employees	24,549,660	6.47%	25,447,374	7.00%
2b. Benefits, Relations & Welfare - Owners/Partners	120,130	0.03%	74,451	0.02%
3a. Evidence/Examination Fees - Title Agents	15,166,164	3.99%	14,862,182	4.09%
3b. Evidence/Examination Fees - Others	156,554	0.04%	171,083	0.05%
4a. Closing Fees Paid - Title Agents	288,982	0.08%	714,710	0.20%
4b. Closing Fees Paid - Others	9,721,758	2.56%	8,966,793	2.47%
5. Rent	13,446,033	3.54%	13,459,710	3.70%
6. Utilities	458,564	0.12%	485,980	0.13%
7. Accounting & Auditing	382,672	0.10%	423,644	0.12%
8. Advertising and Promotions	3,586,495	0.94%	4,864,893	1.34%
9. Travel, Lodging & Education	1,110,286	0.29%	1,852,777	0.51%
10. Insurance	518,432	0.14%	852,357	0.23%
11. Interest Expense	6,142	0.00%	29,394	0.01%
12. Legal Expense	68,330	0.02%	290,395	0.08%
13. Licenses, taxes, & fees	2,330,842	0.61%	2,049,302	0.56%
14. Postage & Freight	828,360	0.22%	898,329	0.25%
15. Courier & Overnight Delivery	2,599,179	0.68%	1,890,636	0.52%
16. Telephone & Facsimile	1,091,276	0.29%	984,393	0.27%
17. Printing & Photocopying	200,655	0.05%	209,672	0.06%
18. Office Supplies	1,053,076	0.28%	1,459,568	0.40%
19. Equipment & Vehicle Leases	907,630	0.24%	879,436	0.24%
20. Depreciation	2,076,684	0.55%	2,260,729	0.62%
21. Directors' Fees	8,000	0.00%	50,000	0.01%
22. Dues, Boards & Associations	481,576	0.13%	557,804	0.15%
23. Bad Debts	224,253	0.06%	221,195	0.06%
24. Loss & Loss Adjustment Expense	-16,408	0.00%	91,671	0.03%
25. Tax Certificates Paid Tax Authorities	4,752,520	1.25%	3,975,370	1.09%
26. Recording Fees Paid County Clerk	10,581,133	2.79%	9,789,016	2.69%
27. Plant Lease/Updates	30,240,780	7.96%	31,010,138	8.54%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	10,052	0.00%	8,650	0.00%
30. Donations/Lobbying	137,564	0.04%	176,856	0.05%
31. Trade Association Fees	104,720	0.03%	174,153	0.05%
32. Other Expenses	20,919,458	5.51%	21,634,247	5.96%
TOTAL OPERATING EXPENSES	297,728,570	78.41%	302,073,169	83.15%
INCOME OR (LOSS) FROM OPERATIONS	81,997,314	21.59%	61,216,611	16.85%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2022		Calendar Year 2023	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	299,752,615	82.51%	201,845,843	76.70%
2. Premiums Remitted to Underwriters	45,068,786	12.41%	30,286,490	11.51%
3. Premiums Retained	254,683,829	70.10%	171,559,352	65.19%
4. Examination/Evidence Fees	5,639,150	1.55%	4,247,116	1.61%
5. Closing Fees	37,196,613	10.24%	43,974,838	16.71%
6. Tax Certificates	3,829,656	1.05%	3,327,518	1.26%
7. Recording Fees	8,772,821	2.41%	8,437,501	3.21%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	1,505,023	0.41%	1,200,916	0.46%
11. Telephone and Facsimile	18,704	0.01%	14,682	0.01%
12. Interest Income	3,935	0.00%	15,139	0.01%
13. Other Income	51,640,047	14.21%	30,402,426	11.55%
GROSS INCOME	363,289,778	100.00%	263,179,488	100.00%
Number of Agencies Reporting	**34**		**34**	
EXPENSES				
1a. Salaries-Employees	150,205,724	41.35%	126,787,988	48.18%
1b. Salaries-Owners/Partners	1,050,537	0.29%	889,720	0.34%
2a. Benefits, Relations & Welfare-Employees	25,447,374	7.00%	23,576,657	8.96%
2b. Benefits, Relations & Welfare - Owners/Partners	74,451	0.02%	109,763	0.04%
3a. Evidence/Examination Fees - Title Agents	14,862,182	4.09%	10,920,145	4.15%
3b. Evidence/Examination Fees - Others	171,083	0.05%	174,451	0.07%
4a. Closing Fees Paid - Title Agents	714,710	0.20%	1,831,223	0.70%
4b. Closing Fees Paid - Others	8,966,793	2.47%	6,286,998	2.39%
5. Rent	13,459,710	3.70%	14,377,848	5.46%
6. Utilities	485,980	0.13%	516,132	0.20%
7. Accounting & Auditing	423,644	0.12%	509,837	0.19%
8. Advertising and Promotions	4,864,893	1.34%	4,177,601	1.59%
9. Travel, Lodging & Education	1,852,777	0.51%	1,747,956	0.66%
10. Insurance	852,357	0.23%	817,687	0.31%
11. Interest Expense	29,394	0.01%	254,944	0.10%
12. Legal Expense	290,395	0.08%	449,831	0.17%
13. Licenses, taxes, & fees	2,049,302	0.56%	1,801,860	0.68%
14. Postage & Freight	898,329	0.25%	834,461	0.32%
15. Courier & Overnight Delivery	1,890,636	0.52%	1,454,665	0.55%
16. Telephone & Facsimile	984,393	0.27%	1,196,268	0.45%
17. Printing & Photocopying	209,672	0.06%	376,234	0.14%
18. Office Supplies	1,459,568	0.40%	1,004,203	0.38%
19. Equipment & Vehicle Leases	879,436	0.24%	940,318	0.36%
20. Depreciation	2,260,729	0.62%	2,192,381	0.83%
21. Directors' Fees	50,000	0.01%	0	0.00%
22. Dues, Boards & Associations	557,804	0.15%	504,892	0.19%
23. Bad Debts	221,195	0.06%	296,688	0.11%
24. Loss & Loss Adjustment Expense	91,671	0.03%	1,155,135	0.44%
25. Tax Certificates Paid Tax Authorities	3,975,370	1.09%	3,296,145	1.25%
26. Recording Fees Paid County Clerk	9,789,016	2.69%	8,410,018	3.20%
27. Plant Lease/Updates	31,010,138	8.54%	17,912,656	6.81%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	8,650	0.00%	-7,941	0.00%
30. Donations/Lobbying	176,856	0.05%	169,668	0.06%
31. Trade Association Fees	174,153	0.05%	152,029	0.06%
32. Other Expenses	21,634,247	5.96%	23,737,382	9.02%
TOTAL OPERATING EXPENSES	302,073,169	83.15%	258,855,843	98.36%
INCOME OR (LOSS) FROM OPERATIONS	61,216,611	16.85%	4,323,644	1.64%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2023		Calendar Year 2024	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	201,845,843	76.70%	206,319,806	77.20%
2. Premiums Remitted to Underwriters	30,286,490	11.51%	30,947,837	11.58%
3. Premiums Retained	171,559,352	65.19%	175,371,968	65.62%
4. Examination/Evidence Fees	4,247,116	1.61%	5,963,949	2.23%
5. Closing Fees	43,974,838	16.71%	35,685,960	13.35%
6. Tax Certificates	3,327,518	1.26%	3,766,474	1.41%
7. Recording Fees	8,437,501	3.21%	6,581,840	2.46%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	1,200,916	0.46%	1,299,081	0.49%
11. Telephone and Facsimile	14,682	0.01%	17,272	0.01%
12. Interest Income	15,139	0.01%	10,506	0.00%
13. Other Income	30,402,426	11.55%	38,552,486	14.43%
GROSS INCOME	263,179,488	100.00%	267,249,536	100.00%
Number of Agencies Reporting	**34**		**33**	
EXPENSES				
1a. Salaries-Employees	126,787,988	48.18%	130,636,732	48.88%
1b. Salaries-Owners/Partners	889,720	0.34%	825,123	0.31%
2a. Benefits, Relations & Welfare-Employees	23,576,657	8.96%	22,774,523	8.52%
2b. Benefits, Relations & Welfare - Owners/Partners	109,763	0.04%	112,155	0.04%
3a. Evidence/Examination Fees - Title Agents	10,920,145	4.15%	4,937,025	1.85%
3b. Evidence/Examination Fees - Others	174,451	0.07%	141,421	0.05%
4a. Closing Fees Paid - Title Agents	1,831,223	0.70%	4,296,121	1.61%
4b. Closing Fees Paid - Others	6,286,998	2.39%	5,843,622	2.19%
5. Rent	14,377,848	5.46%	13,506,242	5.05%
6. Utilities	516,132	0.20%	458,809	0.17%
7. Accounting & Auditing	509,837	0.19%	500,656	0.19%
8. Advertising and Promotions	4,177,601	1.59%	3,740,842	1.40%
9. Travel, Lodging & Education	1,747,956	0.66%	1,913,586	0.72%
10. Insurance	817,687	0.31%	830,301	0.31%
11. Interest Expense	254,944	0.10%	458,669	0.17%
12. Legal Expense	449,831	0.17%	210,584	0.08%
13. Licenses, taxes, & fees	1,801,860	0.68%	1,759,356	0.66%
14. Postage & Freight	834,461	0.32%	808,704	0.30%
15. Courier & Overnight Delivery	1,454,665	0.55%	1,537,632	0.58%
16. Telephone & Facsimile	1,196,268	0.45%	1,169,788	0.44%
17. Printing & Photocopying	376,234	0.14%	314,331	0.12%
18. Office Supplies	1,004,203	0.38%	909,188	0.34%
19. Equipment & Vehicle Leases	940,318	0.36%	757,722	0.28%
20. Depreciation	2,192,381	0.83%	2,014,030	0.75%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards & Associations	504,892	0.19%	533,975	0.20%
23. Bad Debts	296,688	0.11%	152,185	0.06%
24. Loss & Loss Adjustment Expense	1,155,135	0.44%	1,338,193	0.50%
25. Tax Certificates Paid Tax Authorities	3,296,145	1.25%	3,788,167	1.42%
26. Recording Fees Paid County Clerk	8,410,018	3.20%	6,907,453	2.58%
27. Plant Lease/Updates	17,912,656	6.81%	27,927,201	10.45%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	-7,941	0.00%	7	0.00%
30. Donations/Lobbying	169,668	0.06%	199,214	0.07%
31. Trade Association Fees	152,029	0.06%	110,644	0.04%
32. Other Expenses	23,737,382	9.02%	24,384,052	9.12%
TOTAL OPERATING EXPENSES	258,855,843	98.36%	265,798,253	99.46%
INCOME OR (LOSS) FROM OPERATIONS	4,323,644	1.64%	1,451,286	0.54%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2024		Calendar Year 2025	
INCOME	Amount	% of Gross Income	Amount	% of Gross Income
1. Title Premiums	206,319,806	77.20%	242,857,876	77.08%
2. Premiums Remitted to Underwriters	30,947,837	11.58%	36,429,325	11.56%
3. Premiums Retained	175,371,968	65.62%	206,428,552	65.52%
4. Examination/Evidence Fees	5,963,949	2.23%	7,218,241	2.29%
5. Closing Fees	35,685,960	13.35%	45,587,708	14.47%
6. Tax Certificates	3,766,474	1.41%	3,787,681	1.20%
7. Recording Fees	6,581,840	2.46%	5,965,915	1.89%
8. Restrictions	0	0.00%	0	0.00%
9. Inspection Fees	0	0.00%	0	0.00%
10. Courier and Overnight Fees	1,299,081	0.49%	1,540,405	0.49%
11. Telephone and Facsimile	17,272	0.01%	5,737	0.00%
12. Interest Income	10,506	0.00%	14,544	0.00%
13. Other Income	38,552,486	14.43%	44,517,434	14.13%
GROSS INCOME	267,249,536	100.00%	315,066,217	100.00%
Number of Agencies Reporting	**33**		**31**	
EXPENSES				
1a. Salaries-Employees	130,636,732	48.88%	154,643,306	49.08%
1b. Salaries-Owners/Partners	825,123	0.31%	1,075,583	0.34%
2a. Benefits, Relations & Welfare-Employees	22,774,523	8.52%	23,103,779	7.33%
2b. Benefits, Relations & Welfare - Owners/Partners	112,155	0.04%	132,578	0.04%
3a. Evidence/Examination Fees - Title Agents	4,937,025	1.85%	10,120,512	3.21%
3b. Evidence/Examination Fees - Others	141,421	0.05%	203,795	0.06%
4a. Closing Fees Paid - Title Agents	4,296,121	1.61%	1,643,989	0.52%
4b. Closing Fees Paid - Others	5,843,622	2.19%	6,079,916	1.93%
5. Rent	13,506,242	5.05%	13,613,295	4.32%
6. Utilities	458,809	0.17%	420,472	0.13%
7. Accounting & Auditing	500,656	0.19%	428,000	0.14%
8. Advertising and Promotions	3,740,842	1.40%	3,098,248	0.98%
9. Travel, Lodging & Education	1,913,586	0.72%	2,433,841	0.77%
10. Insurance	830,301	0.31%	869,167	0.28%
11. Interest Expense	458,669	0.17%	842,174	0.27%
12. Legal Expense	210,584	0.08%	309,431	0.10%
13. Licenses, taxes, & fees	1,759,356	0.66%	2,344,445	0.74%
14. Postage & Freight	808,704	0.30%	520,857	0.17%
15. Courier & Overnight Delivery	1,537,632	0.58%	2,045,674	0.65%
16. Telephone & Facsimile	1,169,788	0.44%	786,664	0.25%
17. Printing & Photocopying	314,331	0.12%	183,981	0.06%
18. Office Supplies	909,188	0.34%	806,117	0.26%
19. Equipment & Vehicle Leases	757,722	0.28%	424,474	0.13%
20. Depreciation	2,014,030	0.75%	2,234,702	0.71%
21. Directors' Fees	0	0.00%	0	0.00%
22. Dues, Boards & Associations	533,975	0.20%	547,482	0.17%
23. Bad Debts	152,185	0.06%	219,087	0.07%
24. Loss & Loss Adjustment Expense	1,338,193	0.50%	1,476,093	0.47%
25. Tax Certificates Paid Tax Authorities	3,788,167	1.42%	4,000,193	1.27%
26. Recording Fees Paid County Clerk	6,907,453	2.58%	5,280,731	1.68%
27. Plant Lease/Updates	27,927,201	10.45%	42,212,764	13.40%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	7	0.00%	426	0.00%
30. Donations/Lobbying	199,214	0.07%	255,128	0.08%
31. Trade Association Fees	110,644	0.04%	140,342	0.04%
32. Other Expenses	24,384,052	9.12%	31,911,677	10.13%
TOTAL OPERATING EXPENSES	265,798,253	99.46%	314,408,923	99.79%
INCOME OR (LOSS) FROM OPERATIONS	1,451,286	0.54%	657,297	0.21%

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TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
2016-2025

