



**STATE OF TEXAS
TITLE INSURANCE INDUSTRY
EXPERIENCE REPORT COMPILATION
Calendar Years 2008-2012**

Texas Department of Insurance

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Property and Casualty Program Section
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Introduction

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

Copies of both title reports are available from the TDI Publication Distribution Section at (512) 322-4283 or printed from the TDI web page at <http://www.tdi.texas.gov/reports/report8.html>. Complete company reports and agent reports may be requested from the Data Services and Special Projects Team at (512) 475-1878.

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**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

| INCOME | 2008 | 2009 | 2010 | 2011 | 2012 |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1. Gross Title Premiums | 1,246,852,968 | 1,016,438,905 | 1,061,962,979 | 1,159,950,952 | 1,428,938,173 |
| 2. Title Premiums Retained by Agents | 1,057,903,593 | 863,642,687 | 900,828,360 | 985,578,640 | 1,213,832,540 |
| 3. Title Premiums Remitted to Underwriters | 188,949,375 | 152,796,218 | 161,134,619 | 174,372,312 | 215,105,633 |
| 4. Service Charges | 2,892,425 | 5,248,827 | 7,026,951 | 7,569,389 | 6,166,431 |
| 5. Other Income | 4,741,381 | 10,065,557 | 7,069,310 | 2,616,062 | 2,574,493 |
| GROSS INCOME | 196,583,181 | 168,110,602 | 175,230,880 | 184,557,763 | 223,846,557 |
| EXPENSES | | | | | |
| 1. Salaries: | 60,876,776 | 58,741,571 | 49,021,050 | 43,881,360 | 54,334,936 |
| 2. Employee Benefits, Relations & Welfare | 10,959,209 | 10,173,174 | 8,348,797 | 7,693,149 | 8,970,966 |
| 3. Examination Costs Paid Nonemployees: | | | | | |
| 3a. Title Agents | 40,090 | 389,300 | 152,027 | -68,786 | 333,122 |
| 3b. Others | 681,604 | 1,880,224 | 1,719,698 | 2,835,652 | 2,994,588 |
| 4. Closing Costs Paid Nonemployees: | | | | | |
| 4a. Title Agents | 0 | 423,646 | 252,234 | 34,666 | 0 |
| 4b. Others | 5,296,844 | 7,639,563 | 5,316,637 | 1,684,701 | 298,710 |
| 5. Rent | 10,434,660 | 14,803,161 | 6,613,263 | 4,983,156 | 6,266,219 |
| 6. Utilities | 202,113 | 445,596 | 283,037 | 228,181 | 227,865 |
| 7. Accounting & Auditing | 2,651,265 | 2,368,745 | 3,775,846 | 2,293,154 | 2,306,242 |
| 8. Advertising and promotions | 3,828,868 | 2,315,904 | 1,083,688 | 1,655,515 | 2,323,579 |
| 9. Employee travel, lodging and education | 4,129,812 | 3,473,123 | 3,436,727 | 3,351,576 | 3,416,322 |
| 10. Insurance | 1,583,457 | 1,226,968 | 925,717 | 1,066,011 | 853,827 |
| 11. Interest | 133,636 | 155,469 | 56,798 | 138,159 | 216,750 |
| 12. Legal Expenses | 5,667,582 | 6,688,340 | 5,017,333 | 6,967,031 | 4,746,307 |
| 13. Licenses, Taxes & Fees | 12,260,043 | 12,953,945 | 14,541,640 | 18,006,594 | 26,324,995 |
| 14. Postage & Freight | 1,313,230 | 1,024,504 | 675,566 | 683,280 | 340,854 |
| 15. Courier & Overnight Delivery | -572,902 | 847,380 | 808,753 | 711,026 | 757,762 |
| 16. Telephone & Facsimile | 2,838,286 | 2,388,461 | 1,651,415 | 1,057,066 | 932,513 |
| 17. Printing/Photocopying | 1,185,304 | 992,704 | 657,120 | 433,802 | 515,531 |
| 18. Office Supplies | 959,411 | 1,454,177 | 962,972 | 776,977 | 502,040 |
| 19. Equipment & Vehicle Leases | 9,973,304 | 6,984,882 | 3,001,350 | 4,668,974 | 4,918,905 |
| 20. Depreciation | 19,467,581 | 15,096,126 | 11,797,831 | 5,599,863 | 1,928,015 |
| 21. Directors' Fees | 183,672 | 11,296 | 8,106 | 13,106 | 9,502 |
| 22. Dues, Boards & Associations | 728,281 | 309,100 | 187,039 | 511,930 | 465,821 |
| 23. Bad Debts | 2,178,721 | 5,136,304 | 1,343,059 | 615,367 | 598,610 |
| 24. Loss Adjustment Expenses Incurred | 13,937,428 | 20,444,362 | 14,119,748 | 15,122,340 | 10,734,489 |
| 25. Losses Incurred | 24,828,340 | 13,096,951 | 23,691,342 | 40,607,744 | 17,293,632 |
| 26. Other | 20,872,650 | 20,027,096 | 14,968,549 | 15,121,237 | 11,596,606 |
| 27. Allowances to Managers & Agents | 0 | 24,175 | 0 | 0 | 0 |
| 28. Net Addition to Unearned Premium Reserve | -4,283,461 | -18,186,359 | -11,471,165 | -5,899,805 | 1,500,493 |
| 29. Damages Paid for Bad Faith Suits | 0 | 0 | 0 | 0 | 0 |
| 30. Fines or Penalties for Violation of Law | -491,357 | 18,364 | 108,852 | -30,319 | 107,069 |
| 31. Donations/Lobbying | 140,087 | 62,542 | 50,057 | 156,863 | 117,951 |
| 32. Trade Associations | 44,617 | 187,975 | 237,588 | 225,895 | 206,435 |
| TOTAL OPERATING EXPENSES | 212,049,151 | 193,598,769 | 163,342,674 | 175,125,465 | 166,140,655 |
| INCOME OR (LOSS) FROM OPERATIONS | -15,465,970 | -25,488,167 | 11,888,206 | 9,432,298 | 57,705,902 |

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

| | Calendar Year 2008 | | Calendar Year 2009 | |
|--|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Gross Title Premiums | 1,246,852,968 | 634.26% | 1,016,438,905 | 604.63% |
| 2. Title Premiums Retained by Agents | 1,057,903,593 | 538.15% | 863,642,687 | 513.73% |
| 3. Title Premiums Remitted to Underwriters | 188,949,375 | 96.12% | 152,796,218 | 90.89% |
| 4. Service Charges | 2,892,425 | 1.47% | 5,248,827 | 3.12% |
| 5. Other Income | 4,741,381 | 2.41% | 10,065,557 | 5.99% |
| GROSS INCOME | 196,583,181 | 100.00% | 168,110,602 | 100.00% |
| EXPENSES | | | | |
| 1. Salaries: | 60,876,776 | 30.97% | 58,741,571 | 34.94% |
| 2. Employee Benefits, Relations & Welfare | 10,959,209 | 5.57% | 10,173,174 | 6.05% |
| 3. Examination Costs Paid Nonemployees: | | | | |
| 3a. Title Agents | 40,090 | 0.02% | 389,300 | 0.23% |
| 3b. Others | 681,604 | 0.35% | 1,880,224 | 1.12% |
| 4. Closing Costs Paid Nonemployees: | | | | |
| 4a. Title Agents | 0 | 0.00% | 423,646 | 0.25% |
| 4b. Others | 5,296,844 | 2.69% | 7,639,563 | 4.54% |
| 5. Rent | 10,434,660 | 5.31% | 14,803,161 | 8.81% |
| 6. Utilities | 202,113 | 0.10% | 445,596 | 0.27% |
| 7. Accounting & Auditing | 2,651,265 | 1.35% | 2,368,745 | 1.41% |
| 8. Advertising and promotions | 3,828,868 | 1.95% | 2,315,904 | 1.38% |
| 9. Employee travel, lodging and education | 4,129,812 | 2.10% | 3,473,123 | 2.07% |
| 10. Insurance | 1,583,457 | 0.81% | 1,226,968 | 0.73% |
| 11. Interest | 133,636 | 0.07% | 155,469 | 0.09% |
| 12. Legal Expenses | 5,667,582 | 2.88% | 6,688,340 | 3.98% |
| 13. Licenses, Taxes & Fees | 12,260,043 | 6.24% | 12,953,945 | 7.71% |
| 14. Postage & Freight | 1,313,230 | 0.67% | 1,024,504 | 0.61% |
| 15. Courier & Overnight Delivery | -572,902 | -0.29% | 847,380 | 0.50% |
| 16. Telephone & Facsimile | 2,838,286 | 1.44% | 2,388,461 | 1.42% |
| 17. Printing/Photocopying | 1,185,304 | 0.60% | 992,704 | 0.59% |
| 18. Office Supplies | 959,411 | 0.49% | 1,454,177 | 0.87% |
| 19. Equipment & Vehicle Leases | 9,973,304 | 5.07% | 6,984,882 | 4.15% |
| 20. Depreciation | 19,467,581 | 9.90% | 15,096,126 | 8.98% |
| 21. Directors' Fees | 183,672 | 0.09% | 11,296 | 0.01% |
| 22. Dues, Boards & Associations | 728,281 | 0.37% | 309,100 | 0.18% |
| 23. Bad Debts | 2,178,721 | 1.11% | 5,136,304 | 3.06% |
| 24. Loss Adjustment Expenses Incurred | 13,937,428 | 7.09% | 20,444,362 | 12.16% |
| 25. Losses Incurred | 24,828,340 | 12.63% | 13,096,951 | 7.79% |
| 26. Other | 20,872,650 | 10.62% | 20,027,096 | 11.91% |
| 27. Allowances to Managers & Agents | 0 | 0.00% | 24,175 | 0.01% |
| 28. Net Addition to Unearned Premium Reserve | -4,283,461 | -2.18% | -18,186,359 | -10.82% |
| 29. Damages Paid for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 30. Fines or Penalties for Violation of Law | -491,357 | -0.25% | 18,364 | 0.01% |
| 31. Donations/Lobbying | 140,087 | 0.07% | 62,542 | 0.04% |
| 32. Trade Associations | 44,617 | 0.02% | 187,975 | 0.11% |
| TOTAL OPERATING EXPENSES | 212,049,151 | 107.87% | 193,598,769 | 115.16% |
| INCOME OR (LOSS) FROM OPERATIONS | -15,465,970 | -7.87% | -25,488,167 | -15.16% |

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

| | Calendar Year 2009 | | Calendar Year 2010 | |
|--|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Gross Title Premiums | 1,016,438,905 | 604.63% | 1,061,962,979 | 606.04% |
| 2. Title Premiums Retained by Agents | 863,642,687 | 513.73% | 900,828,360 | 514.08% |
| 3. Title Premiums Remitted to Underwriters | 152,796,218 | 90.89% | 161,134,619 | 91.96% |
| 4. Service Charges | 5,248,827 | 3.12% | 7,026,951 | 4.01% |
| 5. Other Income | 10,065,557 | 5.99% | 7,069,310 | 4.03% |
| GROSS INCOME | 168,110,602 | 100.00% | 175,230,880 | 100.00% |
| EXPENSES | | | | |
| 1. Salaries: | 58,741,571 | 34.94% | 49,021,050 | 27.98% |
| 2. Employee Benefits, Relations & Welfare | 10,173,174 | 6.05% | 8,348,797 | 4.76% |
| 3. Examination Costs Paid Nonemployees: | | | | |
| 3a. Title Agents | 389,300 | 0.23% | 152,027 | 0.09% |
| 3b. Others | 1,880,224 | 1.12% | 1,719,698 | 0.98% |
| 4. Closing Costs Paid Nonemployees: | | | | |
| 4a. Title Agents | 423,646 | 0.25% | 252,234 | 0.14% |
| 4b. Others | 7,639,563 | 4.54% | 5,316,637 | 3.03% |
| 5. Rent | 14,803,161 | 8.81% | 6,613,263 | 3.77% |
| 6. Utilities | 445,596 | 0.27% | 283,037 | 0.16% |
| 7. Accounting & Auditing | 2,368,745 | 1.41% | 3,775,846 | 2.15% |
| 8. Advertising and promotions | 2,315,904 | 1.38% | 1,083,688 | 0.62% |
| 9. Employee travel, lodging and education | 3,473,123 | 2.07% | 3,436,727 | 1.96% |
| 10. Insurance | 1,226,968 | 0.73% | 925,717 | 0.53% |
| 11. Interest | 155,469 | 0.09% | 56,798 | 0.03% |
| 12. Legal Expenses | 6,688,340 | 3.98% | 5,017,333 | 2.86% |
| 13. Licenses, Taxes & Fees | 12,953,945 | 7.71% | 14,541,640 | 8.30% |
| 14. Postage & Freight | 1,024,504 | 0.61% | 675,566 | 0.39% |
| 15. Courier & Overnight Delivery | 847,380 | 0.50% | 808,753 | 0.46% |
| 16. Telephone & Facsimile | 2,388,461 | 1.42% | 1,651,415 | 0.94% |
| 17. Printing/Photocopying | 992,704 | 0.59% | 657,120 | 0.38% |
| 18. Office Supplies | 1,454,177 | 0.87% | 962,972 | 0.55% |
| 19. Equipment & Vehicle Leases | 6,984,882 | 4.15% | 3,001,350 | 1.71% |
| 20. Depreciation | 15,096,126 | 8.98% | 11,797,831 | 6.73% |
| 21. Directors' Fees | 11,296 | 0.01% | 8,106 | 0.00% |
| 22. Dues, Boards & Associations | 309,100 | 0.18% | 187,039 | 0.11% |
| 23. Bad Debts | 5,136,304 | 3.06% | 1,343,059 | 0.77% |
| 24. Loss Adjustment Expenses Incurred | 20,444,362 | 12.16% | 14,119,748 | 8.06% |
| 25. Losses Incurred | 13,096,951 | 7.79% | 23,691,342 | 13.52% |
| 26. Other | 20,027,096 | 11.91% | 14,968,549 | 8.54% |
| 27. Allowances to Managers & Agents | 24,175 | 0.01% | 0 | 0.00% |
| 28. Net Addition to Unearned Premium Reserve | -18,186,359 | -10.82% | -11,471,165 | -6.55% |
| 29. Damages Paid for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 30. Fines or Penalties for Violation of Law | 18,364 | 0.01% | 108,852 | 0.06% |
| 31. Donations/Lobbying | 62,542 | 0.04% | 50,057 | 0.03% |
| 32. Trade Associations | 187,975 | 0.11% | 237,588 | 0.14% |
| TOTAL OPERATING EXPENSES | 193,598,769 | 115.16% | 163,342,674 | 93.22% |
| INCOME OR (LOSS) FROM OPERATIONS | -25,488,167 | -15.16% | 11,888,206 | 6.78% |

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

| | Calendar Year 2010 | | Calendar Year 2011 | |
|--|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Gross Title Premiums | 1,061,962,979 | 606.04% | 1,159,950,952 | 628.50% |
| 2. Title Premiums Retained by Agents | 900,828,360 | 514.08% | 985,578,640 | 534.02% |
| 3. Title Premiums Remitted to Underwriters | 161,134,619 | 91.96% | 174,372,312 | 94.48% |
| 4. Service Charges | 7,026,951 | 4.01% | 7,569,389 | 4.10% |
| 5. Other Income | 7,069,310 | 4.03% | 2,616,062 | 1.42% |
| GROSS INCOME | 175,230,880 | 100.00% | 184,557,763 | 100.00% |
| EXPENSES | | | | |
| 1. Salaries: | 49,021,050 | 27.98% | 43,881,360 | 23.78% |
| 2. Employee Benefits, Relations & Welfare | 8,348,797 | 4.76% | 7,693,149 | 4.17% |
| 3. Examination Costs Paid Nonemployees: | | | | |
| 3a. Title Agents | 152,027 | 0.09% | -68,786 | -0.04% |
| 3b. Others | 1,719,698 | 0.98% | 2,835,652 | 1.54% |
| 4. Closing Costs Paid Nonemployees: | | | | |
| 4a. Title Agents | 252,234 | 0.14% | 34,666 | 0.02% |
| 4b. Others | 5,316,637 | 3.03% | 1,684,701 | 0.91% |
| 5. Rent | 6,613,263 | 3.77% | 4,983,156 | 2.70% |
| 6. Utilities | 283,037 | 0.16% | 228,181 | 0.12% |
| 7. Accounting & Auditing | 3,775,846 | 2.15% | 2,293,154 | 1.24% |
| 8. Advertising and promotions | 1,083,688 | 0.62% | 1,655,515 | 0.90% |
| 9. Employee travel, lodging and education | 3,436,727 | 1.96% | 3,351,576 | 1.82% |
| 10. Insurance | 925,717 | 0.53% | 1,066,011 | 0.58% |
| 11. Interest | 56,798 | 0.03% | 138,159 | 0.07% |
| 12. Legal Expenses | 5,017,333 | 2.86% | 6,967,031 | 3.77% |
| 13. Licenses, Taxes & Fees | 14,541,640 | 8.30% | 18,006,594 | 9.76% |
| 14. Postage & Freight | 675,566 | 0.39% | 683,280 | 0.37% |
| 15. Courier & Overnight Delivery | 808,753 | 0.46% | 711,026 | 0.39% |
| 16. Telephone & Facsimile | 1,651,415 | 0.94% | 1,057,066 | 0.57% |
| 17. Printing/Photocopying | 657,120 | 0.38% | 433,802 | 0.24% |
| 18. Office Supplies | 962,972 | 0.55% | 776,977 | 0.42% |
| 19. Equipment & Vehicle Leases | 3,001,350 | 1.71% | 4,668,974 | 2.53% |
| 20. Depreciation | 11,797,831 | 6.73% | 5,599,863 | 3.03% |
| 21. Directors' Fees | 8,106 | 0.00% | 13,106 | 0.01% |
| 22. Dues, Boards & Associations | 187,039 | 0.11% | 511,930 | 0.28% |
| 23. Bad Debts | 1,343,059 | 0.77% | 615,367 | 0.33% |
| 24. Loss Adjustment Expenses Incurred | 14,119,748 | 8.06% | 15,122,340 | 8.19% |
| 25. Losses Incurred | 23,691,342 | 13.52% | 40,607,744 | 22.00% |
| 26. Other | 14,968,549 | 8.54% | 15,121,237 | 8.19% |
| 27. Allowances to Managers & Agents | 0 | 0.00% | 0 | 0.00% |
| 28. Net Addition to Unearned Premium Reserve | -11,471,165 | -6.55% | -5,899,805 | -3.20% |
| 29. Damages Paid for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 30. Fines or Penalties for Violation of Law | 108,852 | 0.06% | -30,319 | -0.02% |
| 31. Donations/Lobbying | 50,057 | 0.03% | 156,863 | 0.08% |
| 32. Trade Associations | 237,588 | 0.14% | 225,895 | 0.12% |
| TOTAL OPERATING EXPENSES | 163,342,674 | 93.22% | 175,125,465 | 94.89% |
| INCOME OR (LOSS) FROM OPERATIONS | 11,888,206 | 6.78% | 9,432,298 | 5.11% |