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"
2016	3,154,482	1,063,305	66,234	17,095	1,551,080	489,459	2,153,067	666,504
2017	3,152,535	1,071,729	335,443	78,344	1,367,598	408,573	2,200,078	700,414
2018	2,961,777	1,076,507	290,444	74,767	1,314,417	399,970	2,212,253	700,714
2019	3,126,414	1,113,544	318,839	84,267	1,211,305	365,037	2,541,984	751,655
2020	4,766,660	1,336,837	407,629	102,974	1,929,072	501,524	4,924,635	1,079,827
2021	5,354,478	1,550,933	458,546	125,905	2,089,705	560,067	4,684,659	1,211,627
2022	4,156,061	1,339,179	332,990	91,703	1,829,891	520,311	3,079,141	877,166
2023	2,708,758	936,913	193,438	68,254	1,280,330	364,923	1,758,462	622,422
2024	2,758,871	930,587	184,724	61,729	1,235,423	339,397	1,921,817	629,824
2025	2,572,852	890,424	186,675	57,365	1,233,383	350,619	1,823,918	631,206

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AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY

YEAR 2021

All Companies Combined

		Texas	Elsewhere	Total
INCOME FROM OPERATIONS				
1.	Underwriting and Examination Fees	3,691,028,212	22,367,493,896	26,058,522,108
2.	Escrow, Settlement, and Other Fees	377,135,708	3,251,628,170	3,628,763,877
3.	Subtotal (1 + 2)	4,068,163,920	25,619,122,066	29,687,285,986
4.	Reinsurance Assumed	8,433,237	17,674,619	26,107,856
5.	Reinsurance Ceded	15,732,500	62,024,915	77,757,415
6.	Net Increase in Statutory Reserves	62,837,349	629,004,548	691,841,897
7.	Subtotal (3 + 4 - 5 - 6)	3,998,027,308	24,945,767,221	28,943,794,529
8.	Loss and Loss Adjustment Expenses	36,380,180	552,433,585	588,813,765
9.	Commissions/Retentions	2,362,208,911	13,779,486,864	16,141,695,775
10.	Other Identifiable Expenses	853,875,330	5,692,970,003	6,546,845,333
11.	Non-Identifiable Expenses	143,436,016	1,742,619,277	1,886,055,292
12.	Subtotal (8 + 9 + 10 + 11)	3,395,900,437	21,767,509,728	25,163,410,165
13.	Interest Expense	264,491	884,576	1,149,067
14.	Operating Expense (12 + 13)	3,396,164,928	21,768,394,304	25,164,559,232
15.	TOTAL INCOME FROM OPERATIONS (7 - 14)	601,862,380	3,177,372,916	3,779,235,296
INCOME FROM INVESTMENTS				
16.	Investment Income - Tax Exempt - Before Expenses	661,018	4,978,136	5,639,154
17.	Investment Income - Dividends - Before Expenses	20,578,054	144,838,429	165,416,483
18.	Investment Income - Other - Before Expenses	26,117,081	194,409,810	220,526,891
19.	Net Realized Capital Gains (Losses)	9,942,824	93,594,714	103,537,539
20.	Net Unrealized Capital Gains (Losses)	650,522	22,349,412	22,999,934
21.	Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,814,862	47,745,663	51,560,525
22.	TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	54,134,638	412,424,837	466,559,476

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY

All Companies Combined **YEAR 2021**

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	58,412,138	346,226,894	404,639,032
2. Other Identifiable Admitted Assets	641,754,090	2,080,124,979	2,721,879,068
3. Non-Identifiable Admitted Assets	1,261,341,649	10,304,458,711	11,565,800,359
4. Subtotal (1 + 2 + 3)	1,961,507,876	12,730,810,584	14,692,318,460
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,158,538	3,058,170	5,216,708
6. Other Identifiable Non-Admitted Assets	132,578,061	521,534,565	654,112,627
7. Non-Identifiable Non-Admitted Assets	73,069,837	672,370,929	745,440,766
8. Subtotal (5 + 6 + 7)	207,806,437	1,196,963,664	1,404,770,101
9. TOTAL ASSETS (4 + 8)	2,169,314,313	13,927,774,248	16,097,088,561
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	71,870,246	672,281,826	744,152,072
11. Statutory Reinsurance Reserves	399,986,064	4,609,546,395	5,009,532,459
12. Surplus As Regards Policyholders	1,112,136,561	5,715,568,280	6,827,704,841
13. Contribution to Surplus of Non-Admitted Assets	158,322,118	1,251,348,954	1,409,671,072
14. Net Worth (12 + 13)	1,270,458,678	6,966,917,234	8,237,375,913
15. Total Debt Funds	46,820,202	50,595,211	97,415,413
16. Capital (10 + 11 + 14 + 15)	1,789,135,190	12,299,340,666	14,088,475,857
17. Other Liabilities	380,179,122	1,628,433,582	2,008,612,704
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	2,169,314,313	13,927,774,248	16,097,088,561

Note: Numbers may not add up due to rounding.

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY

YEAR 2022

All Companies Combined

		Texas	Elsewhere	Total
INCOME FROM OPERATIONS				
1.	Underwriting and Examination Fees	3,554,659,565	18,074,238,859	21,628,898,424
2.	Escrow, Settlement, and Other Fees	364,953,632	2,377,100,172	2,742,053,804
3.	Subtotal (1 + 2)	3,919,613,198	20,451,339,031	24,370,952,228
4.	Reinsurance Assumed	10,607,342	17,984,678	28,592,021
5.	Reinsurance Ceded	19,873,138	55,207,702	75,080,840
6.	Net Increase in Statutory Reserves	44,267,563	196,221,257	240,488,820
7.	Subtotal (3 + 4 - 5 - 6)	3,866,079,838	20,217,894,751	24,083,974,589
8.	Loss and Loss Adjustment Expenses	52,863,848	634,665,534	687,529,382
9.	Commissions/Retentions	2,280,556,925	11,212,874,441	13,493,431,367
10.	Other Identifiable Expenses	887,528,296	5,081,278,068	5,968,806,365
11.	Non-Identifiable Expenses	159,197,955	1,578,078,566	1,737,276,520
12.	Subtotal (8 + 9 + 10 + 11)	3,380,147,025	18,506,896,609	21,887,043,634
13.	Interest Expense	265,188	766,423	1,031,611
14.	Operating Expense (12 + 13)	3,380,412,213	18,507,663,032	21,888,075,245
15.	TOTAL INCOME FROM OPERATIONS (7 - 14)	485,667,626	1,710,231,718	2,195,899,344
INCOME FROM INVESTMENTS				
16.	Investment Income - Tax Exempt - Before Expenses	767,313	4,842,541	5,609,854
17.	Investment Income - Dividends - Before Expenses	37,634,116	224,428,953	262,063,069
18.	Investment Income - Other - Before Expenses	29,874,074	287,243,658	317,117,731
19.	Net Realized Capital Gains (Losses)	-6,653,074	-59,909,829	-66,562,903
20.	Net Unrealized Capital Gains (Losses)	-90,333,885	-707,826,511	-798,160,396
21.	Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	4,134,548	43,838,154	47,972,702
22.	TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	-32,846,005	-295,059,341	-327,905,346

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY

All Companies Combined **YEAR 2022**

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	57,548,303	345,802,394	403,350,698
2. Other Identifiable Admitted Assets	626,123,151	1,602,858,452	2,228,981,603
3. Non-Identifiable Admitted Assets	1,180,040,498	9,229,486,131	10,409,526,629
4. Subtotal (1 + 2 + 3)	1,863,711,953	11,178,146,977	13,041,858,929
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,158,538	2,977,897	5,136,435
6. Other Identifiable Non-Admitted Assets	159,414,816	485,799,556	645,214,372
7. Non-Identifiable Non-Admitted Assets	91,386,981	721,202,545	812,589,526
8. Subtotal (5 + 6 + 7)	252,960,335	1,209,979,998	1,462,940,332
9. TOTAL ASSETS (4 + 8)	2,116,672,287	12,388,126,974	14,504,799,262
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	68,915,983	674,751,634	743,667,617
11. Statutory Reinsurance Reserves	442,399,911	4,765,019,687	5,207,419,598
12. Surplus As Regards Policyholders	1,080,925,024	4,614,354,764	5,695,279,788
13. Contribution to Surplus of Non-Admitted Assets	189,629,439	1,273,135,707	1,462,765,146
14. Net Worth (12 + 13)	1,270,554,463	5,887,490,471	7,158,044,934
15. Total Debt Funds	8,154,256	34,932,443	43,086,699
16. Capital (10 + 11 + 14 + 15)	1,790,024,613	11,362,194,235	13,152,218,848
17. Other Liabilities	326,393,661	1,025,932,740	1,352,326,400
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	2,116,418,274	12,388,126,974	14,504,545,248

Note: Numbers may not add up due to rounding.

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY

YEAR 2023

All Companies Combined

		Texas	Elsewhere	Total
INCOME FROM OPERATIONS				
1.	Underwriting and Examination Fees	2,382,924,309	12,514,903,629	14,897,637,691
2.	Escrow, Settlement, and Other Fees	279,121,624	1,789,845,314	2,068,966,938
3.	Subtotal (1 + 2)	2,661,855,686	14,304,748,943	16,966,604,629
4.	Reinsurance Assumed	8,797,331	11,441,813	20,239,144
5.	Reinsurance Ceded	15,049,887	48,787,137	63,837,025
6.	Net Increase in Statutory Reserves	-2,323,336	-197,162,290	-199,485,626
7.	Subtotal (3 + 4 - 5 - 6)	2,657,926,465	14,464,565,909	17,122,492,375
8.	Loss and Loss Adjustment Expenses	65,658,536	655,551,480	721,210,017
9.	Commissions/Retentions	1,525,629,208	7,719,655,501	9,245,284,708
10.	Other Identifiable Expenses	725,447,245	4,091,031,261	4,816,478,505
11.	Non-Identifiable Expenses	152,838,068	1,384,768,908	1,537,606,976
12.	Subtotal (8 + 9 + 10 + 11)	2,469,573,056	13,851,007,150	16,320,580,206
13.	Interest Expense	149,213	1,075,827	1,225,040
14.	Operating Expense (12 + 13)	2,469,722,269	13,852,082,977	16,321,805,246
15.	TOTAL INCOME FROM OPERATIONS (7 - 14)	188,204,196	612,482,933	800,687,129
INCOME FROM INVESTMENTS				
16.	Investment Income - Tax Exempt - Before Expenses	5,572,917	4,117,984	9,690,901
17.	Investment Income - Dividends - Before Expenses	27,279,522	146,923,110	174,202,632
18.	Investment Income - Other - Before Expenses	42,554,236	416,693,108	459,247,344
19.	Net Realized Capital Gains (Losses)	5,210,474	7,016,991	12,227,465
20.	Net Unrealized Capital Gains (Losses)	7,114,620	43,739,582	50,854,202
21.	Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,342,509	38,259,547	41,602,056
22.	TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	84,389,261	580,231,228	664,620,488

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY

All Companies Combined **YEAR 2023**

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	65,197,966	356,094,414	421,292,380
2. Other Identifiable Admitted Assets	585,960,893	1,565,398,986	2,151,359,879
3. Non-Identifiable Admitted Assets	1,071,012,422	8,823,510,620	9,894,523,042
4. Subtotal (1 + 2 + 3)	1,722,171,281	10,745,004,020	12,467,175,301
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,319,073	2,854,210	5,173,283
6. Other Identifiable Non-Admitted Assets	177,827,939	457,656,814	635,484,753
7. Non-Identifiable Non-Admitted Assets	89,769,251	830,611,967	920,381,218
8. Subtotal (5 + 6 + 7)	269,916,264	1,291,122,991	1,561,039,254
9. TOTAL ASSETS (4 + 8)	1,992,087,545	12,036,127,011	14,028,214,556
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	60,251,881	671,151,380	731,403,262
11. Statutory Reinsurance Reserves	434,739,962	4,572,770,385	5,007,510,347
12. Surplus As Regards Policyholders	1,008,246,281	4,529,176,063	5,537,422,344
13. Contribution to Surplus of Non-Admitted Assets	201,942,969	1,367,936,701	1,569,879,671
14. Net Worth (12 + 13)	1,210,189,250	5,897,112,764	7,107,302,014
15. Total Debt Funds	394,268	1,810,344	2,204,612
16. Capital (10 + 11 + 14 + 15)	1,705,575,361	11,142,844,873	12,848,420,235
17. Other Liabilities	286,447,069	893,271,078	1,179,718,147
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	1,992,022,431	12,036,115,951	14,028,138,382

Note: Numbers may not add up due to rounding.

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY

YEAR 2024

All Companies Combined

		Texas	Elsewhere	Total
INCOME FROM OPERATIONS				
1.	Underwriting and Examination Fees	2,501,159,233	13,704,278,643	16,205,437,876
2.	Escrow, Settlement, and Other Fees	287,173,316	1,951,846,203	2,239,019,519
3.	Subtotal (1 + 2)	2,788,332,549	15,656,124,846	18,444,457,395
4.	Reinsurance Assumed	7,099,589	20,568,389	27,667,978
5.	Reinsurance Ceded	13,009,593	60,882,867	73,892,460
6.	Net Increase in Statutory Reserves	2,397,600	-67,371,023	-64,973,423
7.	Subtotal (3 + 4 - 5 - 6)	2,780,024,944	15,683,181,391	18,463,206,335
8.	Loss and Loss Adjustment Expenses	86,799,779	765,330,831	852,130,610
9.	Commissions/Retentions	1,585,686,547	8,235,957,191	9,821,643,737
10.	Other Identifiable Expenses	766,608,639	4,468,521,948	5,235,130,586
11.	Non-Identifiable Expenses	154,195,856	1,552,855,506	1,707,051,361
12.	Subtotal (8 + 9 + 10 + 11)	2,593,290,820	15,022,665,476	17,615,956,295
13.	Interest Expense	681,892	2,891,658	3,573,550
14.	Operating Expense (12 + 13)	2,593,972,712	15,025,557,134	17,619,529,845
15.	TOTAL INCOME FROM OPERATIONS (7 - 14)	186,052,233	657,624,257	843,676,490
INCOME FROM INVESTMENTS				
16.	Investment Income - Tax Exempt - Before Expenses	6,588,183	5,027,422	11,615,605
17.	Investment Income - Dividends - Before Expenses	21,999,204	121,711,657	143,710,861
18.	Investment Income - Other - Before Expenses	46,247,468	399,861,929	446,109,396
19.	Net Realized Capital Gains (Losses)	25,865,684	159,283,237	185,148,921
20.	Net Unrealized Capital Gains (Losses)	-8,258,549	-57,054,832	-65,313,380
21.	Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,468,982	37,789,489	41,258,472
22.	TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	88,973,008	591,039,924	680,012,932

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY

All Companies Combined **YEAR 2024**

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	73,265,353	363,268,291	436,533,643
2. Other Identifiable Admitted Assets	594,975,559	1,808,121,412	2,403,096,971
3. Non-Identifiable Admitted Assets	1,152,517,707	9,155,538,557	10,308,056,263
4. Subtotal (1 + 2 + 3)	1,820,758,618	11,326,928,260	13,147,686,878
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,319,073	3,010,510	5,329,583
6. Other Identifiable Non-Admitted Assets	153,491,821	412,256,943	565,748,764
7. Non-Identifiable Non-Admitted Assets	133,921,397	975,690,871	1,109,612,268
8. Subtotal (5 + 6 + 7)	289,732,291	1,390,958,324	1,680,690,615
9. TOTAL ASSETS (4 + 8)	2,110,490,909	12,717,886,584	14,828,377,493
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	68,617,826	745,845,689	814,463,515
11. Statutory Reinsurance Reserves	434,630,896	4,512,663,426	4,947,294,321
12. Surplus As Regards Policyholders	1,022,292,958	4,827,971,858	5,850,264,816
13. Contribution to Surplus of Non-Admitted Assets	230,260,465	1,437,143,995	1,667,404,459
14. Net Worth (12 + 13)	1,252,553,423	6,265,115,853	7,517,669,276
15. Total Debt Funds	1,107,024	17,317,876	18,424,900
16. Capital (10 + 11 + 14 + 15)	1,756,909,168	11,540,942,844	13,297,852,012
17. Other Liabilities	353,437,519	1,176,996,521	1,530,434,041
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	2,110,346,687	12,717,939,365	14,828,286,053

Note: Numbers may not add up due to rounding.