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

| | Calendar Year 2011 | | Calendar Year 2012 | |
|--|-------------------------|----------------------|--------------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Gross Title Premiums | 1,159,950,952 | 628.50% | 1,428,938,173 | 638.36% |
| 2. Title Premiums Retained by Agents | 985,578,640 | 534.02% | 1,213,832,540 | 542.26% |
| 3. Title Premiums Remitted to Underwriters | 174,372,312 | 94.48% | 215,105,633 | 96.10% |
| 4. Service Charges | 7,569,389 | 4.10% | 6,166,431 | 2.75% |
| 5. Other Income | <u>2,616,062</u> | 1.42% | <u>2,574,493</u> | 1.15% |
| GROSS INCOME | 184,557,763 | 100.00% | 223,846,557 | 100.00% |
| EXPENSES | | | | |
| 1. Salaries: | 43,881,360 | 23.78% | 54,334,936 | 24.27% |
| 2. Employee Benefits, Relations & Welfare | 7,693,149 | 4.17% | 8,970,966 | 4.01% |
| 3. Examination Costs Paid Nonemployees: | | | | 0.00% |
| 3a. Title Agents | -68,786 | -0.04% | 333,122 | 0.15% |
| 3b. Others | 2,835,652 | 1.54% | 2,994,588 | 1.34% |
| 4. Closing Costs Paid Nonemployees: | | | | |
| 4a. Title Agents | 34,666 | 0.02% | 0 | 0.00% |
| 4b. Others | 1,684,701 | 0.91% | 298,710 | 0.13% |
| 5. Rent | 4,983,156 | 2.70% | 6,266,219 | 2.80% |
| 6. Utilities | 228,181 | 0.12% | 227,865 | 0.10% |
| 7. Accounting & Auditing | 2,293,154 | 1.24% | 2,306,242 | 1.03% |
| 8. Advertising and promotions | 1,655,515 | 0.90% | 2,323,579 | 1.04% |
| 9. Employee travel, lodging and education | 3,351,576 | 1.82% | 3,416,322 | 1.53% |
| 10. Insurance | 1,066,011 | 0.58% | 853,827 | 0.38% |
| 11. Interest | 138,159 | 0.07% | 216,750 | 0.10% |
| 12. Legal Expenses | 6,967,031 | 3.77% | 4,746,307 | 2.12% |
| 13. Licenses, Taxes & Fees | 18,006,594 | 9.76% | 26,324,995 | 11.76% |
| 14. Postage & Freight | 683,280 | 0.37% | 340,854 | 0.15% |
| 15. Courier & Overnight Delivery | 711,026 | 0.39% | 757,762 | 0.34% |
| 16. Telephone & Facsimile | 1,057,066 | 0.57% | 932,513 | 0.42% |
| 17. Printing/Photocopying | 433,802 | 0.24% | 515,531 | 0.23% |
| 18. Office Supplies | 776,977 | 0.42% | 502,040 | 0.22% |
| 19. Equipment & Vehicle Leases | 4,668,974 | 2.53% | 4,918,905 | 2.20% |
| 20. Depreciation | 5,599,863 | 3.03% | 1,928,015 | 0.86% |
| 21. Directors' Fees | 13,106 | 0.01% | 9,502 | 0.00% |
| 22. Dues, Boards & Associations | 511,930 | 0.28% | 465,821 | 0.21% |
| 23. Bad Debts | 615,367 | 0.33% | 598,610 | 0.27% |
| 24. Loss Adjustment Expenses Incurred | 15,122,340 | 8.19% | 10,734,489 | 4.80% |
| 25. Losses Incurred | 40,607,744 | 22.00% | 17,293,632 | 7.73% |
| 26. Other | 15,121,237 | 8.19% | 11,596,606 | 5.18% |
| 27. Allowances to Managers & Agents | 0 | 0.00% | 0 | 0.00% |
| 28. Net Addition to Unearned Premium Reserve | -5,899,805 | -3.20% | 1,500,493 | 0.67% |
| 29. Damages Paid for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 30. Fines or Penalties for Violation of Law | -30,319 | -0.02% | 107,069 | 0.05% |
| 31. Donations/Lobbying | 156,863 | 0.08% | 117,951 | 0.05% |
| 32. Trade Associations | <u>225,895</u> | 0.12% | <u>206,435</u> | 0.09% |
| TOTAL OPERATING EXPENSES | 175,125,465 | 94.89% | 166,140,655 | 74.22% |
| INCOME OR (LOSS) FROM OPERATIONS | <u><u>9,432,298</u></u> | 5.11% | <u><u>57,705,902</u></u> | 25.78% |

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

| | Calendar Year 2008 | | Calendar Year 2009 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 411,919,896 | 87.72% | 388,287,699 | 85.82% |
| 2. Premiums Remitted to Underwriters | 61,891,847 | 13.18% | 58,300,488 | 12.89% |
| 3. Premiums Retained | 350,028,050 | 74.54% | 329,987,211 | 72.94% |
| 4. Examination/Evidence Fees | 31,985,359 | 6.81% | 27,668,310 | 6.12% |
| 5. Closing Fees | 38,530,537 | 8.21% | 39,973,198 | 8.84% |
| 6. Tax Certificates | 7,567,259 | 1.61% | 9,956,212 | 2.20% |
| 7. Recording Fees | 25,858,613 | 5.51% | 30,901,350 | 6.83% |
| 8. Restrictions | 783,879 | 0.17% | 1,123,324 | 0.25% |
| 9. Inspection Fees | 68,910 | 0.01% | 58,607 | 0.01% |
| 10. Courier and Overnight Fees | 6,308,117 | 1.34% | 6,429,268 | 1.42% |
| 11. Telephone and Facsimile | 369,368 | 0.08% | 345,361 | 0.08% |
| 12. Interest Income | 1,287,948 | 0.27% | 630,896 | 0.14% |
| 13. Other Income | 6,806,121 | 1.45% | 5,354,967 | 1.18% |
| GROSS INCOME | 469,594,162 | 100.00% | 452,428,704 | 100.00% |
| Number of Agencies Reporting | 526 | | 525 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 182,758,412 | 38.92% | 165,254,504 | 36.53% |
| 1b. Salaries-Owners/Partners | 25,053,671 | 5.34% | 21,741,782 | 4.81% |
| 2a. Benefits, Relations & Welfare-Employees | 29,943,493 | 6.38% | 25,078,491 | 5.54% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 2,791,350 | 0.59% | 2,632,040 | 0.58% |
| 3a. Evidence/Examination Fees - Title Agents | 4,806,027 | 1.02% | 4,321,381 | 0.96% |
| 3b. Evidence/Examination Fees - Others | 9,896,438 | 2.11% | 7,328,137 | 1.62% |
| 4a. Closing Fees Paid - Title Agents | 9,886,234 | 2.11% | 8,000,553 | 1.77% |
| 4b. Closing Fees Paid - Others | 18,816,774 | 4.01% | 20,021,410 | 4.43% |
| 5. Rent | 28,750,279 | 6.12% | 25,675,400 | 5.68% |
| 6. Utilities | 4,551,873 | 0.97% | 3,991,765 | 0.88% |
| 7. Accounting & Auditing | 3,806,839 | 0.81% | 3,364,441 | 0.74% |
| 8. Advertising | 7,593,998 | 1.62% | 5,562,562 | 1.23% |
| 9. Travel, Lodging & Education | 3,630,614 | 0.77% | 3,042,678 | 0.67% |
| 10. Insurance | 4,116,781 | 0.88% | 3,834,623 | 0.85% |
| 11. Interest Expense | 2,833,996 | 0.60% | 2,495,690 | 0.55% |
| 12. Legal Expense | 2,316,790 | 0.49% | 2,454,604 | 0.54% |
| 13. Licenses, Taxes, & Fees | 2,485,381 | 0.53% | 2,222,280 | 0.49% |
| 14. Postage & Freight | 2,319,298 | 0.49% | 1,723,228 | 0.38% |
| 15. Courier & Overnight Delivery | 8,246,486 | 1.76% | 7,800,665 | 1.72% |
| 16. Telephone & Facsimile | 7,025,888 | 1.50% | 6,456,929 | 1.43% |
| 17. Printing & Photocopying | 2,165,288 | 0.46% | 2,114,480 | 0.47% |
| 18. Office Supplies | 8,131,712 | 1.73% | 7,156,504 | 1.58% |
| 19. Equipment & Vehicle Leases | 6,254,503 | 1.33% | 5,520,949 | 1.22% |
| 20. Depreciation | 8,645,155 | 1.84% | 8,271,374 | 1.83% |
| 21. Directors Fees | 669,386 | 0.14% | 860,506 | 0.19% |
| 22. Dues, Boards, & Associations | 1,251,171 | 0.27% | 1,028,645 | 0.23% |
| 23. Bad Debts | 148,209 | 0.03% | 218,261 | 0.05% |
| 24. Loss & Loss Adjustment Expense | 1,031,184 | 0.22% | 1,113,928 | 0.25% |
| 25. Tax Certificates Paid Tax Authorities | 7,969,839 | 1.70% | 10,265,857 | 2.27% |
| 26. Recording Fees Paid County Clerk | 25,908,638 | 5.52% | 30,231,228 | 6.68% |
| 27. Plant Lease/Updates | 19,357,703 | 4.12% | 18,137,204 | 4.01% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 71,943 | 0.02% | 40,776 | 0.01% |
| 30. Donations/Lobbying | 1,045,710 | 0.22% | 815,481 | 0.18% |
| 31. Trade Association Fees | 522,635 | 0.11% | 368,783 | 0.08% |
| 32. Other Expenses | 28,293,080 | 6.03% | 18,670,115 | 4.13% |
| TOTAL OPERATING EXPENSES | 473,096,775 | 100.75% | 427,817,254 | 94.56% |
| INCOME OR (LOSS) FROM OPERATIONS | -3,502,615 | -0.75% | 24,611,450 | 5.44% |

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

| | Calendar Year 2009 | | Calendar Year 2010 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 388,287,699 | 85.82% | 400,148,225 | 87.52% |
| 2. Premiums Remitted to Underwriters | 58,300,488 | 12.89% | 60,055,336 | 13.13% |
| 3. Premiums Retained | 329,987,211 | 72.94% | 340,092,889 | 74.38% |
| 4. Examination/Evidence Fees | 27,668,310 | 6.12% | 31,242,906 | 6.83% |
| 5. Closing Fees | 39,973,198 | 8.84% | 36,390,794 | 7.96% |
| 6. Tax Certificates | 9,956,212 | 2.20% | 8,760,274 | 1.92% |
| 7. Recording Fees | 30,901,350 | 6.83% | 29,818,945 | 6.52% |
| 8. Restrictions | 1,123,324 | 0.25% | 398,564 | 0.09% |
| 9. Inspection Fees | 58,607 | 0.01% | 44,388 | 0.01% |
| 10. Courier and Overnight Fees | 6,429,268 | 1.42% | 5,296,451 | 1.16% |
| 11. Telephone and Facsimile | 345,361 | 0.08% | 260,039 | 0.06% |
| 12. Interest Income | 630,896 | 0.14% | 424,457 | 0.09% |
| 13. Other Income | 5,354,967 | 1.18% | 4,502,898 | 0.98% |
| GROSS INCOME | 452,428,704 | 100.00% | 457,232,605 | 100.00% |
| Number of Agencies Reporting | 525 | | 506 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 165,254,504 | 36.53% | 170,371,122 | 37.26% |
| 1b. Salaries-Owners/Partners | 21,741,782 | 4.81% | 20,639,942 | 4.51% |
| 2a. Benefits, Relations & Welfare-Employees | 25,078,491 | 5.54% | 25,965,154 | 5.68% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 2,632,040 | 0.58% | 2,458,381 | 0.54% |
| 3a. Evidence/Examination Fees - Title Agents | 4,321,381 | 0.96% | 4,467,564 | 0.98% |
| 3b. Evidence/Examination Fees - Others | 7,328,137 | 1.62% | 6,775,841 | 1.48% |
| 4a. Closing Fees Paid - Title Agents | 8,000,553 | 1.77% | 8,146,484 | 1.78% |
| 4b. Closing Fees Paid - Others | 20,021,410 | 4.43% | 19,872,341 | 4.35% |
| 5. Rent | 25,675,400 | 5.68% | 26,492,862 | 5.79% |
| 6. Utilities | 3,991,765 | 0.88% | 3,878,042 | 0.85% |
| 7. Accounting & Auditing | 3,364,441 | 0.74% | 3,103,451 | 0.68% |
| 8. Advertising | 5,562,562 | 1.23% | 5,713,868 | 1.25% |
| 9. Travel, Lodging & Education | 3,042,678 | 0.67% | 3,039,520 | 0.66% |
| 10. Insurance | 3,834,623 | 0.85% | 4,039,826 | 0.88% |
| 11. Interest Expense | 2,495,690 | 0.55% | 2,610,090 | 0.57% |
| 12. Legal Expense | 2,454,604 | 0.54% | 2,977,935 | 0.65% |
| 13. Licenses, Taxes, & Fees | 2,222,280 | 0.49% | 2,253,080 | 0.49% |
| 14. Postage & Freight | 1,723,228 | 0.38% | 1,803,648 | 0.39% |
| 15. Courier & Overnight Delivery | 7,800,665 | 1.72% | 6,796,666 | 1.49% |
| 16. Telephone & Facsimile | 6,456,929 | 1.43% | 6,130,872 | 1.34% |
| 17. Printing & Photocopying | 2,114,480 | 0.47% | 2,079,708 | 0.45% |
| 18. Office Supplies | 7,156,504 | 1.58% | 6,773,635 | 1.48% |
| 19. Equipment & Vehicle Leases | 5,520,949 | 1.22% | 5,167,748 | 1.13% |
| 20. Depreciation | 8,271,374 | 1.83% | 7,641,200 | 1.67% |
| 21. Directors Fees | 860,506 | 0.19% | 1,019,064 | 0.22% |
| 22. Dues, Boards, & Associations | 1,028,645 | 0.23% | 1,092,814 | 0.24% |
| 23. Bad Debts | 218,261 | 0.05% | 124,960 | 0.03% |
| 24. Loss & Loss Adjustment Expense | 1,113,928 | 0.25% | 1,219,600 | 0.27% |
| 25. Tax Certificates Paid Tax Authorities | 10,265,857 | 2.27% | 8,932,726 | 1.95% |
| 26. Recording Fees Paid County Clerk | 30,231,228 | 6.68% | 29,398,202 | 6.43% |
| 27. Plant Lease/Updates | 18,137,204 | 4.01% | 18,259,433 | 3.99% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 41466 | 0.01% |
| 29. Fines or Penalties | 40,776 | 0.01% | 165,086 | 0.04% |
| 30. Donations/Lobbying | 815,481 | 0.18% | 765,640 | 0.17% |
| 31. Trade Association Fees | 368,783 | 0.08% | 264,805 | 0.06% |
| 32. Other Expenses | 18,670,115 | 4.13% | 14,916,888 | 3.26% |
| TOTAL OPERATING EXPENSES | 427,817,254 | 94.56% | 425,399,664 | 93.04% |
| INCOME OR (LOSS) FROM OPERATIONS | 24,611,450 | 5.44% | 31,832,941 | 6.96% |