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY

YEAR 2025

All Companies Combined

		Texas	Elsewhere	Total
INCOME FROM OPERATIONS				
1.	Underwriting and Examination Fees	2,853,675,884	15,548,023,841	18,401,699,724
2.	Escrow, Settlement, and Other Fees	334,182,421	2,212,385,098	2,546,567,519
3.	Subtotal (1 + 2)	3,187,858,305	17,760,408,939	20,948,267,244
4.	Reinsurance Assumed	10,484,144	21,158,904	31,643,049
5.	Reinsurance Ceded	18,008,027	63,396,259	81,404,287
6.	Net Increase in Statutory Reserves	12,499,905	-58,922,909	-46,423,004
7.	Subtotal (3 + 4 - 5 - 6)	3,167,834,517	17,777,094,493	20,944,929,009
8.	Loss and Loss Adjustment Expenses	76,337,444	735,086,441	811,423,886
9.	Commissions/Retentions	1,766,892,970	9,281,745,098	11,048,638,068
10.	Other Identifiable Expenses	839,892,733	4,904,244,714	5,744,137,447
11.	Non-Identifiable Expenses	183,739,047	1,858,184,662	2,041,923,709
12.	Subtotal (8 + 9 + 10 + 11)	2,866,862,194	16,779,260,915	19,646,123,109
13.	Interest Expense	1,203,706	5,817,073	7,020,779
14.	Operating Expense (12 + 13)	2,868,065,900	16,785,077,988	19,653,143,888
15.	TOTAL INCOME FROM OPERATIONS (7 - 14)	299,768,616	992,016,505	1,291,785,121
INCOME FROM INVESTMENTS				
16.	Investment Income - Tax Exempt - Before Expenses	409,544	2,511,401	2,920,944
17.	Investment Income - Dividends - Before Expenses	27,240,591	178,028,835	205,269,426
18.	Investment Income - Other - Before Expenses	52,684,377	432,338,953	485,023,330
19.	Net Realized Capital Gains (Losses)	-10,967,452	-73,006,104	-83,973,557
20.	Net Unrealized Capital Gains (Losses)	6,810,491	35,692,254	42,502,745
21.	Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	3,629,432	36,815,601	40,445,034
22.	TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	72,548,118	538,749,737	611,297,856

AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY

All Companies Combined **YEAR 2025**

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	73,638,972	375,546,517	449,185,489
2. Other Identifiable Admitted Assets	646,891,303	1,662,530,203	2,309,421,506
3. Non-Identifiable Admitted Assets	1,228,158,248	8,919,886,294	10,148,044,542
4. Subtotal (1 + 2 + 3)	1,948,688,523	10,957,963,014	12,906,651,537
Non-Admitted Assets			
5. Abstract Plants and Title Plants	2,319,074	5,452,146	7,771,220
6. Other Identifiable Non-Admitted Assets	115,465,537	513,969,041	629,434,578
7. Non-Identifiable Non-Admitted Assets	105,886,041	886,394,682	992,280,723
8. Subtotal (5 + 6 + 7)	223,670,651	1,405,815,869	1,629,486,521
9. TOTAL ASSETS (4 + 8)	2,172,359,174	12,363,778,883	14,536,138,058
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	76,016,762	794,944,350	870,961,112
11. Statutory Reinsurance Reserves	441,929,872	4,444,735,600	4,886,665,472
12. Surplus As Regards Policyholders	1,076,837,590	4,481,583,995	5,558,421,585
13. Contribution to Surplus of Non-Admitted Assets	218,761,794	1,398,725,703	1,617,487,497
14. Net Worth (12 + 13)	1,295,599,383	5,880,309,698	7,175,909,082
15. Total Debt Funds	2,758,980	1,603,173	4,362,153
16. Capital (10 + 11 + 14 + 15)	1,816,304,998	11,121,592,821	12,937,897,819
17. Other Liabilities	355,911,424	1,240,969,899	1,596,881,324
18. TOTAL LIABILITIES, SURPLUS, AND OTHER FUNDS (16 + 17)	2,172,216,422	12,362,562,721	14,534,779,143

Note: Numbers may not add up due to rounding.

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LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2021 - December 31, 2021

Liability Range ($000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,911,996	36,073
0 -	4.5	10,183	2,201,428
4.5 -	10	6,937	2,258,699
10 -	20	13,028	4,967,136
20 -	30	14,493	4,309,973
30 -	40	17,423	8,836,872
40 -	50	20,082	8,597,239
50 -	60	21,626	10,054,733
60 -	70	24,395	10,772,969
70 -	80	30,424	15,399,830
80 -	90	36,393	27,087,854
90 -	100	37,579	20,368,962
100 -	200	601,769	369,727,005
200 -	300	714,501	578,703,644
300 -	400	412,901	451,260,650
400 -	500	199,418	276,515,152
500 -	1,000	219,973	461,771,986
1,000 -	2,000	53,871	229,069,804
2,000 -	3,000	14,846	109,307,423
3,000 -	4,000	15,327	82,884,463
4,000 -	5,000	4,451	56,117,639
5,000 -	15,000	10,949	238,523,186
15,000 -	25,000	2,723	109,245,914
25,000 -	50,000	3,242	164,694,346
50,000 -	75,000	1,144	98,761,136
75,000 -	100,000	5,793	53,935,531
Over 100,000		387	72,655,226
ALL		4,405,852	3,468,064,870

Source: Schedule S-3

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2022 - December 31, 2022

Liability Range ($000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	1,217,911	90,754
0 -	4.5	3,210	923,992
4.5 -	10	5,849	1,874,252
10 -	20	10,480	3,166,450
20 -	30	12,511	3,752,604
30 -	40	13,753	4,581,040
40 -	50	16,862	6,466,108
50 -	60	18,144	7,464,650
60 -	70	19,861	9,020,061
70 -	80	23,414	11,398,129
80 -	90	23,615	12,227,083
90 -	100	36,743	21,690,191
100 -	200	379,511	243,821,829
200 -	300	482,650	388,150,969
300 -	400	340,601	351,673,805
400 -	500	231,177	307,876,895
500 -	1,000	267,727	539,486,494
1,000 -	2,000	61,506	243,104,132
2,000 -	3,000	16,724	116,797,979
3,000 -	4,000	7,636	75,803,197
4,000 -	5,000	4,716	61,099,750
5,000 -	15,000	11,469	247,094,405
15,000 -	25,000	2,554	104,258,347
25,000 -	50,000	2,573	145,124,685
50,000 -	75,000	1,129	95,185,733
75,000 -	100,000	441	53,345,416
Over 100,000		397	83,680,781
ALL		3,213,165	3,139,159,732

Source: Schedule S-3

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2023 - December 31, 2023

Liability Range ($000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	808,616	10,185
0 -	4.5	2,347	695,981
4.5 -	10	4,381	1,380,819
10 -	20	7,673	2,326,735
20 -	30	9,123	2,757,451
30 -	40	10,268	3,459,604
40 -	50	12,823	5,044,544
50 -	60	12,872	5,463,928
60 -	70	13,158	6,099,109
70 -	80	15,397	7,802,843
80 -	90	14,265	7,735,869
90 -	100	18,703	10,441,967
100 -	200	219,223	144,023,642
200 -	300	324,333	260,705,187
300 -	400	261,615	276,565,952
400 -	500	140,105	191,521,490
500 -	1,000	189,379	402,906,243
1,000 -	2,000	41,930	181,956,688
2,000 -	3,000	10,721	80,497,039
3,000 -	4,000	4,847	51,687,960
4,000 -	5,000	2,905	38,628,383
5,000 -	15,000	7,133	153,720,161
15,000 -	25,000	1,540	62,800,295
25,000 -	50,000	1,440	74,909,620
50,000 -	75,000	552	45,153,591
75,000 -	100,000	233	26,803,705
Over 100,000		257	61,328,878
ALL		2,135,840	2,106,427,871

Source: Schedule S-3

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2024 - December 31, 2024

Liability Range ($000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	827,219	540,449
0 -	4.5	2,053	763,778
4.5 -	10	3,697	1,223,889
10 -	20	6,902	2,051,916
20 -	30	8,033	2,436,652
30 -	40	8,916	3,060,881
40 -	50	11,296	4,351,314
50 -	60	11,832	5,007,466
60 -	70	12,187	5,717,691
70 -	80	14,074	6,996,480
80 -	90	13,007	7,105,933
90 -	100	16,917	9,580,534
100 -	200	208,709	136,570,904
200 -	300	331,960	268,660,589
300 -	400	261,987	283,808,359
400 -	500	140,136	192,574,191
500 -	1,000	195,718	413,068,512
1,000 -	2,000	43,084	192,127,677
2,000 -	3,000	11,375	86,843,587
3,000 -	4,000	5,227	55,936,397
4,000 -	5,000	3,069	41,280,823
5,000 -	15,000	7,630	172,345,406
15,000 -	25,000	1,532	64,749,137
25,000 -	50,000	1,607	90,302,032
50,000 -	75,000	1,216	53,453,695
75,000 -	100,000	239	28,011,964
Over 100,000		656	64,842,019
ALL		2,150,279	2,193,412,273

Source: Schedule S-3

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2025 - December 31, 2025

Liability Range ($000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	855,619	276,722
0 -	4.5	2,696	2,759,897
4.5 -	10	3,878	1,478,449
10 -	20	7,813	3,689,130
20 -	30	10,080	5,538,066
30 -	40	14,973	10,585,575
40 -	50	21,054	19,832,607
50 -	60	20,694	21,898,407
60 -	70	17,896	19,876,595
70 -	80	17,176	17,984,849
80 -	90	14,349	15,763,588
90 -	100	17,092	17,118,166
100 -	200	171,221	166,437,000
200 -	300	240,933	247,763,445
300 -	400	195,840	259,898,668
400 -	500	105,857	177,959,262
500 -	1,000	149,712	389,838,972
1,000 -	2,000	37,790	210,771,836
2,000 -	3,000	10,636	91,608,315
3,000 -	4,000	4,826	60,113,886
4,000 -	5,000	3,151	47,454,682
5,000 -	15,000	8,132	197,167,429
15,000 -	25,000	1,937	89,678,153
25,000 -	50,000	2,116	123,391,676
50,000 -	75,000	765	64,515,470
75,000 -	100,000	484	37,135,981
Over 100,000		1,865	136,504,024
ALL		1,938,579	2,437,040,849

Source: Schedule S-3

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TITLE POLICIES WITH T-42 ENDORSEMENT
ALL COMPANIES DETAIL

	2021	2022	2023	2024	2025
Policies with T-42 only	47,310	37,815	15,530	16,365	16,616
Policies with T-42 and T-42.1	131,775	107,151	32,586	38,288	41,073
Policies with one or both	179,085	144,966	48,116	54,653	57,689
Premium on Policies with T-42 only	$16,638,810	$13,813,257	$6,389,239	$9,406,776	$9,846,137
Premium on Policies with T-42 and T-42.1	$145,368,320	$96,515,571	$29,310,463	$35,410,881	$41,267,109
Premium on Policies with one or both	$162,007,131	$110,328,828	$35,699,701	$44,817,657	$51,113,246
Average Premium with T-42 only	$352	$365	$411	$575	$593
Average Premium with T-42 and T-42.1	$1,103	$901	$899	$925	$1,005
Average Premium with one or both	$905	$761	$742	$820	$886

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FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
ALTA Claims Comparison

All Companies Combined

2021 ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks	**783**	**495**	**160**	**$7,873,478**	**$7,228,747**	**-$127,414**
B - Special Risks	**1,094**	**400**	**80**	**$477,261**	**$1,890,123**	**$692,895**
C - Plant, Searching and Abstracting Procedures	**292**	**213**	**37**	**$3,604,496**	**$715,196**	**$165,450**
D - Examination and Opinions Error	**350**	**73**	**22**	**$2,993,113**	**$1,867,183**	**$140,731**
E - Survey Inspection/Description Matters	**452**	**122**	**25**	**$1,164,775**	**$566,325**	**$1,500**
F - Closing Procedures	**713**	**182**	**36**	**$816,831**	**$1,274,338**	**-$516,914**
G - Typing or Policy Review Error	**33**	**10**	**1**	**$118,184**	**$252,861**	**$0**
H - Taxes and Special Assessments	**556**	**290**	**50**	**$1,365,972**	**$130,015**	**$112,078**
I - Escrows	**431**	**97**	**231**	**$515,098**	**$218,206**	**$0**
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
K - Land Trusts	**12**	**4**	**4**	**-$134,972**	**$151,064**	**-$144,791**
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
U - Company Practice Risk	**63**	**0**	**0**	**$0**	**$0**	**$0**
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
Grand Total	**4,779**	**1,886**	**646**	**$18,794,236**	**$14,294,058**	**$323,536**

2022 ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks	**855**	**467**	**115**	**$11,729,991**	**$7,637,476**	**-$308,358**
B - Special Risks	**1,357**	**376**	**169**	**$5,704,781**	**$3,042,850**	**$118,818**
C - Plant, Searching and Abstracting Procedures	**437**	**241**	**21**	**$4,308,236**	**$1,474,653**	**$325,113**
D - Examination and Opinions Error	**450**	**78**	**14**	**$7,090,254**	**$2,949,965**	**-$1,152,861**
E - Survey Inspection/Description Matters	**503**	**98**	**80**	**$1,136,402**	**$465,435**	**-$11,300**
F - Closing Procedures	**774**	**151**	**53**	**$1,331,743**	**$890,690**	**$230,269**
G - Typing or Policy Review Error	**23**	**9**	**6**	**$213,435**	**$178,726**	**$0**
H - Taxes and Special Assessments	**589**	**299**	**32**	**$1,534,836**	**$277,214**	**$141,160**
I - Escrows	**620**	**105**	**281**	**$597,333**	**$845,190**	**$0**
J - Title Indemnities	**30**	**0**	**20**	**$0**	**$5,000**	**$0**
K - Land Trusts	**16**	**1**	**1**	**$436,369**	**$80,167**	**$0**
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
U - Company Practice Risk	**83**	**0**	**0**	**$0**	**$5,154**	**$0**
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
Grand Total	**5,737**	**1,825**	**792**	**$34,083,381**	**$17,852,519**	**-$657,159**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
ALTA Claims Comparison

All Companies Combined

2023 ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks	**1,187**	**630**	**64**	**$17,324,636**	**$11,093,147**	**-$1,391,772**
B - Special Risks	**1,708**	**717**	**109**	**$10,460,519**	**$5,076,211**	**-$96,338**
C - Plant, Searching and Abstracting Procedures	**344**	**283**	**9**	**$8,601,197**	**$2,195,255**	**-$150,176**
D - Examination and Opinions Error	**469**	**78**	**18**	**$3,001,504**	**$4,408,446**	**-$119,120**
E - Survey Inspection/Description Matters	**593**	**110**	**74**	**$795,567**	**$518,847**	**$0**
F - Closing Procedures	**702**	**211**	**41**	**$3,167,542**	**$2,619,501**	**-$105,672**
G - Typing or Policy Review Error	**27**	**10**	**1**	**$191,420**	**$88,771**	**$10,059**
H - Taxes and Special Assessments	**796**	**393**	**41**	**$1,952,180**	**$390,054**	**-$10,060**
I - Escrows	**783**	**119**	**391**	**$2,325,078**	**$1,470,652**	**$0**
J - Title Indemnities	**1**	**0**	**0**	**$0**	**$0**	**$0**
K - Land Trusts	**21**	**7**	**3**	**-$26,105**	**$21,969**	**$0**
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
U - Company Practice Risk	**82**	**0**	**0**	**$0**	**$0**	**$0**
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
Grand Total	**6,713**	**2,558**	**751**	**$47,793,540**	**$27,882,852**	**-$1,863,079**