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

| | Calendar Year 2010 | | Calendar Year 2011 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 400,148,225 | 87.52% | 417,878,182 | 87.69% |
| 2. Premiums Remitted to Underwriters | 60,055,336 | 13.13% | 62,641,989 | 13.14% |
| 3. Premiums Retained | 340,092,889 | 74.38% | 355,236,193 | 74.54% |
| 4. Examination/Evidence Fees | 31,242,906 | 6.83% | 33,809,411 | 7.09% |
| 5. Closing Fees | 36,390,794 | 7.96% | 39,197,530 | 8.23% |
| 6. Tax Certificates | 8,760,274 | 1.92% | 8,981,669 | 1.88% |
| 7. Recording Fees | 29,818,945 | 6.52% | 29,148,008 | 6.12% |
| 8. Restrictions | 398,564 | 0.09% | 348,097 | 0.07% |
| 9. Inspection Fees | 44,388 | 0.01% | 25,563 | 0.01% |
| 10. Courier and Overnight Fees | 5,296,451 | 1.16% | 5,115,467 | 1.07% |
| 11. Telephone and Facsimile | 260,039 | 0.06% | 252,244 | 0.05% |
| 12. Interest Income | 424,457 | 0.09% | 404,442 | 0.08% |
| 13. Other Income | 4,502,898 | 0.98% | 4,040,040 | 0.85% |
| GROSS INCOME | 457,232,605 | 100.00% | 476,558,664 | 100.00% |
| Number of Agencies Reporting | 506 | | 490 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 170,371,122 | 37.26% | 177,871,028 | 37.32% |
| 1b. Salaries-Owners/Partners | 20,639,942 | 4.51% | 23,969,007 | 5.03% |
| 2a. Benefits, Relations & Welfare-Employees | 25,965,154 | 5.68% | 25,499,778 | 5.35% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 2,458,381 | 0.54% | 2,579,233 | 0.54% |
| 3a. Evidence/Examination Fees - Title Agents | 4,467,564 | 0.98% | 3,954,467 | 0.83% |
| 3b. Evidence/Examination Fees - Others | 6,775,841 | 1.48% | 6,788,947 | 1.42% |
| 4a. Closing Fees Paid - Title Agents | 8,146,484 | 1.78% | 7,459,163 | 1.57% |
| 4b. Closing Fees Paid - Others | 19,872,341 | 4.35% | 21,856,058 | 4.59% |
| 5. Rent | 26,492,862 | 5.79% | 26,160,676 | 5.49% |
| 6. Utilities | 3,878,042 | 0.85% | 3,978,203 | 0.83% |
| 7. Accounting & Auditing | 3,103,451 | 0.68% | 3,126,420 | 0.66% |
| 8. Advertising | 5,713,868 | 1.25% | 6,773,570 | 1.42% |
| 9. Travel, Lodging & Education | 3,039,520 | 0.66% | 3,663,085 | 0.77% |
| 10. Insurance | 4,039,826 | 0.88% | 4,070,411 | 0.85% |
| 11. Interest Expense | 2,610,090 | 0.57% | 2,340,015 | 0.49% |
| 12. Legal Expense | 2,977,935 | 0.65% | 3,775,837 | 0.79% |
| 13. Licenses, Taxes, & Fees | 2,253,080 | 0.49% | 2,469,770 | 0.52% |
| 14. Postage & Freight | 1,803,648 | 0.39% | 2,043,754 | 0.43% |
| 15. Courier & Overnight Delivery | 6,796,666 | 1.49% | 6,560,354 | 1.38% |
| 16. Telephone & Facsimile | 6,130,872 | 1.34% | 6,278,125 | 1.32% |
| 17. Printing & Photocopying | 2,079,708 | 0.45% | 2,077,564 | 0.44% |
| 18. Office Supplies | 6,773,635 | 1.48% | 6,773,234 | 1.42% |
| 19. Equipment & Vehicle Leases | 5,167,748 | 1.13% | 4,464,770 | 0.94% |
| 20. Depreciation | 7,641,200 | 1.67% | 7,112,970 | 1.49% |
| 21. Directors Fees | 1,019,064 | 0.22% | 999,305 | 0.21% |
| 22. Dues, Boards, & Associations | 1,092,814 | 0.24% | 1,849,584 | 0.39% |
| 23. Bad Debts | 124,960 | 0.03% | 105,037 | 0.02% |
| 24. Loss & Loss Adjustment Expense | 1,219,600 | 0.27% | 1,360,915 | 0.29% |
| 25. Tax Certificates Paid Tax Authorities | 8,932,726 | 1.95% | 9,205,390 | 1.93% |
| 26. Recording Fees Paid County Clerk | 29,398,202 | 6.43% | 28,923,296 | 6.07% |
| 27. Plant Lease/Updates | 18,259,433 | 3.99% | 17,160,500 | 3.60% |
| 28. Damages for Bad Faith Suits | 41466 | 0.01% | 0 | 0.00% |
| 29. Fines or Penalties | 165,086 | 0.04% | 217,717 | 0.05% |
| 30. Donations/Lobbying | 765,640 | 0.17% | 955,043 | 0.20% |
| 31. Trade Association Fees | 264,805 | 0.06% | 291,769 | 0.06% |
| 32. Other Expenses | 14,916,888 | 3.26% | 14,896,960 | 3.13% |
| TOTAL OPERATING EXPENSES | 425,399,664 | 93.04% | 437,611,955 | 91.83% |
| INCOME OR (LOSS) FROM OPERATIONS | 31,832,941 | 6.96% | 38,946,709 | 8.17% |

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

| | Calendar Year 2011 | | Calendar Year 2012 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 417,878,182 | 87.69% | 521,265,252 | 88.01% |
| 2. Premiums Remitted to Underwriters | 62,641,989 | 13.14% | 78,259,228 | 13.21% |
| 3. Premiums Retained | 355,236,193 | 74.54% | 443,006,022 | 74.80% |
| 4. Examination/Evidence Fees | 33,809,411 | 7.09% | 38,897,563 | 6.57% |
| 5. Closing Fees | 39,197,530 | 8.23% | 52,911,623 | 8.93% |
| 6. Tax Certificates | 8,981,669 | 1.88% | 11,628,363 | 1.96% |
| 7. Recording Fees | 29,148,008 | 6.12% | 35,522,960 | 6.00% |
| 8. Restrictions | 348,097 | 0.07% | 225,084 | 0.04% |
| 9. Inspection Fees | 25,563 | 0.01% | 44,653 | 0.01% |
| 10. Courier and Overnight Fees | 5,115,467 | 1.07% | 5,475,590 | 0.92% |
| 11. Telephone and Facsimile | 252,244 | 0.05% | 257,878 | 0.04% |
| 12. Interest Income | 404,442 | 0.08% | 324,320 | 0.05% |
| 13. Other Income | 4,040,040 | 0.85% | 3,965,260 | 0.67% |
| | | | | |
| GROSS INCOME | 476,558,664 | 100.00% | 592,259,316 | 100.00% |
| Number of Agencies Reporting | 490 | | 499 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 177,871,028 | 37.32% | 207,494,883 | 38.92% |
| 1b. Salaries-Owners/Partners | 23,969,007 | 5.03% | 24,876,144 | 5.34% |
| 2a. Benefits, Relations & Welfare-Employees | 25,499,778 | 5.35% | 28,841,207 | 6.38% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 2,579,233 | 0.54% | 2,768,947 | 0.59% |
| 3a. Evidence/Examination Fees - Title Agents | 3,954,467 | 0.83% | 5,837,350 | 1.02% |
| 3b. Evidence/Examination Fees - Others | 6,788,947 | 1.42% | 8,165,900 | 2.11% |
| 4a. Closing Fees Paid - Title Agents | 7,459,163 | 1.57% | 8,171,023 | 1.38% |
| 4b. Closing Fees Paid - Others | 21,856,058 | 4.59% | 26,545,417 | 4.01% |
| 5. Rent | 26,160,676 | 5.49% | 25,425,659 | 6.12% |
| 6. Utilities | 3,978,203 | 0.83% | 3,636,998 | 0.97% |
| 7. Accounting & Auditing | 3,126,420 | 0.66% | 3,119,003 | 0.81% |
| 8. Advertising | 6,773,570 | 1.42% | 8,059,818 | 1.62% |
| 9. Travel, Lodging & Education | 3,663,085 | 0.77% | 3,880,223 | 0.77% |
| 10. Insurance | 4,070,411 | 0.85% | 4,767,113 | 0.88% |
| 11. Interest Expense | 2,340,015 | 0.49% | 2,134,447 | 0.60% |
| 12. Legal Expense | 3,775,837 | 0.79% | 3,824,509 | 0.49% |
| 13. Licenses, Taxes, & Fees | 2,469,770 | 0.52% | 2,652,749 | 0.53% |
| 14. Postage & Freight | 2,043,754 | 0.43% | 2,080,831 | 0.49% |
| 15. Courier & Overnight Delivery | 6,560,354 | 1.38% | 8,005,400 | 1.76% |
| 16. Telephone & Facsimile | 6,278,125 | 1.32% | 5,896,858 | 1.50% |
| 17. Printing & Photocopying | 2,077,564 | 0.44% | 2,257,771 | 0.46% |
| 18. Office Supplies | 6,773,234 | 1.42% | 7,960,778 | 1.73% |
| 19. Equipment & Vehicle Leases | 4,464,770 | 0.94% | 4,121,456 | 1.33% |
| 20. Depreciation | 7,112,970 | 1.49% | 6,965,429 | 1.84% |
| 21. Directors Fees | 999,305 | 0.21% | 1,234,522 | 0.14% |
| 22. Dues, Boards, & Associations | 1,849,584 | 0.39% | 1,350,863 | 0.27% |
| 23. Bad Debts | 105,037 | 0.02% | 33,689 | 0.03% |
| 24. Loss & Loss Adjustment Expense | 1,360,915 | 0.29% | 2,397,511 | 0.22% |
| 25. Tax Certificates Paid Tax Authorities | 9,205,390 | 1.93% | 12,101,731 | 1.70% |
| 26. Recording Fees Paid County Clerk | 28,923,296 | 6.07% | 35,984,736 | 5.52% |
| 27. Plant Lease/Updates | 17,160,500 | 3.60% | 19,585,150 | 4.12% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 217,717 | 0.05% | 70,852 | 0.02% |
| 30. Donations/Lobbying | 955,043 | 0.20% | 1,237,142 | 0.22% |
| 31. Trade Association Fees | 291,769 | 0.06% | 310,541 | 0.11% |
| 32. Other Expenses | 14,896,960 | 3.13% | 17,458,244 | 6.03% |
| | | | | |
| TOTAL OPERATING EXPENSES | 437,611,955 | 91.83% | 499,254,894 | 84.30% |
| INCOME OR (LOSS) FROM OPERATIONS | 38,946,709 | 8.17% | 93,004,451 | 15.70% |

TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE

| | Calendar Year 2008 | | Calendar Year 2009 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 459,207,051 | 88.81% | 432,572,669 | 90.46% |
| 2. Premiums Remitted to Underwriters | 68,813,161 | 13.31% | 64,887,267 | 13.57% |
| 3. Premiums Retained | 390,393,890 | 75.51% | 367,685,402 | 76.89% |
| 4. Examination/Evidence Fees | 15,089,623 | 2.92% | 11,871,333 | 2.48% |
| 5. Closing Fees | 51,332,087 | 9.93% | 40,180,501 | 8.40% |
| 6. Tax Certificates | 10,862,274 | 2.10% | 12,341,664 | 2.58% |
| 7. Recording Fees | 31,133,797 | 6.02% | 28,399,388 | 5.94% |
| 8. Restrictions | 472,679 | 0.09% | 333,872 | 0.07% |
| 9. Inspection Fees | 5,590 | 0.00% | 1,250 | 0.00% |
| 10. Courier and Overnight Fees | 7,548,191 | 1.46% | 7,282,035 | 1.52% |
| 11. Telephone and Facsimile | 0 | 0.00% | 274 | 0.00% |
| 12. Interest Income | 1,950,495 | 0.38% | 2,009,872 | 0.42% |
| 13. Other Income | 8,255,124 | 1.60% | 8,101,629 | 1.69% |
| GROSS INCOME | 517,043,750 | 100.00% | 478,207,220 | 100.00% |
| Number of Agencies Reporting | 91 | | 79 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 208,505,299 | 40.33% | 174,050,413 | 36.40% |
| 1b. Salaries-Owners/Partners | 318,369 | 0.06% | 263,770 | 0.06% |
| 2a. Benefits, Relations & Welfare-Employees | 42,792,543 | 8.28% | 36,837,468 | 7.70% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 44,573 | 0.01% | 41,362 | 0.01% |
| 3a. Evidence/Examination Fees - Title Agents | 5,408,788 | 1.05% | 5,716,516 | 1.20% |
| 3b. Evidence/Examination Fees - Others | 1,228,585 | 0.24% | 803,961 | 0.17% |
| 4a. Closing Fees Paid - Title Agents | 12,686,470 | 2.45% | 13,234,954 | 2.77% |
| 4b. Closing Fees Paid - Others | 52,434,868 | 10.14% | 48,042,977 | 10.05% |
| 5. Rent | 34,179,645 | 6.61% | 32,672,064 | 6.83% |
| 6. Utilities | 2,820,360 | 0.55% | 2,384,666 | 0.50% |
| 7. Accounting & Auditing | 2,212,784 | 0.43% | 939,393 | 0.20% |
| 8. Advertising | 8,786,835 | 1.70% | 5,601,851 | 1.17% |
| 9. Travel, Lodging & Education | 2,173,019 | 0.42% | 1,966,151 | 0.41% |
| 10. Insurance | 1,339,634 | 0.26% | 1,409,301 | 0.29% |
| 11. Interest Expense | 125,340 | 0.02% | 23,276 | 0.00% |
| 12. Legal Expense | 1,573,959 | 0.30% | 1,309,060 | 0.27% |
| 13. Licenses, Taxes, & Fees | 1,157,393 | 0.22% | 1,425,916 | 0.30% |
| 14. Postage & Freight | 1,728,818 | 0.33% | 2,056,554 | 0.43% |
| 15. Courier & Overnight Delivery | 10,304,751 | 1.99% | 7,931,893 | 1.66% |
| 16. Telephone & Facsimile | 6,640,526 | 1.28% | 5,690,606 | 1.19% |
| 17. Printing & Photocopying | 2,805,110 | 0.54% | 2,207,168 | 0.46% |
| 18. Office Supplies | 4,415,478 | 0.85% | 3,764,492 | 0.79% |
| 19. Equipment & Vehicle Leases | 4,952,905 | 0.96% | 4,159,435 | 0.87% |
| 20. Depreciation | 8,464,549 | 1.64% | 6,313,109 | 1.32% |
| 21. Directors Fees | 52,132 | 0.01% | 43,161 | 0.01% |
| 22. Dues, Boards, & Associations | 623,021 | 0.12% | 615,524 | 0.13% |
| 23. Bad Debts | 72,762 | 0.01% | 123,757 | 0.03% |
| 24. Loss & Loss Adjustment Expense | 15,080,860 | 2.92% | 933,115 | 0.20% |
| 25. Tax Certificates Paid Tax Authorities | 11,024,476 | 2.13% | 12,295,275 | 2.57% |
| 26. Recording Fees Paid County Clerk | 30,593,188 | 5.92% | 27,068,671 | 5.66% |
| 27. Plant Lease/Updates | 17,093,525 | 3.31% | 29,860,688 | 6.24% |
| 28. Damages for Bad Faith Suits | 70,772 | 0.01% | 0 | 0.00% |
| 29. Fines or Penalties | 33,600 | 0.01% | 21,780 | 0.00% |
| 30. Donations/Lobbying | 323,520 | 0.06% | 347,039 | 0.07% |
| 31. Trade Association Fees | 650,446 | 0.13% | 468,980 | 0.10% |
| 32. Other Expenses | 18,171,073 | 3.51% | 18,161,240 | 3.80% |
| TOTAL OPERATING EXPENSES | 510,889,976 | 98.81% | 448,785,586 | 93.85% |
| INCOME OR (LOSS) FROM OPERATIONS | 6,153,774 | 1.19% | 29,421,634 | 6.15% |