2024 ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks	**1,184**	**613**	**62**	**$25,175,974**	**$12,835,454**	**-$209,733**
B - Special Risks	**1,676**	**660**	**92**	**$10,522,606**	**$4,350,142**	**-$664,682**
C - Plant, Searching and Abstracting Procedures	**433**	**373**	**9**	**$8,211,261**	**$6,643,233**	**-$1,190,913**
D - Examination and Opinions Error	**454**	**98**	**10**	**$4,554,854**	**$1,116,376**	**$656,759**
E - Survey Inspection/Description Matters	**631**	**128**	**58**	**$979,462**	**$1,245,073**	**-$1,331**
F - Closing Procedures	**709**	**223**	**57**	**$5,046,008**	**$2,518,841**	**-$177,384**
G - Typing or Policy Review Error	**65**	**47**	**2**	**$234,764**	**$50,525**	**$0**
H - Taxes and Special Assessments	**959**	**501**	**33**	**$1,618,298**	**$432,445**	**-$18,279**
I - Escrows	**782**	**120**	**375**	**$1,476,440**	**$804,826**	**$3,540**
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
K - Land Trusts	**14**	**1**	**1**	**$62,590**	**$27,128**	**$0**
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
U - Company Practice Risk	**75**	**0**	**1**	**$0**	**$0**	**$0**
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
Grand Total	**6,982**	**2,764**	**700**	**$57,882,255**	**$30,024,044**	**-$1,602,024**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
ALTA Claims Comparison

All Companies Combined

2025 ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
A - Basic Risks	**1,322**	**548**	**129**	**$14,908,869**	**$8,298,043**	**$995,032**
B - Special Risks	**1,599**	**577**	**391**	**$8,025,045**	**$4,580,675**	**-$288,525**
C - Plant, Searching and Abstracting Procedures	**412**	**226**	**148**	**$8,478,229**	**$2,356,971**	**$190,294**
D - Examination and Opinions Error	**484**	**96**	**8**	**$2,399,556**	**$1,105,947**	**$301,096**
E - Survey Inspection/Description Matters	**740**	**100**	**108**	**$3,655,221**	**$1,537,073**	**$36,000**
F - Closing Procedures	**776**	**228**	**184**	**$4,376,792**	**$2,467,755**	**-$39,892**
G - Typing or Policy Review Error	**27**	**105**	**102**	**$266,488**	**$74,051**	**-$5,763**
H - Taxes and Special Assessments	**785**	**317**	**61**	**$2,634,913**	**$101,647**	**-$7,490**
I - Escrows	**907**	**144**	**274**	**$1,808,463**	**$2,009,555**	**-$5,012**
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
K - Land Trusts	**25**	**1**	**3**	**$551,313**	**$260,436**	**$0**
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
R - Fidelity	**0**	**1**	**0**	**$0**	**$10,000**	**$0**
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
U - Company Practice Risk	**66**	**0**	**0**	**$0**	**$15,000**	**$0**
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
Grand Total	**7,143**	**2,343**	**1,408**	**$47,104,890**	**$22,817,154**	**$1,175,740**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2021

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	**783**	**495**	**160**	**$7,873,478**	**$7,228,747**	**-$127,414**
A1	86	102	21	$2,422,004	$1,344,669	-$150,000
A2	56	53	9	$1,694,010	$1,372,870	$500
A3	172	97	17	-$1,152,772	$2,188,020	-$12,695
A4	98	58	4	$1,298,099	$607,875	-$2,500
A5	13	20	2	$429,464	$80,088	$0
A6	64	17	7	$96,250	$183,571	-$4,124
A6a	32	29	0	$873,899	$493,296	$15,000
A6b	29	37	3	$678,853	$79,614	$25,407
A6c	6	10	2	$122,932	$7,259	$0
A6d	6	0	0	$0	$5,500	$0
A6e	14	10	1	$134,732	$48,804	$0
A6f	5	2	0	$2,480	$0	$0
A6g	4	2	1	$5,000	$8,003	$0
A6h	11	6	1	-$92,850	$55,887	$0
A6i	11	6	1	$123,120	$62,414	$0
A6j	0	0	0	$0	$0	$0
A6k	0	0	0	$0	$15,000	$0
A6l	1	1	0	$1,125	$26	$0
A6m	0	0	0	$0	$0	$0
A6n	1	0	0	$0	$0	$0
A6o	1	0	0	$0	$0	$0
A6p	4	4	0	$10,000	$743	$0
A6q	3	1	0	$47,500	-$2,500	$0
A6r	0	0	0	$0	$0	$0
A6s	1	0	0	$0	$0	$0
A6t	17	11	2	$165,543	$195,365	$490
A6u	15	11	0	$44,333	-$300	$0
A6v	0	0	0	$0	$0	$0
A6w	0	0	0	$0	$0	$0
A6x	130	15	86	$941,421	$399,238	$509
A7	3	3	3	$28,335	$83,306	$0
B - Special Risks	**1,094**	**400**	**80**	**$477,261**	**$1,890,123**	**$692,895**
B1	41	17	5	-$14,251	$48,442	-$36,791
B1a	16	2	0	$56,726	$459	$0
B1b	19	3	0	$60,081	$243,957	$27,594
B2	7	11	0	$92,500	$12,322	$0
B3	5	4	0	$10,851	$420	$0
B4	19	38	1	$344,240	$231,737	-$18,528
B4a	22	5	1	$170,500	$17,072	$0
B4b	1	0	0	$0	$0	$0
B4bb	4	4	0	$21,349	$30,312	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2021

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4c	691	243	36	-$1,088,534	$798,656	$604,797
B4d	0	0	0	$0	$0	$0
B4e	1	1	0	$2,412	$0	$0
B4g	1	0	0	$0	$0	$0
B4h	0	0	0	$0	$0	$0
B4i	1	0	1	$0	$0	$0
B4j	0	0	0	$0	$0	$0
B4k	124	2	4	$329	$9,213	$0
B4l	11	16	0	$205,544	$179,433	$0
B4n	4	1	0	$0	$18,848	$0
B4o	0	0	0	$0	$0	$0
B4p	0	0	0	$0	$0	$0
B4q	84	37	26	$627,704	$165,165	-$2,000
B4r	28	10	4	-$38,808	$84,658	$117,823
B4s	0	0	0	$0	$0	$0
B4t	1	0	0	$0	$0	$0
B4u	6	1	0	$0	$0	$0
B4v	0	0	0	$0	$0	$0
B4w	5	3	1	$25,069	$24,916	$0
B4y	2	1	0	$0	$11,015	$0
B5	1	1	1	$1,550	$13,500	$0
B6	0	0	0	$0	$0	$0
B1c	0	0	0	$0	$0	$0
C - Plant, Searching and Abstracting Procedures	**292**	**213**	**37**	**$3,604,496**	**$715,196**	**$165,450**
C1	20	13	2	$89,841	$73,659	$0
C2	7	6	0	$90,202	$42,338	-$3,524
C3	212	108	30	$1,024,024	$263,690	$189,024
C4	6	4	1	$156,301	$16,129	$0
C5	47	82	4	$2,244,127	$319,381	-$20,050
D - Examination and Opinions Error	**350**	**73**	**22**	**$2,993,113**	**$1,867,183**	**$140,731**
D1	29	13	9	$114,307	$613,026	$6,384
D2	219	21	12	$1,538,527	$340,211	$2,000
D3	101	39	1	$1,340,279	$915,206	$132,347
D4	1	0	0	$0	-$1,260	$0
E - Survey Inspection/Description Matters	**452**	**122**	**25**	**$1,164,775**	**$566,325**	**$1,500**
E1	89	40	8	$624,022	$301,350	$0
E2	363	82	17	$540,753	$264,976	$1,500
F - Closing Procedures	**713**	**182**	**36**	**$816,831**	**$1,274,338**	**-$516,914**
F1	4	0	1	$0	$57	$0
F2	244	39	19	$275,849	$74,958	-$6,618
F3	103	69	4	-$80,021	$294,787	-$530,296
F4	1	1	0	$136,636	$158,489	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2021

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
F5	237	26	3	$153,048	$66,683	$0
F6	124	47	9	$331,319	$679,365	$20,000
G - Typing or Policy Review Error	**33**	**10**	**1**	**$118,184**	**$252,861**	**$0**
G	18	8	1	$93,584	$153,845	$0
G1	15	2	0	$24,600	$99,016	$0
H - Taxes and Special Assessments	**556**	**290**	**50**	**$1,365,972**	**$130,015**	**$112,078**
H	488	219	29	$1,133,446	$96,663	$194,887
H1	68	71	21	$232,526	$33,352	-$82,809
I - Escrows	**431**	**97**	**231**	**$515,098**	**$218,206**	**$0**
I1	134	9	87	$13,280	-$14,837	$0
I2	67	10	37	$3,962	$32,457	$0
I3	71	4	54	$61,028	$73,888	$0
I4	159	74	53	$436,828	$126,698	$0
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
J	0	0	0	$0	$0	$0
K - Land Trusts	**12**	**4**	**4**	**-$134,972**	**$151,064**	**-$144,791**
K	1	1	1	$0	$998	$0
K1	7	1	0	-$101,536	$49,151	-$144,791
K3	4	2	3	-$33,436	$100,916	$0
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
L	0	0	0	$0	$0	$0
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
T	0	0	0	$0	$0	$0
U - Company Practice Risk	**63**	**0**	**0**	**$0**	**$0**	**$0**
U	63	0	0	$0	$0	$0
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
W1	0	0	0	$0	$0	$0
Grand Total	**4,779**	**1,886**	**646**	**$18,794,236**	**$14,294,058**	**$323,536**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2022

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	**855**	**467**	**115**	**$11,729,991**	**$7,637,476**	**-$308,358**
A1	110	106	9	$3,707,205	$1,602,640	$95,232
A2	58	55	2	$1,630,926	$1,837,678	-$408,099
A3	155	65	10	$423,579	$566,817	$37,500
A4	98	50	7	$1,036,002	$673,785	-$26,600
A5	17	18	4	-$140,138	$191,763	$267
A6	91	15	5	$217,832	$436,186	-$7,658
A6a	25	26	8	$114,790	$347,109	$0
A6b	28	32	0	$109,243	$48,789	$0
A6c	17	16	0	$263,866	$55,015	$0
A6d	6	2	0	$36,000	$2,000	$0
A6e	13	9	0	$32,882	$8,270	$0
A6f	7	3	0	$32,998	$32,613	$0
A6g	6	3	0	$700,000	$64,121	$0
A6h	9	5	2	$29,500	$32,723	$0
A6i	9	7	1	$46,691	$119,982	$0
A6j	1	0	0	$0	$0	$0
A6k	0	0	0	$35,000	$13,349	$0
A6l	0	0	0	$0	$0	$0
A6m	2	0	0	$43,000	$0	$0
A6n	3	0	1	$0	$0	$0
A6o	3	1	0	$28,615	$0	$0
A6p	2	3	0	$8,750	$750	$0
A6q	2	0	0	$0	$0	$0
A6r	0	0	0	$0	$0	$0
A6s	1	0	0	$0	$0	$0
A6t	16	12	2	$116,106	$135,516	$0
A6u	21	14	3	$110,842	$51,693	$0
A6v	1	0	0	$0	$0	$0
A6w	0	0	0	$0	$0	$0
A6x	153	23	61	$3,141,302	$1,416,886	$1,000
A7	1	2	0	$5,000	-$210	$0
B - Special Risks	**1,357**	**376**	**169**	**$5,704,781**	**$3,042,850**	**$118,818**
B1	66	24	2	$156,950	$130,707	-$1,500
B1a	16	3	0	-$18,381	$215,205	$0
B1b	22	6	4	$158,852	$132,880	$0
B2	8	6	1	-$47,603	$32,034	$0
B3	6	3	0	$133,033	$76,480	-$2,286
B4	19	25	0	$992,084	$509,536	-$6,000
B4a	10	5	0	$170,000	-$2,108	-$10,000
B4b	3	1	0	$50,000	$0	$0
B4bb	8	4	0	-$145,796	-$46,575	$177,149

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2022

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4c	1,010	217	151	$3,219,801	$977,978	-$38,595
B4d	0	0	0	$0	$0	$0
B4e	0	0	0	$0	$0	$0
B4g	1	0	0	$0	$0	$0
B4h	0	0	0	$0	$0	$0
B4i	4	2	0	$3,500	$15,000	$0
B4j	0	0	0	$0	$0	$0
B4k	5	1	0	$7,916	-$40	$0
B4l	17	12	1	$228,406	$838,098	$0
B4n	3	1	0	$62,450	-$7,313	$0
B4o	1	0	0	$0	$0	$0
B4p	1	0	0	$0	$0	$0
B4q	105	50	6	$582,169	$137,015	$50
B4r	38	10	3	$104,401	$14,060	$0
B4s	0	0	0	$0	$0	$0
B4t	2	1	0	$0	$2,500	$0
B4u	2	1	0	$14,000	$0	$0
B4v	0	0	0	$0	$0	$0
B4w	7	2	1	$30,000	$15,000	$0
B4y	2	1	0	$0	$4,011	$0
B5	1	1	0	$3,000	-$1,619	$0
B6	0	0	0	$0	$0	$0
B1c	0	0	0	$0	$0	$0
C - Plant, Searching and Abstracting Procedures	**437**	**241**	**21**	**$4,308,236**	**$1,474,653**	**$325,113**
C1	16	7	6	$391,700	$92,893	$46,029
C2	5	4	0	$48,454	$50,228	-$1,546
C3	343	140	9	$1,529,873	$596,986	$236,743
C4	16	10	1	$345,246	$120,297	$0
C5	57	80	5	$1,992,963	$614,249	$43,887
D - Examination and Opinions Error	**450**	**78**	**14**	**$7,090,254**	**$2,949,965**	**-$1,152,861**
D1	51	17	1	$3,579,556	$730,209	-$1,306,146
D2	274	25	11	$1,468,294	$1,758,807	-$11,750
D3	123	36	2	$2,042,404	$204,140	$165,035
D4	2	0	0	$0	$256,809	$0
E - Survey Inspection/Description Matters	**503**	**98**	**80**	**$1,136,402**	**$465,435**	**-$11,300**
E1	73	31	6	$506,892	$323,522	-$11,300
E2	430	67	74	$629,510	$141,913	$0
F - Closing Procedures	**774**	**151**	**53**	**$1,331,743**	**$890,690**	**$230,269**
F1	7	2	2	$318	$32,789	$0
F2	300	38	19	$175,245	$73,079	$209,808
F3	85	57	15	$595,437	$52,722	$20,089
F4	4	2	0	$197,874	$13,552	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2022