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

| | Calendar Year 2009 | | Calendar Year 2010 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 432,572,669 | 90.46% | 435,674,072 | 89.52% |
| 2. Premiums Remitted to Underwriters | 64,887,267 | 13.57% | 65,444,218 | 13.45% |
| 3. Premiums Retained | 367,685,402 | 76.89% | 370,229,854 | 76.08% |
| 4. Examination/Evidence Fees | 11,871,333 | 2.48% | 14,316,136 | 2.94% |
| 5. Closing Fees | 40,180,501 | 8.40% | 44,451,264 | 9.13% |
| 6. Tax Certificates | 12,341,664 | 2.58% | 11,174,412 | 2.30% |
| 7. Recording Fees | 28,399,388 | 5.94% | 28,816,095 | 5.92% |
| 8. Restrictions | 333,872 | 0.07% | 765,912 | 0.16% |
| 9. Inspection Fees | 1,250 | 0.00% | 900 | 0.00% |
| 10. Courier and Overnight Fees | 7,282,035 | 1.52% | 6,052,971 | 1.24% |
| 11. Telephone and Facsimile | 274 | 0.00% | 0 | 0.00% |
| 12. Interest Income | 2,009,872 | 0.42% | 1,300,559 | 0.27% |
| 13. Other Income | 8,101,629 | 1.69% | 9,550,295 | 1.96% |
| GROSS INCOME | 478,207,220 | 100.00% | 486,658,398 | 100.00% |
| Number of Agencies Reporting | 79 | | 69 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 174,050,413 | 36.40% | 173,796,255 | 35.71% |
| 1b. Salaries-Owners/Partners | 263,770 | 0.06% | 508,912 | 0.10% |
| 2a. Benefits, Relations & Welfare-Employees | 36,837,468 | 7.70% | 32,514,760 | 6.68% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 41,362 | 0.01% | 120,687 | 0.02% |
| 3a. Evidence/Examination Fees - Title Agents | 5,716,516 | 1.20% | 4,299,037 | 0.88% |
| 3b. Evidence/Examination Fees - Others | 803,961 | 0.17% | 907,997 | 0.19% |
| 4a. Closing Fees Paid - Title Agents | 13,234,954 | 2.77% | 12,145,507 | 2.50% |
| 4b. Closing Fees Paid - Others | 48,042,977 | 10.05% | 44,120,828 | 9.07% |
| 5. Rent | 32,672,064 | 6.83% | 28,833,866 | 5.92% |
| 6. Utilities | 2,384,666 | 0.50% | 2,072,666 | 0.43% |
| 7. Accounting & Auditing | 939,393 | 0.20% | 1,888,692 | 0.39% |
| 8. Advertising | 5,601,851 | 1.17% | 5,595,588 | 1.15% |
| 9. Travel, Lodging & Education | 1,966,151 | 0.41% | 2,289,059 | 0.47% |
| 10. Insurance | 1,409,301 | 0.29% | 1,204,344 | 0.25% |
| 11. Interest Expense | 23,276 | 0.00% | 60,808 | 0.01% |
| 12. Legal Expense | 1,309,060 | 0.27% | 1,293,490 | 0.27% |
| 13. Licenses, Taxes, & Fees | 1,425,916 | 0.30% | 934,717 | 0.19% |
| 14. Postage & Freight | 2,056,554 | 0.43% | 1,726,978 | 0.35% |
| 15. Courier & Overnight Delivery | 7,931,893 | 1.66% | 7,077,249 | 1.45% |
| 16. Telephone & Facsimile | 5,690,606 | 1.19% | 5,222,208 | 1.07% |
| 17. Printing & Photocopying | 2,207,168 | 0.46% | 2,073,501 | 0.43% |
| 18. Office Supplies | 3,764,492 | 0.79% | 3,244,224 | 0.67% |
| 19. Equipment & Vehicle Leases | 4,159,435 | 0.87% | 3,191,762 | 0.66% |
| 20. Depreciation | 6,313,109 | 1.32% | 4,820,200 | 0.99% |
| 21. Directors Fees | 43,161 | 0.01% | 46,165 | 0.01% |
| 22. Dues, Boards, & Associations | 615,524 | 0.13% | 747,038 | 0.15% |
| 23. Bad Debts | 123,757 | 0.03% | 139,937 | 0.03% |
| 24. Loss & Loss Adjustment Expense | 933,115 | 0.20% | 968,652 | 0.20% |
| 25. Tax Certificates Paid Tax Authorities | 12,295,275 | 2.57% | 11,366,341 | 2.34% |
| 26. Recording Fees Paid County Clerk | 27,068,671 | 5.66% | 28,055,249 | 5.76% |
| 27. Plant Lease/Updates | 29,860,688 | 6.24% | 26,400,332 | 5.42% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 21,780 | 0.00% | 55,819 | 0.01% |
| 30. Donations/Lobbying | 347,039 | 0.07% | 336,742 | 0.07% |
| 31. Trade Association Fees | 468,980 | 0.10% | 350,152 | 0.07% |
| 32. Other Expenses | 18,161,240 | 3.80% | 15,716,178 | 3.23% |
| TOTAL OPERATING EXPENSES | 448,785,586 | 93.85% | 424,125,940 | 87.15% |
| INCOME OR (LOSS) FROM OPERATIONS | 29,421,634 | 6.15% | 62,532,458 | 12.85% |

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

| | Calendar Year 2010 | | Calendar Year 2011 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 435,674,072 | 89.52% | 436,467,538 | 90.39% |
| 2. Premiums Remitted to Underwriters | 65,444,218 | 13.45% | 65,472,451 | 13.56% |
| 3. Premiums Retained | 370,229,854 | 76.08% | 370,995,086 | 76.83% |
| 4. Examination/Evidence Fees | 14,316,136 | 2.94% | 13,278,527 | 2.75% |
| 5. Closing Fees | 44,451,264 | 9.13% | 48,473,035 | 10.04% |
| 6. Tax Certificates | 11,174,412 | 2.30% | 9,758,468 | 2.02% |
| 7. Recording Fees | 28,816,095 | 5.92% | 26,542,873 | 5.50% |
| 8. Restrictions | 765,912 | 0.16% | 628,351 | 0.13% |
| 9. Inspection Fees | 900 | 0.00% | 700 | 0.00% |
| 10. Courier and Overnight Fees | 6,052,971 | 1.24% | 5,017,500 | 1.04% |
| 11. Telephone and Facsimile | 0 | 0.00% | 71 | 0.00% |
| 12. Interest Income | 1,300,559 | 0.27% | 1,095,641 | 0.23% |
| 13. Other Income | 9,550,295 | 1.96% | 7,102,251 | 1.47% |
| GROSS INCOME | 486,658,398 | 100.00% | 482,892,503 | 100.00% |
| Number of Agencies Reporting | 69 | | 63 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 173,796,255 | 35.71% | 183,917,148 | 38.09% |
| 1b. Salaries-Owners/Partners | 508,912 | 0.10% | 597,133 | 0.12% |
| 2a. Benefits, Relations & Welfare-Employees | 32,514,760 | 6.68% | 32,296,049 | 6.69% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 120,687 | 0.02% | 77,763 | 0.02% |
| 3a. Evidence/Examination Fees - Title Agents | 4,299,037 | 0.88% | 4,034,282 | 0.84% |
| 3b. Evidence/Examination Fees - Others | 907,997 | 0.19% | 609,867 | 0.13% |
| 4a. Closing Fees Paid - Title Agents | 12,145,507 | 2.50% | 13,724,148 | 2.84% |
| 4b. Closing Fees Paid - Others | 44,120,828 | 9.07% | 44,244,515 | 9.16% |
| 5. Rent | 28,833,866 | 5.92% | 27,016,371 | 5.59% |
| 6. Utilities | 2,072,666 | 0.43% | 1,835,075 | 0.38% |
| 7. Accounting & Auditing | 1,888,692 | 0.39% | 1,876,533 | 0.39% |
| 8. Advertising | 5,595,588 | 1.15% | 5,529,443 | 1.15% |
| 9. Travel, Lodging & Education | 2,289,059 | 0.47% | 2,698,503 | 0.56% |
| 10. Insurance | 1,204,344 | 0.25% | 1,031,776 | 0.21% |
| 11. Interest Expense | 60,808 | 0.01% | 49,064 | 0.01% |
| 12. Legal Expense | 1,293,490 | 0.27% | 1,157,000 | 0.24% |
| 13. Licenses, Taxes, & Fees | 934,717 | 0.19% | 1,016,020 | 0.21% |
| 14. Postage & Freight | 1,726,978 | 0.35% | 1,896,183 | 0.39% |
| 15. Courier & Overnight Delivery | 7,077,249 | 1.45% | 5,890,170 | 1.22% |
| 16. Telephone & Facsimile | 5,222,208 | 1.07% | 4,890,768 | 1.01% |
| 17. Printing & Photocopying | 2,073,501 | 0.43% | 1,301,563 | 0.27% |
| 18. Office Supplies | 3,244,224 | 0.67% | 3,092,644 | 0.64% |
| 19. Equipment & Vehicle Leases | 3,191,762 | 0.66% | 2,015,912 | 0.42% |
| 20. Depreciation | 4,820,200 | 0.99% | 4,698,132 | 0.97% |
| 21. Directors Fees | 46,165 | 0.01% | 169,700 | 0.04% |
| 22. Dues, Boards, & Associations | 747,038 | 0.15% | 797,069 | 0.17% |
| 23. Bad Debts | 139,937 | 0.03% | 46,329 | 0.01% |
| 24. Loss & Loss Adjustment Expense | 968,652 | 0.20% | 913,332 | 0.19% |
| 25. Tax Certificates Paid Tax Authorities | 11,366,341 | 2.34% | 9,786,092 | 2.03% |
| 26. Recording Fees Paid County Clerk | 28,055,249 | 5.76% | 25,940,163 | 5.37% |
| 27. Plant Lease/Updates | 26,400,332 | 5.42% | 24,323,353 | 5.04% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 55,819 | 0.01% | 45,358 | 0.01% |
| 30. Donations/Lobbying | 336,742 | 0.07% | 573,943 | 0.12% |
| 31. Trade Association Fees | 350,152 | 0.07% | 369,605 | 0.08% |
| 32. Other Expenses | 15,716,178 | 3.23% | 15,929,121 | 3.30% |
| TOTAL OPERATING EXPENSES | 424,125,940 | 87.15% | 424,390,127 | 87.89% |
| INCOME OR (LOSS) FROM OPERATIONS | 62,532,458 | 12.85% | 58,502,376 | 12.11% |