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
F5	250	21	9	$64,296	$137,199	-$250
F6	128	31	8	$298,574	$581,350	$622
G - Typing or Policy Review Error	**23**	**9**	**6**	**$213,435**	**$178,726**	**$0**
G	23	9	6	$213,435	$178,726	$0
G1	0	0	0	$0	$0	$0
H - Taxes and Special Assessments	**589**	**299**	**32**	**$1,534,836**	**$277,214**	**$141,160**
H	545	225	32	$1,304,147	$284,294	$27,577
H1	44	74	0	$230,689	-$7,081	$113,583
I - Escrows	**620**	**105**	**281**	**$597,333**	**$845,190**	**$0**
I1	129	5	65	$2,628	$19,569	$0
I2	198	4	124	$53,635	$114,632	$0
I3	105	3	71	$9,235	$189,615	$0
I4	188	93	21	$531,835	$521,375	$0
J - Title Indemnities	**30**	**0**	**20**	**$0**	**$5,000**	**$0**
J	30	0	20	$0	$5,000	$0
K - Land Trusts	**16**	**1**	**1**	**$436,369**	**$80,167**	**$0**
K	1	0	1	$0	$0	$0
K1	7	0	0	$93,735	$25,095	$0
K2	4	0	0	$0	$12,705	$0
K3	4	1	0	$342,634	$42,367	$0
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
L	0	0	0	$0	$0	$0
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
T	0	0	0	$0	$0	$0
U - Company Practice Risk	**83**	**0**	**0**	**$0**	**$5,154**	**$0**
U	83	0	0	$0	$5,154	$0
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
W1	0	0	0	$0	$0	$0
Grand Total	**5,737**	**1,825**	**792**	**$34,083,381**	**$17,852,519**	**-$657,159**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2023

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	**1,187**	**630**	**64**	**$17,324,636**	**$11,093,147**	**-$1,391,772**
A1	214	187	10	$4,015,953	$2,626,597	-$1,234,049
A2	93	82	0	$5,768,258	$413,072	-$174,253
A3	240	113	15	$2,048,197	$2,252,381	$35,083
A4	114	53	11	$1,186,795	$551,842	-$9,822
A5	32	20	0	-$14,473	$97,813	$0
A6	85	7	6	$447,317	$610,477	-$9,242
A6a	18	18	0	$89,823	$143,289	$0
A6b	88	73	2	$136,409	$151,575	$0
A6c	11	8	1	$315,405	$112,991	$0
A6d	6	1	1	-$10,000	$567	$0
A6e	18	9	0	$545,310	$60,291	$0
A6f	3	2	1	$15,229	-$6,666	$0
A6g	6	2	2	-$30,000	$8,502	$0
A6h	12	4	4	$96,263	$115,988	$0
A6i	8	5	1	$45,000	$50,220	$0
A6j	0	0	0	$0	$0	$0
A6k	0	1	0	$0	$2,243	$0
A6l	0	0	0	$0	$0	$0
A6m	0	0	0	$0	$0	$0
A6n	3	1	0	$0	$0	$0
A6o	3	3	0	$10,119	$389	$0
A6p	2	1	0	$2,000	$0	$0
A6q	3	0	0	$0	$0	$0
A6r	1	0	0	$0	$0	$0
A6s	1	1	0	$0	$65	$0
A6t	26	12	1	$399,518	$303,831	$309
A6u	16	10	1	$199,523	-$664	$0
A6v	0	0	0	$0	$0	$0
A6w	0	0	0	$0	$0	$0
A6x	181	16	6	$2,057,989	$3,595,748	$203
A7	3	1	2	$0	$2,596	$0
B - Special Risks	**1,708**	**717**	**109**	**$10,460,519**	**$5,076,211**	**-$96,338**
B1	114	89	4	$227,926	$185,901	-$94
B1a	16	3	0	$2,151,363	$3,071,769	$0
B1b	30	3	8	$42,007	$31,849	$0
B2	5	6	0	$7,000	$31,433	$0
B3	8	5	0	$145,075	$58,276	-$7,200
B4	65	62	0	$1,056,908	$308,120	$0
B4a	14	4	0	$132,000	$45,011	$0
B4b	4	1	0	$0	$10,497	$0
B4bb	6	3	0	$125,038	$99,445	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2023

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4c	1,200	378	73	$4,686,619	$838,828	-$62,044
B4d	1	0	1	$0	$0	$0
B4e	1	0	1	$0	$0	$0
B4g	1	1	0	$0	$9,923	$0
B4h	0	0	0	$0	$0	$0
B4i	1	0	0	$0	$0	$0
B4j	0	0	0	$0	$0	$0
B4k	3	0	0	$0	$0	$0
B4l	21	14	4	$341,468	-$9,584	$0
B4n	3	1	1	-$4,518	$165	$0
B4o	1	1	0	$535	$0	$0
B4p	0	0	0	$0	$0	$0
B4q	154	131	6	$1,041,006	$273,822	-$27,000
B4r	45	10	10	$220,592	$91,000	$0
B4s	0	0	0	$0	$0	$0
B4t	2	1	1	$150,000	$3,638	$0
B4u	2	0	0	$0	$0	$0
B4v	1	1	0	$36,500	$35	$0
B4w	6	1	0	$101,000	$23,288	$0
B4y	3	1	0	$0	$2,796	$0
B5	1	1	0	$0	$0	$0
B6	0	0	0	$0	$0	$0
B1c	0	0	0	$0	$0	$0
C - Plant, Searching and Abstracting Procedures	**344**	**283**	**9**	**$8,601,197**	**$2,195,255**	**-$150,176**
C1	12	5	1	$128,577	$64,791	$0
C2	3	5	0	-$49,234	$234,809	$0
C3	253	180	7	$6,114,286	$1,475,949	-$150,176
C4	17	12	0	$350,029	-$14,759	$0
C5	59	81	1	$2,057,539	$434,465	$0
D - Examination and Opinions Error	**469**	**78**	**18**	**$3,001,504**	**$4,408,446**	**-$119,120**
D1	51	10	2	-$202,411	$2,935,253	$0
D2	316	26	16	$1,217,054	$246,508	-$164,178
D3	100	42	0	$1,986,862	$1,226,686	$45,058
D4	2	0	0	$0	$0	$0
E - Survey Inspection/Description Matters	**593**	**110**	**74**	**$795,567**	**$518,847**	**$0**
E1	81	22	5	$201,685	$201,008	$0
E2	512	88	69	$593,883	$317,839	$0
F - Closing Procedures	**702**	**211**	**41**	**$3,167,542**	**$2,619,501**	**-$105,672**
F1	17	3	4	$41,038	$53,059	$0
F2	287	76	7	-$94,115	$239,814	-$12,981
F3	111	66	17	$2,154,779	$1,052,167	-$92,691
F4	4	3	0	$166,928	$362,842	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2023

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
F5	165	27	5	$62,343	$69,653	$0
F6	118	36	8	$836,570	$841,965	$0
G - Typing or Policy Review Error	**27**	**10**	**1**	**$191,420**	**$88,771**	**$10,059**
G	27	10	1	$191,420	$88,771	$10,059
G1	0	0	0	$0	$0	$0
H - Taxes and Special Assessments	**796**	**393**	**41**	**$1,952,180**	**$390,054**	**-$10,060**
H	635	232	41	$1,439,754	$381,734	$51,580
H1	161	161	0	$512,426	$8,320	-$61,640
I - Escrows	**783**	**119**	**391**	**$2,325,078**	**$1,470,652**	**$0**
I1	228	6	122	$134,765	$205,214	$0
I2	205	5	159	$1,453,121	$367,327	$0
I3	101	5	65	$174,688	$10,484	$0
I4	249	103	45	$562,504	$887,627	$0
J - Title Indemnities	**1**	**0**	**0**	**$0**	**$0**	**$0**
J	1	0	0	$0	$0	$0
K - Land Trusts	**21**	**7**	**3**	**-$26,105**	**$21,969**	**$0**
K	5	2	1	$0	$10,000	$0
K1	8	2	0	-$2,927	-$2,496	$0
K2	2	0	0	$0	$10,375	$0
K3	6	3	2	-$23,178	$4,090	$0
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
L	0	0	0	$0	$0	$0
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
T	0	0	0	$0	$0	$0
U - Company Practice Risk	**82**	**0**	**0**	**$0**	**$0**	**$0**
U	82	0	0	$0	$0	$0
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
W1	0	0	0	$0	$0	$0
Grand Total	**6,713**	**2,558**	**751**	**$47,793,540**	**$27,882,852**	**-$1,863,079**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2024

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	**1,184**	**613**	**62**	**$25,175,974**	**$12,835,454**	**-$209,733**
A1	217	151	6	$8,796,204	$3,405,919	-$923,549
A2	113	87	4	$4,929,337	$1,772,974	$488,149
A3	239	110	14	$1,973,394	$2,039,169	$137,124
A4	146	65	8	$1,242,852	$897,176	$211,185
A5	25	16	1	$245,310	$170,232	$0
A6	106	33	6	$6,021,670	$1,932,446	$37,588
A6a	32	25	2	$584,420	$290,249	$0
A6b	45	43	2	$208,031	$354,043	-$116
A6c	14	8	0	-$3,262	$337,940	$0
A6d	4	1	0	$84,100	$2,594	$0
A6e	15	6	2	$26,320	$5,353	$0
A6f	6	0	1	-$3,000	$787	$0
A6g	7	0	0	$0	$34,117	$0
A6h	10	5	2	$122	$392,490	$0
A6i	8	4	2	$225	$2,889	$0
A6j	1	0	0	$0	$0	$0
A6k	1	0	0	$0	$2,000	$0
A6l	0	0	0	$0	$0	$0
A6m	2	1	1	$4,394	$0	$0
A6n	10	2	2	$2,660	$7,050	$0
A6o	6	3	0	$0	$4,900	$0
A6p	1	1	0	$0	$0	$0
A6q	2	0	0	$0	$0	$0
A6r	0	0	0	$0	$0	$0
A6s	0	0	0	$0	$0	$0
A6t	38	20	5	$34,781	$468,666	-$99,519
A6u	17	11	1	$55,038	$7,664	$0
A6v	0	0	0	$0	$0	$0
A6w	0	0	0	$0	$0	$0
A6x	113	21	3	$973,377	$683,066	-$60,596
A7	6	0	0	$0	$23,730	$0
B - Special Risks	**1,676**	**660**	**92**	**$10,522,606**	**$4,350,142**	**-$664,682**
B1	63	49	2	$775,814	$755,809	-$137,117
B1a	17	2	0	$4,598	$6,897	$0
B1b	29	7	0	$61,386	$51,927	$0
B2	5	3	1	$112,794	-$4,136	$0
B3	8	4	0	$82,048	$62	$3,500
B4	39	33	1	$196,211	$300,158	-$812,094
B4a	14	8	2	$177,730	$30,064	$0
B4b	2	1	0	$0	-$3,595	$0
B4bb	8	4	1	$73,707	$87,655	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2024

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4c	1,227	378	77	$7,043,926	$1,653,008	$293,460
B4d	1	0	0	$0	$0	$0
B4e	0	0	0	$0	$0	$0
B4g	1	0	0	$0	$0	$0
B4h	0	0	0	$0	$0	$0
B4i	3	0	0	$0	$0	$0
B4j	1	0	0	$14,500	$0	$0
B4k	3	0	0	$0	$0	$0
B4l	20	16	1	$393,294	$247,898	$0
B4n	4	2	0	-$5,720	$19,218	$0
B4o	2	2	0	$7,201	$3,873	$0
B4p	1	0	0	$0	$0	$0
B4q	168	137	3	$759,654	$1,027,035	-$12,433
B4r	41	9	2	$530,460	$140,703	$0
B4s	1	0	1	$0	$0	$0
B4t	2	0	0	$0	$0	$0
B4u	7	1	0	$7,500	$0	$0
B4v	1	0	1	$0	$0	$0
B4w	6	3	0	$255,000	$32,662	$0
B4y	2	1	0	$32,500	$905	$0
B5	0	0	0	$0	$0	$0
B6	0	0	0	$0	$0	$0
B1c	0	0	0	$0	$0	$0
C - Plant, Searching and Abstracting Procedures	**433**	**373**	**9**	**$8,211,261**	**$6,643,233**	**-$1,190,913**
C1	15	5	1	$49,176	$108,445	$0
C2	1	3	0	$556,147	$156,023	$0
C3	342	271	6	$6,192,471	$5,825,329	-$1,226,063
C4	13	10	0	$457,423	$126,331	$0
C5	62	84	2	$956,043	$427,105	$35,151
D - Examination and Opinions Error	**454**	**98**	**10**	**$4,554,854**	**$1,116,376**	**$656,759**
D1	26	11	3	$527,468	$188,052	$0
D2	318	27	3	$1,271,854	$127,047	$107,991
D3	109	60	4	$2,755,532	$791,277	$548,768
D4	1	0	0	$0	$10,000	$0
E - Survey Inspection/Description Matters	**631**	**128**	**58**	**$979,462**	**$1,245,073**	**-$1,331**
E1	98	35	12	$429,307	$394,099	$0
E2	533	93	46	$550,154	$850,974	-$1,331
F - Closing Procedures	**709**	**223**	**57**	**$5,046,008**	**$2,518,841**	**-$177,384**
F1	27	6	5	$579,254	$12,385	$0
F2	263	64	16	$882,907	$715,951	$88,500
F3	126	64	5	$741,396	$314,881	$2,586
F4	2	2	0	$24,796	$55,987	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2024

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
F5	138	24	14	$462,397	$143,148	-$49,905
F6	153	63	17	$2,355,258	$1,276,490	-$218,565
G - Typing or Policy Review Error	**65**	**47**	**2**	**$234,764**	**$50,525**	**$0**
G	63	46	2	$234,364	$37,784	$0
G1	2	1	0	$400	$12,741	$0
H - Taxes and Special Assessments	**959**	**501**	**33**	**$1,618,298**	**$432,445**	**-$18,279**
H	732	275	33	$1,503,969	$272,460	-$18,279
H1	227	226	0	$114,329	$159,985	$0
I - Escrows	**782**	**120**	**375**	**$1,476,440**	**$804,826**	**$3,540**
I1	242	14	116	$154,270	$79,660	$68
I2	220	7	170	$87,334	-$41,919	$0
I3	94	2	37	$54,826	$43,565	$0
I4	226	97	52	$1,180,009	$723,520	$3,472
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
J	0	0	0	$0	$0	$0
K - Land Trusts	**14**	**1**	**1**	**$62,590**	**$27,128**	**$0**
K	0	0	0	$0	$0	$0
K1	9	1	0	$62,590	$18,633	$0
K2	1	0	1	$0	$0	$0
K3	4	0	0	$0	$8,495	$0
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
L	0	0	0	$0	$0	$0
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
T	0	0	0	$0	$0	$0
U - Company Practice Risk	**75**	**0**	**1**	**$0**	**$0**	**$0**
U	75	0	1	$0	$0	$0
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
W1	0	0	0	$0	$0	$0
Grand Total	**6,982**	**2,764**	**700**	**$57,882,255**	**$30,024,044**	**-$1,602,024**

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2025

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	**1,322**	**548**	**129**	**$14,908,869**	**$8,298,043**	**$995,032**
A1	165	110	19	$4,175,153	$1,821,554	-$729,001
A1b	1	0	0	$0	$5,070	$0
A2	113	66	5	$1,558,519	$72,110	$812,977
A3	223	58	39	$1,090,851	$1,083,302	$772,715
A4	155	81	11	$2,165,423	$1,046,071	$61,317
A5	30	11	2	-$50,091	$51,329	$0
A6	114	29	10	$338,577	$332,985	$6,821
A6a	35	30	1	$841,335	$304,308	$0
A6b	55	44	9	$611,153	$311,086	$78,678
A6c	8	7	1	-$63,000	$248,119	$0
A6d	5	4	2	$4,029	$310	$0
A6e	19	11	1	$86,577	$42,538	$0
A6f	3	1	0	$0	$11,662	$0
A6g	7	1	0	$167,501	$13,750	$0
A6h	16	8	1	$63,607	$134,846	$0
A6i	10	2	3	$30,361	$5,076	$0
A6j	0	0	0	$0	$0	$0
A6k	1	0	0	$0	$7,000	$0
A6l	1	0	0	$0	$0	$0
A6m	1	0	0	$0	$0	$0
A6n	6	3	1	$15,000	$11,805	$0
A6o	2	0	0	$0	$0	$0
A6p	0	0	0	$0	$0	$0
A6q	2	0	0	$0	$0	$0
A6r	0	0	0	$0	$0	$0
A6s	0	0	0	$0	$0	$0
A6t	24	20	6	$1,423,206	$66,841	$0
A6u	36	25	4	$217,121	$26,094	$0
A6v	0	0	0	$0	$0	$0
A6w	0	0	0	$0	$0	$0
A6x	286	35	12	$2,220,107	$2,706,099	-$8,475
A7	4	2	2	$13,440	-$3,911	$0
B - Special Risks	**1,599**	**577**	**391**	**$8,025,045**	**$4,580,675**	**-$288,525**
B1	48	27	2	$2,065,070	$975,271	$0
B1a	17	1	0	-$17,000	$3,810	$0
B1b	31	5	8	$3,685	$66,064	$0
B2	8	2	1	$16,250	-$5,372	$0
B3	5	1	0	-$50,000	$0	$0
B4	31	29	0	$135,409	$174,976	-$199,720
B4a	12	0	1	$0	$1,725	$0
B4b	2	0	0	$0	$0	$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2025

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B4bb	16	7	1	-$74,155	$206,347	$0
B4c	1,249	457	331	$5,262,735	$2,319,562	-$89,955
B4d	1	0	0	$0	$0	$0
B4e	2	1	0	$5,104	$0	$0
B4g	1	0	0	$0	$0	$0
B4h	0	0	0	$0	$0	$0
B4i	3	0	2	$0	$1,601	$0
B4j	2	2	0	-$424	$8,833	$0
B4k	3	0	0	$0	$0	$0
B4l	16	12	1	$75,720	$204,652	$0
B4n	5	3	0	-$1,121	$46,657	$0
B4o	0	1	0	$0	$0	$0
B4p	0	1	0	$60,000	$0	$0
B4q	78	16	33	$331,525	$156,633	$1,150
B4r	53	9	6	$55,000	$351,928	$0
B4s	0	0	0	$0	$0	$0
B4t	3	0	0	$0	$18,273	$0
B4u	5	0	1	$0	$8,000	$0
B4v	0	0	0	$0	$0	$0
B4w	6	2	4	$157,247	$43,590	$0
B4y	2	1	0	$0	-$1,877	$0
B5	0	0	0	$0	$0	$0
B6	0	0	0	$0	$0	$0
B1c	0	0	0	$0	$0	$0
C - Plant, Searching and Abstracting Procedures	**412**	**226**	**148**	**$8,478,229**	**$2,356,971**	**$190,294**
C1	22	2	12	$66,235	$30,077	-$65,723
C2	4	2	0	$3,729	$61,577	$0
C3	308	115	125	$5,100,415	$1,626,431	$263,622
C4	23	13	0	$96,408	$7,162	$0
C5	55	94	11	$3,211,442	$631,724	-$7,606
D - Examination and Opinions Error	**484**	**96**	**8**	**$2,399,556**	**$1,105,947**	**$301,096**
D1	28	12	7	$249,875	$271,923	$0
D2	330	26	1	$463,886	$315,909	$372,875
D3	124	57	0	$1,685,795	$526,497	-$71,779
D4	2	1	0	$0	-$8,382	$0
E - Survey Inspection/Description Matters	**740**	**100**	**108**	**$3,655,221**	**$1,537,073**	**$36,000**
E	2	0	0	$0	$0	$0
E1	89	25	3	$185,265	$562,124	$36,000
E2	649	75	105	$3,469,956	$974,949	$0
F - Closing Procedures	**776**	**228**	**184**	**$4,376,792**	**$2,467,755**	**-$39,892**
F1	25	2	0	$0	$38,652	$0
F2	321	38	86	$520,890	$142,096	$8,226

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2025

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
F3	127	54	7	$901,909	$452,464	$114,564
F4	4	3	1	$298,759	$6,777	$0
F5	139	50	35	$252,584	$196,271	-$3,468
F6	160	81	55	$2,402,649	$1,631,494	-$159,214
G - Typing or Policy Review Error	**27**	**105**	**102**	**$266,488**	**$74,051**	**-$5,763**
G	23	103	102	$255,373	$78,177	-$5,763
G1	4	2	0	$11,115	-$4,126	$0
H - Taxes and Special Assessments	**785**	**317**	**61**	**$2,634,913**	**$101,647**	**-$7,490**
H	785	317	61	$2,634,913	$101,647	-$7,490
H1	0	0	0	$0	$0	$0
I - Escrows	**907**	**144**	**274**	**$1,808,463**	**$2,009,555**	**-$5,012**
I1	360	18	89	$70,436	$149,556	$0
I2	212	7	130	$143,871	$57,050	-$5,327
I3	85	7	23	$393,040	$56,291	$0
I4	250	112	32	$1,201,116	$1,746,658	$315
J - Title Indemnities	**0**	**0**	**0**	**$0**	**$0**	**$0**
J	0	0	0	$0	$0	$0
K - Land Trusts	**25**	**1**	**3**	**$551,313**	**$260,436**	**$0**
K	0	0	0	$0	$0	$0
K1	15	1	2	$545,000	$63,000	$0
K2	1	0	0	$0	$0	$0
K3	9	0	1	$6,313	$197,436	$0
L - Trusts	**0**	**0**	**0**	**$0**	**$0**	**$0**
L	0	0	0	$0	$0	$0
R - Fidelity	**0**	**1**	**0**	**$0**	**$10,000**	**$0**
R1	0	1	0	$0	$10,000	$0
S - Unauthorized Risk						
T - Error or Omission	**0**	**0**	**0**	**$0**	**$0**	**$0**
T	0	0	0	$0	$0	$0
U - Company Practice Risk	**66**	**0**	**0**	**$0**	**$15,000**	**$0**
U	66	0	0	$0	$15,000	$0
W	**0**	**0**	**0**	**$0**	**$0**	**$0**
W1	0	0	0	$0	$0	$0
Grand Total	**7,143**	**2,343**	**1,408**	**$47,104,890**	**$22,817,154**	**$1,175,740**

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TEXAS TITLE INSURANCE
TITLE INSURANCE UNDERWRITERS BY GROUP

GROSS PREMIUMS

NAIC	Group	Company/Group	2021	2022	2023	2024	2025
50004	0	Advocus National Title Insurance Company	0	0	906	38,827	239,038
12522	0	Agents National Title Insurance Company	35,190,935	0	0	0	0
12309	0	Alliant National Title Insurance Company, Inc.	66,168,978	51,472,846	39,773,491	41,603,173	41,164,891
11974	0	Amrock Title Insurance Company	54,136,428	25,225,024	9,180,942	0	0
50001	0	American Eagle Title Insurance Company	0	0	0	8,121	310,666
16827	0	Atlas National Title Insurance Company	0	0	0	0	380,013
16832	0	DHI Title Insurance Company	49,500,269	62,195,972	58,517,878	55,125,662	50,353,440
50130	0	Doma Title Insurance, Inc.	0	68,884,073	0	0	0
14240	0	First National Title Insurance Company	208,900,230	189,798,028	148,501,051	159,096,513	159,422,422
17712	0	Impact Title Insurance Company	0	0	0	612,701	3,637,577
50130	0	North American Title Insurance Company	63,331,583	0	0	0	0
50026	0	Premier Land Title Insurance Company	13,723,947	16,010,170	14,757,981	15,646,860	12,506,153
50440	0	Real Advantage Title Insurance Company	2,899,287	2,374,692	352,310	812,661	285,710
11974	0	Rocket Title Insurance Company	0	0	0	13,041,376	14,527,714
12591	0	Sierra Title Insurance Guaranty Company	11,707,358	11,582,695	9,156,813	8,060,227	8,251,659
15305	0	Southwest Land Title Insurance Company	1,824,991	1,181,352	569,684	779,266	1,527,425
16601	0	Texan Title Insurance Company	48,996,807	67,051,088	44,246,123	45,339,095	49,275,866
50016	0	Title Resources Guaranty Company	250,438,565	231,919,442	0	0	0
50050	0	Westcor Land Title Insurance Company	175,096,492	129,124,820	71,622,263	78,148,679	98,512,444
17653	0	Worth National Title Insurance Company	0	0	0	10,876,899	23,827,410
		TOTAL ALL OTHERS	**981,915,871**	**856,820,202**	**396,679,442**	**429,190,060**	**464,222,428**
11865	70	American Digital Title Insurance Company	0	0	0	22,696	0
51624	70	First American Title Guaranty Company	360,673,523	372,014,388	262,175,274	261,894,768	267,659,272
50814	70	First American Title Insurance Company	306,519,593	334,630,790	188,661,111	224,885,610	313,172,610
		TOTAL FIRST AMERICAN TITLE GROUP	**667,193,116**	**706,645,178**	**450,836,385**	**486,803,074**	**580,831,882**
51411	150	American Guaranty Title Insurance Company	0	0	0	0	0
50520	150	Old Republic National Title Insurance Company	319,458,420	341,250,303	225,135,314	230,737,646	278,029,067
		TOTAL OLD REPUBLIC GROUP	**319,458,420**	**341,250,303**	**225,135,314**	**230,737,646**	**278,029,067**
50121	340	Stewart Title Guaranty Company	432,046,048	401,095,648	272,663,438	285,807,932	328,102,542
		TOTAL STEWART TITLE GROUP	**432,046,048**	**401,095,648**	**272,663,438**	**285,807,932**	**328,102,542**
11865	361	American Digital Title Insurance Company	285,974	144,295	5,650	0	0
		TOTAL MUNICH RE GROUP	**285,974**	**144,295**	**5,650**	**0**	**0**
50369	627	Investors Title Insurance Company	0	0	0	0	0
50377	627	National Investors Title Insurance Company	62,556,655	72,277,627	46,307,775	56,985,138	57,698,329
		TOTAL INVESTORS TITLE GROUP	**62,556,655**	**72,277,627**	**46,307,775**	**56,985,138**	**57,698,329**
50598	670	Alamo Title Insurance	123,302,072	109,613,536	82,880,671	81,346,045	77,503,903
50229	670	Chicago Title Insurance Company	389,683,889	341,544,063	214,961,159	223,543,001	254,489,066
50083	670	Commonwealth Land Title Insurance Company	64,974,557	60,465,080	30,544,864	35,859,129	36,290,475
51586	670	Fidelity National Title Insurance Company	532,369,476	528,301,332	332,853,119	371,411,945	458,513,905
51020	670	National Title Insurance of New York, Inc.	0	0	0	0	0
		TOTAL FIDELITY NATIONAL FINANCIAL GROUP	**1,110,329,994**	**1,039,924,011**	**661,239,813**	**712,160,120**	**826,797,349**
51632	766	Radian Title Company	3,891,406	2,397,395	566,051	738,204	1,129,688
		TOTAL RADIAN GROUP	**3,891,406**	**2,397,395**	**566,051**	**738,204**	**1,129,688**

TEXAS TITLE INSURANCE
TITLE INSURANCE UNDERWRITERS BY GROUP

GROSS PREMIUMS

NAIC	Group	Company/Group	2021	2022	2023	2024	2025
51578	2538	AmTrust Title Insurance Company	6,814,011	6,902,635	10,494,555	8,071,410	15,095,344
		TOTAL AMTRUST NGH GROUP	**6,814,011**	**6,902,635**	**10,494,555**	**8,071,410**	**15,095,344**
51268	4255	Connecticut Attorneys Title Insurance Company	0	0	0	66,710	2,719,890
		TOTAL CATIC FIN GRP	**0**	**0**	**0**	**66,710**	**2,719,890**
12522	4694	Agents National Title Insurance Company	0	35,588,828	30,888,488	0	0
12522	4694	Essent Title Insurance, Inc.	0	0	0	24,968,048	20,493,159
		TOTAL ESSENT GROUP	**0**	**35,588,828**	**30,888,488**	**24,968,048**	**20,493,159**
51152	4736	WFG National Title Insurance Company	106,536,718	91,613,524	55,260,300	42,511,727	44,509,671
		TOTAL GGC GROUP	**106,536,718**	**91,613,524**	**55,260,300**	**42,511,727**	**44,509,671**
50130	5085	Doma Title Insurance, Inc.	0	0	59,501,156	58,276,466	0
50016	5085	Title Resources Guaranty Company	0	0	173,345,946	164,842,695	234,046,540
		TOTAL RE CLOSING HOLDING CORP GROUP	**0**	**0**	**232,847,102**	**223,119,161**	**234,046,540**
GROSS INCOME			**3,691,028,213**	**3,554,659,646**	**2,382,924,313**	**2,501,159,230**	**2,853,675,889**

Note: For companies that changed names or groups, they are displayed under the name or group for the years they were active with that name or group.

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FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2021
Texas Experience Only

All Companies Combined

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Types of Income	Title Insurance					Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents	Investment		
	PREMIUM INCOME							
1	Gross premiums - other than home office issue		222,679,421	1,930,672,409	1,117,704,049			3,271,055,879
2	Premiums allocated to agency function - other than home office issue		189,277,508	1,640,941,110	949,829,308			2,780,047,925
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	491,007,954						491,007,954
4	Gross premiums - home office issue	339,102,205	15,928,716		64,941,413			419,972,334
5	Premiums allocated to agency function - home office issue		13,539,408	254,468,137	55,203,080			323,210,626
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	96,761,708						96,761,708
7	**Gross premiums - Total** (Line 1 + Line 4)	339,102,205	238,608,137	1,930,672,409	1,182,645,462			3,691,028,213
8	**Total premiums allocated to agency function** (Line 2 + Line 5)		202,816,916		1,005,032,388			1,207,849,304
9	**Total premiums allocated to underwriter function** (Line 3 + Line 6)	587,769,661						587,769,661
	INVESTMENT INCOME							
10	Investment income-tax exempt-before expenses					661,018		661,018
11	Investment income-dividends-before expenses					20,578,054		20,578,054
12	Investment income-other-before expenses					26,117,081		26,117,081
13	Net realized capital gains (losses)					9,942,824		9,942,824
14	Net unrealized capital gains (losses)					650,522		650,522
15	**Total** (Sum of lines 10 through 14)					57,949,500		57,949,500
	OTHER INCOME							
16	Reinsurance fees (acquired)						8,433,237	8,433,237
17	Service charges *(from Form 4)*	1,876,291	19,002,140		172,029,542	-7,312	49,087,332	241,987,993
18	Escrow and abstract fees						125,846,470	125,846,470
19	Miscellaneous *(from Form 4)*	3,452,055	22,568,956		89,252,164	0	42,077,191	157,350,365
20	**Total** (Sum of lines 16 through 19)	5,328,346	41,571,096		261,281,706	-7,312	225,444,230	533,618,065
21	**TOTAL INCOME (Sum of lines 8, 9, 15, and 20)**	593,098,007	244,388,013		1,266,314,094	57,942,188	225,444,230	2,387,186,531

		Owner Policies (R3 and R5)	Mortgagee policies at basic rates (R4)	Mortgagee policies at simultaneous issue rates (R5)	All other forms for which a premium was charged	Total
22	**NUMBER OF TITLE POLICIES ISSUED IN TEXAS**	722,464	286,388	542,081	3,803,545	5,354,478

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2021
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract, & Other Business	Gross Amount Per Books (Sum of Columns A - E)
1a	Salaries - employees		106,245,367	394,765,118		84,966,154	585,976,639
1b	Salaries - owners & partners		0	26,553		2,610	29,163
1c	Salaries - Total	85,238,072			0		85,238,072
2	Employee benefits, relations, & welfare	14,449,410	16,374,481	58,189,324	0	13,127,891	102,141,106
3a	Fees paid for title examination & furnishing title evidence - Title Agents	19,840,427	6,461,760	29,013,287			55,315,474
3b	Fees paid for title examination & furnishing title evidence - Others	3,959,758	520,909	278,224			4,758,891
4a	Closing costs paid non-employees - Title Agents	0	137,477	20,553,132			20,690,609
4b	Closing costs paid non-employees - Others	-582,161	4,454,641	99,624,759			103,497,239
5	Rent	2,488,453	8,582,401	32,621,580	0	7,619,647	51,312,081
6	Utilities	1,001,925	283,080	1,350,441	0	444,456	3,079,902
7	Accounting & auditing	2,070,945	284,268	2,921,190	111,666	760,256	6,148,324
8	Advertising & promotions	4,339,793	2,942,792	9,177,479	0	2,080,288	18,540,352
9	Employee travel, lodging, & education	2,458,765	769,236	3,107,309	0	830,353	7,165,663
10	Insurance	738,608	386,603	2,003,658	0	1,008,945	4,137,814
11	Interest expense	232	0	272,523	0	11,891	284,646
12	Legal expense	2,810,441	16,863	1,684,222	0	408,467	4,919,993
13	Licenses, taxes, & fees	52,076,794	2,160,635	2,200,715	0	2,508,009	58,946,153
14	Postage & freight	217,962	570,441	4,481,817	0	1,002,431	6,272,651
15	Courier & overnight delivery	219,145	1,511,575	4,100,253	0	14,356	5,845,329
16	Telephone & fax	373,380	616,029	3,844,751	0	1,701,082	6,535,241
17	Printing & photocopying	86,243	149,721	958,923	0	197,662	1,392,549
18	Office supplies	192,790	616,202	3,417,816	0	743,683	4,970,491
19	Equipment & vehicle leases	6,758,952	761,556	1,368,079	0	442,724	9,331,311
20	Depreciation	1,483,169	1,855,404	5,346,506	10,952	2,165,580	10,861,611

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2021
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
21	Directors' fees	39,720	0	17,640	0	717,724	775,084
22	Dues, boards, & associations	867,354	314,809	1,113,612	0	253,590	2,549,365
23	Bad debts	1,180,760	180,872	122,327	0	43,087	1,527,046
24	Loss adjustment expenses incurred	12,428,883	-38,563	296,478			12,686,798
25	Losses incurred	16,334,883	0	789,917			17,124,800
26	Reinsurance charges (ceded)		0	540,765		14,994,719	15,535,484
27	Other	34,672,803	19,371,804	25,906,779	3,610,263	33,328,656	116,890,305
28	Tax certificates		2,946,857	8,088,045		0	11,034,902
29	Recording fees		4,779,639	69,477,039		-2,035	74,254,643
30	Plant lease/update costs		12,148,568	34,520,274		968,241	47,637,083
31	Allowances to managers & agents	3,312,991	0	0	0	0	3,312,991
32	Net addition to unearned premium reserve	62,837,349					62,837,349
33	Abstract costs					159,535	159,535
34	Real estate expenses				12,679		12,679
35	Real estate taxes				45,999		45,999
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	2,832	27	196,103	0	38,282	237,244
38	Donations/lobbying	819,585	97,565	525,490	0	101,741	1,544,381
39	Trade association fees	170,851	73,907	600,264	0	106,210	951,232
40	**Total Expenses** (Sum of lines 1 through 39)	332,891,113	195,576,926	823,502,391	3,791,559	170,746,235	1,526,508,224
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	260,206,894	48,811,087	442,811,703	54,150,629	54,697,995	860,678,308

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2022
Texas Experience Only

All Companies Combined

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Types of Income	Title Insurance					Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents	Investment		
	PREMIUM INCOME							
1	Gross premiums - other than home office issue		218,848,597	1,794,641,120	1,139,144,603			3,152,634,320
2	Premiums allocated to agency function - other than home office issue		186,021,308	1,525,172,952	949,749,696			2,660,943,956
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	491,690,364						491,690,364
4	Gross premiums - home office issue	315,463,235	14,903,153		71,658,858			402,025,246
5	Premiums allocated to agency function - home office issue		12,667,680	234,489,427	59,982,676			307,139,783
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	94,885,463						94,885,463
7	**Gross premiums - Total** (Line 1 + Line 4)	315,463,235	233,751,750	1,794,641,120	1,210,803,461			3,554,659,566
8	**Total premiums allocated to agency function** (Line 2 + Line 5)		198,688,988		1,009,732,372			1,208,421,361
9	**Total premiums allocated to underwriter function** (Line 3 + Line 6)	586,575,827						586,575,827
	INVESTMENT INCOME							
10	Investment income-tax exempt-before expenses					767,313		767,313
11	Investment income-dividends-before expenses					37,634,116		37,634,116
12	Investment income-other-before expenses					29,874,074		29,874,074
13	Net realized capital gains (losses)					-6,653,074		-6,653,074
14	Net unrealized capital gains (losses)					-90,333,885		-90,333,885
15	**Total** (Sum of lines 10 through 14)					-28,711,456		-28,711,456
	OTHER INCOME							
16	Reinsurance fees (acquired)						10,607,342	10,607,342
17	Service charges *(from Form 4)*	2,752,905	21,369,211		133,409,745	-13,184	46,743,238	204,261,915
18	Escrow and abstract fees						117,135,876	117,135,876
19	Miscellaneous *(from Form 4)*	563,708	27,098,161		111,359,903	0	37,130,811	176,152,583
20	**Total** (Sum of lines 16 through 19)	3,316,613	48,467,372		244,769,648	-13,184	211,617,267	508,157,716
21	**TOTAL INCOME (Sum of lines 8, 9, 15, and 20)**	589,892,440	247,156,360		1,254,502,020	-28,724,640	211,617,267	2,274,443,446

		Owner Policies (R3 and R5)	Mortgagee policies at basic rates (R4)	Mortgagee policies at simultaneous issue rates (R5)	All other forms for which a premium was charged	Total
22	**NUMBER OF TITLE POLICIES ISSUED IN TEXAS**	692,637	183,026	463,516	2,816,882	4,156,061

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2022
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract, & Other Business	Gross Amount Per Books (Sum of Columns A - E)
1a	Salaries - employees		110,847,308	414,894,080		82,345,059	608,086,447
1b	Salaries - owners & partners		0	40,125		2,097	42,222
1c	Salaries - Total	90,491,121			0		90,491,121
2	Employee benefits, relations, & welfare	16,666,700	18,367,810	64,642,652	0	12,305,429	111,982,592
3a	Fees paid for title examination & furnishing title evidence - Title Agents	28,188,165	9,038,600	23,824,596			61,051,361
3b	Fees paid for title examination & furnishing title evidence - Others	3,612,492	0	2,654,928			6,267,420
4a	Closing costs paid non-employees - Title Agents	0	434,021	14,553,966			14,987,987
4b	Closing costs paid non-employees - Others	-90,028	5,093,468	84,537,353			89,540,793
5	Rent	3,857,488	9,241,735	37,445,236	0	8,256,882	58,801,342
6	Utilities	1,218,604	307,122	1,604,119	0	500,574	3,630,419
7	Accounting & auditing	2,527,751	270,494	3,680,113	104,408	783,317	7,366,083
8	Advertising & promotions	6,444,567	4,197,438	14,710,364	0	2,598,268	27,950,636
9	Employee travel, lodging, & education	4,195,797	1,431,590	4,373,782	0	1,116,257	11,117,427
10	Insurance	1,696,609	592,599	3,431,787	0	1,000,726	6,721,721
11	Interest expense	3,214	21,449	368,924	0	34,631	428,218
12	Legal expense	4,520,666	218,682	1,811,822	0	554,571	7,105,741
13	Licenses, taxes, & fees	51,911,446	1,859,111	3,458,939	0	602,768	57,832,265
14	Postage & freight	415,140	542,827	3,630,579	0	749,970	5,338,516
15	Courier & overnight delivery	458,748	1,204,898	4,423,512	0	6,299	6,093,458
16	Telephone & fax	573,128	593,729	3,814,843	0	1,523,691	6,505,391
17	Printing & photocopying	108,555	148,220	920,470	0	183,500	1,360,745
18	Office supplies	114,097	892,396	4,381,055	0	757,091	6,144,639
19	Equipment & vehicle leases	9,042,901	690,893	1,871,799	0	489,823	12,095,417
20	Depreciation	1,601,282	2,057,009	6,508,886	13,811	2,329,107	12,510,095

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2022
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
21	Directors' fees	54,773	0	16,200	0	794,181	865,154
22	Dues, boards, & associations	1,308,642	442,686	1,741,494	0	314,413	3,807,236
23	Bad debts	492,151	184,716	207,868	0	19,384	904,119
24	Loss adjustment expenses incurred	17,835,048	6,204	1,113,879			18,955,131
25	Losses incurred	28,272,050	0	1,082,417			29,354,467
26	Reinsurance charges (ceded)		0	479,865		18,126,633	18,606,498
27	Other	25,615,921	20,310,771	30,796,096	3,738,339	31,915,623	112,376,750
28	Tax certificates		2,507,305	6,727,108		-12	9,234,401
29	Recording fees		5,232,645	34,751,766		365	39,984,776
30	Plant lease/update costs		15,504,308	37,268,987		936,066	53,709,361
31	Allowances to managers & agents	2,032,493	0	0	0	0	2,032,493
32	Net addition to unearned premium reserve	44,267,563					44,267,563
33	Abstract costs					178,321	178,321
34	Real estate expenses				13,914		13,914
35	Real estate taxes				69,902		69,902
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	18,905	4,108	5,788	0	1,087	29,888
38	Donations/lobbying	380,920	116,272	562,033	0	93,826	1,153,051
39	Trade association fees	163,419	131,868	882,927	0	134,223	1,312,437
40	**Total Expenses** (Sum of lines 1 through 39)	348,000,328	212,492,282	817,220,361	3,940,374	168,654,171	1,550,307,516
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	241,892,112	34,664,077	437,281,660	-32,665,014	42,963,096	724,135,930

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2023
Texas Experience Only

All Companies Combined

	Types of Income	(A) Title Insurance: Underwriters	(B) Title Insurance: Direct Operations	(C) Title Insurance: Independent Agents	(D) Title Insurance: Affiliated Agents	(E) Investment	(F) Escrow, Abstract, and Other Business	(G) Gross Amount Per Books (Sum of Columns A-F)
	PREMIUM INCOME							
1	Gross premiums - other than home office issue		140,337,491	1,100,123,007	843,009,319			2,083,469,817
2	Premiums allocated to agency function - other than home office issue		119,286,867	935,090,604	716,624,337			1,771,001,808
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	312,468,009						312,468,009
4	Gross premiums - home office issue	240,056,966	12,857,216		46,540,311			299,454,492
5	Premiums allocated to agency function - home office issue		10,928,634	177,809,219	39,700,350			228,438,203
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	71,016,289						71,016,289
7	**Gross premiums - Total** (Line 1 + Line 4)	240,056,966	153,194,707	1,100,123,007	889,549,630			2,382,924,310
8	**Total premiums allocated to agency function** (Line 2 + Line 5)		130,215,501		756,324,687			886,540,188
9	**Total premiums allocated to underwriter function** (Line 3 + Line 6)	383,484,298						383,484,298
	INVESTMENT INCOME							
10	Investment income-tax exempt-before expenses					5,572,917		5,572,917
11	Investment income-dividends-before expenses					27,279,523		27,279,523
12	Investment income-other-before expenses					42,554,236		42,554,236
13	Net realized capital gains (losses)					5,210,474		5,210,474
14	Net unrealized capital gains (losses)					7,114,620		7,114,620
15	**Total** (Sum of lines 10 through 14)					87,731,770		87,731,770
	OTHER INCOME							
16	Reinsurance fees (acquired)						8,797,331	8,797,331
17	Service charges *(from Form 4)*	961,838	21,449,460		105,558,654	-7,681	37,960,124	165,922,395
18	Escrow and abstract fees						99,367,350	99,367,350
19	Miscellaneous *(from Form 4)*	3,302,030	14,070,060		72,054,175	0	30,264,711	119,690,976
20	**Total** (Sum of lines 16 through 19)	4,263,868	35,519,520		177,612,829	-7,681	176,389,516	393,778,052
21	**TOTAL INCOME (Sum of lines 8, 9, 15, and 20)**	387,748,166	165,735,021		933,937,516	87,724,089	176,389,516	1,751,534,308

		Owner Policies (R3 and R5)	Mortgagee policies at basic rates (R4)	Mortgagee policies at simultaneous issue rates (R5)	All other forms for which a premium was charged	Total
22	**NUMBER OF TITLE POLICIES ISSUED IN TEXAS**	498,969	89,634	348,310	1,771,845	2,708,758

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2023
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract, & Other Business	Gross Amount Per Books (Sum of Columns A - E)
1a	Salaries - employees		87,258,126	306,087,053		87,308,400	480,653,579
1b	Salaries - owners & partners		0	296,916		271,160	568,076
1c	Salaries - Total	82,259,496			0		82,259,496
2	Employee benefits, relations, & welfare	16,594,340	16,575,125	57,015,073	0	13,355,380	103,539,918
3a	Fees paid for title examination & furnishing title evidence - Title Agents	4,009,447	5,699,534	9,887,831			19,596,812
3b	Fees paid for title examination & furnishing title evidence - Others	2,685,972	480,832	2,486,909			5,653,713
4a	Closing costs paid non-employees - Title Agents	0	962,511	8,313,497			9,276,008
4b	Closing costs paid non-employees - Others	-39,724	3,480,773	58,468,855			61,909,904
5	Rent	3,808,458	8,895,084	35,455,550	0	10,663,158	58,822,249
6	Utilities	1,328,673	271,044	1,906,346	0	595,309	4,101,372
7	Accounting & auditing	4,119,751	280,312	5,940,165	119,360	1,003,122	11,462,710
8	Advertising & promotions	4,975,345	3,489,294	11,401,492	0	4,005,149	23,871,280
9	Employee travel, lodging, & education	4,062,331	1,376,829	3,580,108	0	1,303,414	10,322,683
10	Insurance	1,296,241	544,125	2,953,504	0	1,646,154	6,440,024
11	Interest expense	25,402	-21,260	327,151	0	14,185	345,478
12	Legal expense	3,512,373	6,240	662,152	0	261,206	4,441,972
13	Licenses, taxes, & fees	31,070,081	1,571,627	3,958,440	0	320,896	36,921,043
14	Postage & freight	291,307	438,288	2,937,167	0	781,698	4,448,460
15	Courier & overnight delivery	2,741,209	822,347	2,948,991	0	6,404	6,518,952
16	Telephone & fax	917,289	570,416	3,486,684	0	1,581,026	6,555,415
17	Printing & photocopying	105,698	125,085	779,224	0	189,193	1,199,200
18	Office supplies	380,485	464,089	2,859,938	0	1,222,418	4,926,930
19	Equipment & vehicle leases	6,897,278	715,281	1,857,395	0	725,939	10,195,893
20	Depreciation	1,424,879	1,864,166	6,554,984	13,811	2,234,371	12,092,211

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2023
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
21	Directors' fees	183,101	0	219,860	0	2,378,291	2,781,252
22	Dues, boards, & associations	1,396,527	374,116	1,896,980	0	419,587	4,087,210
23	Bad debts	82,304	317,952	120,012	0	29,536	549,804
24	Loss adjustment expenses incurred	13,250,464	780,232	684,942			14,715,638
25	Losses incurred	40,669,943	361,760	3,683,430			44,715,133
26	Reinsurance charges (ceded)		0	635,334		14,381,858	15,017,192
27	Other	17,021,283	20,855,251	21,323,970	2,865,063	26,249,654	88,315,221
28	Tax certificates		1,797,504	5,554,952		0	7,352,456
29	Recording fees		3,215,097	26,652,016		-9,797	29,857,315
30	Plant lease/update costs		8,467,155	29,191,433		886,198	38,544,786
31	Allowances to managers & agents	481,059	0	0	0	0	481,059
32	Net addition to unearned premium reserve	-2,323,336					-2,323,336
33	Abstract costs					174,474	174,474
34	Real estate expenses				12,038		12,038
35	Real estate taxes				58,422		58,422
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	32,775	-3,590	55,076	0	15,086	99,347
38	Donations/lobbying	160,669	118,350	411,827	13	92,342	783,201
39	Trade association fees	169,769	95,230	748,468	0	133,745	1,147,212
40	**Total Expenses** (Sum of lines 1 through 39)	243,590,891	172,248,925	621,343,723	3,068,707	172,239,556	1,212,491,803
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	144,157,275	-6,513,904	312,593,792	84,655,381	4,149,960	539,042,505

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2024
Texas Experience Only

All Companies Combined

	Types of Income	(A) Title Insurance: Underwriters	(B) Title Insurance: Direct Operations	(C) Title Insurance: Independent Agents	(D) Title Insurance: Affiliated Agents	(E) Investment	(F) Escrow, Abstract, and Other Business	(G) Gross Amount Per Books (Sum of Columns A-F)
	PREMIUM INCOME							
1	Gross premiums - other than home office issue		147,165,423	1,202,179,806	864,317,864			2,213,663,093
2	Premiums allocated to agency function - other than home office issue		125,090,609	1,022,110,319	734,683,247			1,881,884,175
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	331,778,919						331,778,919
4	Gross premiums - home office issue	218,069,590	11,258,171		58,168,378			287,496,139
5	Premiums allocated to agency function - home office issue		9,569,445	149,538,958	49,452,469			208,560,872
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	78,935,267						78,935,267
7	**Gross premiums - Total** (Line 1 + Line 4)	218,069,590	158,423,594	1,202,179,806	922,486,242			2,501,159,232
8	**Total premiums allocated to agency function** (Line 2 + Line 5)		134,660,054		784,135,716			918,795,770
9	**Total premiums allocated to underwriter function** (Line 3 + Line 6)	410,714,186						410,714,186
	INVESTMENT INCOME							
10	Investment income-tax exempt-before expenses					6,588,183		6,588,183
11	Investment income-dividends-before expenses					21,999,204		21,999,204
12	Investment income-other-before expenses					46,247,468		46,247,468
13	Net realized capital gains (losses)					25,865,684		25,865,684
14	Net unrealized capital gains (losses)					-8,258,549		-8,258,549
15	**Total** (Sum of lines 10 through 14)					92,441,990		92,441,990
	OTHER INCOME							
16	Reinsurance fees (acquired)						7,099,589	7,099,589
17	Service charges *(from Form 4)*	1,810,587	21,391,222		81,118,080	-9,497	39,464,231	143,774,623
18	Escrow and abstract fees						98,093,220	98,093,220
19	Miscellaneous *(from Form 4)*	4,276,508	19,395,851		74,924,221	0	32,010,098	130,606,678
20	**Total** (Sum of lines 16 through 19)	6,087,095	40,787,073		156,042,301	-9,497	176,667,139	379,574,110
21	**TOTAL INCOME (Sum of lines 8, 9, 15, and 20)**	416,801,281	175,447,127		940,178,016	92,432,493	176,667,139	1,801,526,055

		Owner Policies (R3 and R5)	Mortgagee policies at basic rates (R4)	Mortgagee policies at simultaneous issue rates (R5)	All other forms for which a premium was charged	Total
22	**NUMBER OF TITLE POLICIES ISSUED IN TEXAS**	483,131	75,629	371,827	1,828,284	2,758,871

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2024
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract, & Other Business	Gross Amount Per Books (Sum of Columns A - E)
1a	Salaries - employees		94,303,644	312,587,781		88,272,060	495,163,485
1b	Salaries - owners & partners		0	0		215,000	215,000
1c	Salaries - Total	90,208,252			0		90,208,252
2	Employee benefits, relations, & welfare	15,751,099	16,220,780	57,430,139	0	17,387,476	106,789,494
3a	Fees paid for title examination & furnishing title evidence - Title Agents	9,688,082	3,494,800	8,188,691			21,371,573
3b	Fees paid for title examination & furnishing title evidence - Others	1,441,156	0	2,718,112			4,159,268
4a	Closing costs paid non-employees - Title Agents	0	2,094,300	10,525,350			12,619,650
4b	Closing costs paid non-employees - Others	-195,635	3,363,311	57,282,062			60,449,738
5	Rent	3,613,569	8,740,044	33,415,773	0	10,206,277	55,975,663
6	Utilities	1,340,087	244,592	1,819,902	0	537,921	3,942,502
7	Accounting & auditing	4,273,423	266,062	4,970,988	131,443	998,149	10,640,064
8	Advertising & promotions	5,400,274	3,152,455	12,522,889	0	3,987,733	25,063,352
9	Employee travel, lodging, & education	3,994,812	1,486,552	4,274,783	0	1,353,084	11,109,230
10	Insurance	1,850,759	546,664	3,439,414	0	1,475,498	7,312,336
11	Interest expense	190	0	692,823	0	81,223	774,236
12	Legal expense	4,182,119	35,332	461,633	0	228,871	4,907,955
13	Licenses, taxes, & fees	35,817,042	1,663,096	3,797,590	0	522,042	41,799,770
14	Postage & freight	244,182	426,482	3,495,939	0	927,441	5,094,044
15	Courier & overnight delivery	1,933,506	901,281	2,652,088	0	6,558	5,493,434
16	Telephone & fax	457,294	646,259	2,469,523	0	1,363,817	4,936,892
17	Printing & photocopying	177,904	112,037	770,352	0	180,274	1,240,567
18	Office supplies	357,258	458,386	2,868,384	0	1,240,236	4,924,264
19	Equipment & vehicle leases	8,430,120	574,545	3,264,435	0	664,372	12,933,472
20	Depreciation	2,010,935	1,876,358	6,950,611	13,811	4,142,313	14,994,029

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2024
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
21	Directors' fees	215,876	0	218,254	0	115,096	549,225
22	Dues, boards, & associations	1,283,710	351,103	1,777,247	0	403,723	3,815,783
23	Bad debts	842,619	383,722	140,238	0	40,078	1,406,657
24	Loss adjustment expenses incurred	21,385,962	1,322,732	1,400,756			24,109,450
25	Losses incurred	52,578,878	0	3,785,282			56,364,160
26	Reinsurance charges (ceded)		0	453,840		11,969,615	12,423,455
27	Other	21,995,846	22,350,220	16,683,806	3,036,667	26,816,771	90,883,310
28	Tax certificates		2,105,997	5,322,746		629,938	8,058,681
29	Recording fees		2,978,167	22,167,350		-28,671	25,116,846
30	Plant lease/update costs		15,411,089	34,437,684		1,303,333	51,152,106
31	Allowances to managers & agents	637,338	0	0	0	0	637,338
32	Net addition to unearned premium reserve	2,397,600					2,397,600
33	Abstract costs					109,925	109,925
34	Real estate expenses				13,001		13,001
35	Real estate taxes				45,732		45,732
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	-2,673	4	12,790	0	2,892	13,013
38	Donations/lobbying	187,597	144,280	410,082	0	98,034	839,993
39	Trade association fees	167,550	64,475	858,059	0	136,415	1,226,499
40	**Total Expenses** (Sum of lines 1 through 39)	292,666,732	185,718,769	624,267,397	3,240,655	175,387,494	1,281,281,046
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	124,134,548	-10,271,642	315,910,619	89,191,838	1,279,645	520,245,009

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2025
Texas Experience Only

All Companies Combined

		(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Types of Income	Title Insurance						
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents	Investment	Escrow, Abstract, and Other Business	Gross Amount Per Books (Sum of Columns A-F)
	PREMIUM INCOME							
1	Gross premiums - other than home office issue		188,457,874	1,362,651,899	936,556,721			2,487,666,495
2	Premiums allocated to agency function - other than home office issue		160,189,194	1,158,634,773	795,143,352			2,113,967,319
3	Premiums allocated to underwriter function - other than home office issue (Line 1G - Line 2G)	373,699,107						373,699,107
4	Gross premiums - home office issue	261,514,602	31,594,004		72,900,788			366,009,394
5	Premiums allocated to agency function - home office issue		26,854,903	165,977,464	61,965,670			254,798,037
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	111,211,357						111,211,357
7	**Gross premiums - Total** (Line 1 + Line 4)	261,514,602	220,051,878	1,362,651,899	1,009,457,510			2,853,675,889
8	**Total premiums allocated to agency function** (Line 2 + Line 5)		187,044,097		857,109,022			1,044,153,118
9	**Total premiums allocated to underwriter function** (Line 3 + Line 6)	484,910,465						484,910,465
	INVESTMENT INCOME							
10	Investment income-tax exempt-before expenses					409,544		409,544
11	Investment income-dividends-before expenses					27,240,591		27,240,591
12	Investment income-other-before expenses					52,684,377		52,684,377
13	Net realized capital gains (losses)					-10,967,453		-10,967,453
14	Net unrealized capital gains (losses)					6,810,491		6,810,491
15	**Total** (Sum of lines 10 through 14)					76,177,550		76,177,550
	OTHER INCOME							
16	Reinsurance fees (acquired)						10,484,145	10,484,145
17	Service charges *(from Form 4)*	4,381,959	30,667,737		89,637,328	-10,627	42,025,538	166,701,935
18	Escrow and abstract fees						97,184,923	97,184,923
19	Miscellaneous *(from Form 4)*	9,690,784	26,898,097		80,841,611	0	34,119,236	151,549,728
20	**Total** (Sum of lines 16 through 19)	14,072,743	57,565,834		170,478,938	-10,627	183,813,842	425,920,730
21	**TOTAL INCOME (Sum of lines 8, 9, 15, and 20)**	498,983,208	244,609,931		1,027,587,960	76,166,923	183,813,842	2,031,161,864

		Owner Policies (R3 and R5)	Mortgagee policies at basic rates (R4)	Mortgagee policies at simultaneous issue rates (R5)	All other forms for which a premium was charged	Total
22	**NUMBER OF TITLE POLICIES ISSUED IN TEXAS**	473,380	81,652	335,391	1,682,428	2,572,852

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2025
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract, & Other Business	Gross Amount Per Books (Sum of Columns A - E)
1a	Salaries - employees		114,555,075	315,687,980		80,402,479	510,645,534
1b	Salaries - owners & partners		0	0		0	0
1c	Salaries - Total	119,840,335			0		119,840,335
2	Employee benefits, relations, & welfare	25,692,229	15,955,262	55,451,690	0	15,088,825	112,188,006
3a	Fees paid for title examination & furnishing title evidence - Title Agents	9,752,022	6,534,931	18,054,796			34,341,749
3b	Fees paid for title examination & furnishing title evidence - Others	3,611,981	0	2,243,943			5,855,924
4a	Closing costs paid non-employees - Title Agents	45	992,652	6,815,299			7,807,996
4b	Closing costs paid non-employees - Others	-79,866	4,256,656	60,549,581			64,726,371
5	Rent	3,873,946	9,453,048	32,309,802	0	8,703,431	54,340,227
6	Utilities	1,102,738	249,979	1,499,685	0	524,899	3,377,301
7	Accounting & auditing	2,519,940	265,648	3,314,129	136,315	1,008,780	7,244,812
8	Advertising & promotions	6,291,858	2,617,756	11,392,984	0	2,812,392	23,114,990
9	Employee travel, lodging, & education	4,742,352	2,107,401	4,422,822	0	1,517,841	12,790,417
10	Insurance	1,541,824	604,857	2,895,428	0	1,034,607	6,076,716
11	Interest expense	1,023	411,608	1,306,974	0	-9,916	1,709,689
12	Legal expense	4,877,118	25,401	1,394,522	0	506,021	6,803,063
13	Licenses, taxes, & fees	43,016,190	2,251,970	2,579,651	0	820,409	48,668,220
14	Postage & freight	450,108	385,113	2,131,735	0	719,335	3,686,292
15	Courier & overnight delivery	49,000	1,273,072	3,894,827	0	3,293	5,220,193
16	Telephone & fax	619,486	324,891	2,340,170	0	992,432	4,276,979
17	Printing & photocopying	206,617	67,021	762,348	0	196,630	1,232,616
18	Office supplies	230,378	436,842	3,101,811	0	676,983	4,446,013
19	Equipment & vehicle leases	9,143,701	223,230	1,120,988	0	302,914	10,790,833
20	Depreciation	4,581,578	2,043,988	6,836,703	14,662	3,783,569	17,260,501

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2025
Texas Experience Only

All Companies Combined

	Expenses	(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance					
		Underwriters	Direct Operations	Affiliated Agents	Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
21	Directors' fees	39,295	0	20,273	0	132,785	192,353
22	Dues, boards, & associations	936,163	382,475	1,407,200	0	376,967	3,102,805
23	Bad debts	379,816	147,649	155,538	0	37,927	720,930
24	Loss adjustment expenses incurred	22,112,816	1,468,882	1,969,575			25,551,273
25	Losses incurred	44,697,264	0	-739,571			43,957,693
26	Reinsurance charges (ceded)		0	229,531		11,642,016	11,871,547
27	Other	42,938,877	30,069,052	18,848,709	3,112,739	27,008,227	121,977,603
28	Tax certificates		2,504,288	3,694,836		452,563	6,651,687
29	Recording fees		2,578,580	20,462,087		-287	23,040,380
30	Plant lease/update costs		21,972,612	35,748,778		1,702,930	59,424,320
31	Allowances to managers & agents	960,236	0	0	0	0	960,236
32	Net addition to unearned premium reserve	12,499,904					12,499,904
33	Abstract costs					156,727	156,727
34	Real estate expenses				14,952		14,952
35	Real estate taxes				42,028		42,028
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	11,919	80	8,813	0	2,458	23,270
38	Donations/lobbying	228,290	184,559	401,431	0	82,902	897,182
39	Trade association fees	256,379	93,012	762,350	0	132,682	1,244,423
40	**Total Expenses** (Sum of lines 1 through 39)	367,125,564	224,437,590	623,077,421	3,320,696	160,812,821	1,378,774,092
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	131,857,645	20,172,341	404,510,539	72,846,227	23,001,020	652,387,772



Texas Department of Insurance
Property and Casualty Division - Data Services

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