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

| | Calendar Year 2011 | | Calendar Year 2012 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 436,467,538 | 90.39% | 670,349,202 | 92.79% |
| 2. Premiums Remitted to Underwriters | 65,472,451 | 13.56% | 100,547,396 | 13.92% |
| 3. Premiums Retained | 370,995,086 | 76.83% | 569,801,806 | 78.87% |
| 4. Examination/Evidence Fees | 13,278,527 | 2.75% | 15,616,224 | 2.16% |
| 5. Closing Fees | 48,473,035 | 10.04% | 65,150,997 | 9.02% |
| 6. Tax Certificates | 9,758,468 | 2.02% | 14,646,955 | 2.03% |
| 7. Recording Fees | 26,542,873 | 5.50% | 37,562,925 | 5.20% |
| 8. Restrictions | 628,351 | 0.13% | 1,087,359 | 0.15% |
| 9. Inspection Fees | 700 | 0.00% | 10,600 | 0.00% |
| 10. Courier and Overnight Fees | 5,017,500 | 1.04% | 7,144,254 | 0.99% |
| 11. Telephone and Facsimile | 71 | 0.00% | 0 | 0.00% |
| 12. Interest Income | 1,095,641 | 0.23% | 45,642 | 0.01% |
| 13. Other Income | 7,102,251 | 1.47% | 11,359,802 | 1.57% |
| GROSS INCOME | 482,892,503 | 100.00% | 722,426,564 | 100.00% |
| Number of Agencies Reporting | 63 | | 64 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 183,917,148 | 38.09% | 250,661,347 | 34.70% |
| 1b. Salaries-Owners/Partners | 597,133 | 0.12% | 1,195,477 | 0.17% |
| 2a. Benefits, Relations & Welfare-Employees | 32,296,049 | 6.69% | 42,985,132 | 5.95% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 77,763 | 0.02% | 134,594 | 0.02% |
| 3a. Evidence/Examination Fees - Title Agents | 4,034,282 | 0.84% | 5,647,573 | 0.78% |
| 3b. Evidence/Examination Fees - Others | 609,867 | 0.13% | 489,295 | 0.07% |
| 4a. Closing Fees Paid - Title Agents | 13,724,148 | 2.84% | 13,341,037 | 1.85% |
| 4b. Closing Fees Paid - Others | 44,244,515 | 9.16% | 66,031,045 | 9.14% |
| 5. Rent | 27,016,371 | 5.59% | 30,431,498 | 4.21% |
| 6. Utilities | 1,835,075 | 0.38% | 1,839,713 | 0.25% |
| 7. Accounting & Auditing | 1,876,533 | 0.39% | 1,838,391 | 0.25% |
| 8. Advertising | 5,529,443 | 1.15% | 7,330,280 | 1.01% |
| 9. Travel, Lodging & Education | 2,698,503 | 0.56% | 3,914,951 | 0.54% |
| 10. Insurance | 1,031,776 | 0.21% | 1,469,137 | 0.20% |
| 11. Interest Expense | 49,064 | 0.01% | 43,054 | 0.01% |
| 12. Legal Expense | 1,157,000 | 0.24% | 657,044 | 0.09% |
| 13. Licenses, Taxes, & Fees | 1,016,020 | 0.21% | 1,270,940 | 0.18% |
| 14. Postage & Freight | 1,896,183 | 0.39% | 2,284,307 | 0.32% |
| 15. Courier & Overnight Delivery | 5,890,170 | 1.22% | 8,096,282 | 1.12% |
| 16. Telephone & Facsimile | 4,890,768 | 1.01% | 5,867,936 | 0.81% |
| 17. Printing & Photocopying | 1,301,563 | 0.27% | 1,908,668 | 0.26% |
| 18. Office Supplies | 3,092,644 | 0.64% | 4,144,254 | 0.57% |
| 19. Equipment & Vehicle Leases | 2,015,912 | 0.42% | 2,479,282 | 0.34% |
| 20. Depreciation | 4,698,132 | 0.97% | 4,916,900 | 0.68% |
| 21. Directors Fees | 169,700 | 0.04% | 408,133 | 0.06% |
| 22. Dues, Boards, & Associations | 797,069 | 0.17% | 1,000,472 | 0.14% |
| 23. Bad Debts | 46,329 | 0.01% | 48,913 | 0.01% |
| 24. Loss & Loss Adjustment Expense | 913,332 | 0.19% | 1,783,616 | 0.25% |
| 25. Tax Certificates Paid Tax Authorities | 9,786,092 | 2.03% | 14,697,605 | 2.03% |
| 26. Recording Fees Paid County Clerk | 25,940,163 | 5.37% | 36,458,229 | 5.05% |
| 27. Plant Lease/Updates | 24,323,353 | 5.04% | 40,796,637 | 5.65% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 45,358 | 0.01% | 34,634 | 0.00% |
| 30. Donations/Lobbying | 573,943 | 0.12% | 410,087 | 0.06% |
| 31. Trade Association Fees | 369,605 | 0.08% | 492,503 | 0.07% |
| 32. Other Expenses | 15,929,121 | 3.30% | 19,686,720 | 2.73% |
| TOTAL OPERATING EXPENSES | 424,390,127 | 87.89% | 574,795,686 | 79.56% |
| INCOME OR (LOSS) FROM OPERATIONS | 58,502,376 | 12.11% | 147,630,878 | 20.44% |

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

| | Calendar Year 2008 | | Calendar Year 2009 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 151,283,005 | 86.54% | 67,413,205 | 79.86% |
| 2. Premiums Remitted to Underwriters | 22,709,790 | 12.99% | 10,111,982 | 11.98% |
| 3. Premiums Retained | 128,573,215 | 73.55% | 57,301,223 | 67.88% |
| 4. Examination/Evidence Fees | 6,345,408 | 3.63% | 3,060,334 | 3.63% |
| 5. Closing Fees | 23,552,421 | 13.47% | 14,982,157 | 17.75% |
| 6. Tax Certificates | 3,660,448 | 2.09% | 1,844,811 | 2.19% |
| 7. Recording Fees | 8,915,736 | 5.10% | 5,683,329 | 6.73% |
| 8. Restrictions | 142,611 | 0.08% | 119,261 | 0.14% |
| 9. Inspection Fees | 1,550 | 0.00% | 3,250 | 0.00% |
| 10. Courier and Overnight Fees | 1,944,413 | 1.11% | 990,289 | 1.17% |
| 11. Telephone and Facsimile | 0 | 0.00% | 0 | 0.00% |
| 12. Interest Income | 275,000 | 0.16% | 378,949 | 0.45% |
| 13. Other Income | 1,404,936 | 0.80% | 49,622 | 0.06% |
| GROSS INCOME | 174,815,738 | 100.00% | 84,413,225 | 100.00% |
| Number of Agencies Reporting | 17 | | 12 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 59,227,522 | 33.88% | 30,765,368 | 36.45% |
| 1b. Salaries-Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 2a. Benefits, Relations & Welfare-Employees | 9,724,027 | 5.56% | 4,773,758 | 5.66% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 3a. Evidence/Examination Fees - Title Agents | 3,960,570 | 2.27% | 289,479 | 0.34% |
| 3b. Evidence/Examination Fees - Others | 0 | 0.00% | 0 | 0.00% |
| 4a. Closing Fees Paid - Title Agents | 1,431,540 | 0.82% | 144,180 | 0.17% |
| 4b. Closing Fees Paid - Others | 19,819,859 | 11.34% | 10,170,913 | 12.05% |
| 5. Rent | 10,787,124 | 6.17% | 4,894,209 | 5.80% |
| 6. Utilities | 626,745 | 0.36% | 186,745 | 0.22% |
| 7. Accounting & Auditing | 182,821 | 0.10% | 90,818 | 0.11% |
| 8. Advertising | 2,159,078 | 1.24% | 1,074,499 | 1.27% |
| 9. Travel, Lodging & Education | 934,715 | 0.53% | 575,250 | 0.68% |
| 10. Insurance | 581,814 | 0.33% | 356,245 | 0.42% |
| 11. Interest Expense | 36,307 | 0.02% | 0 | 0.00% |
| 12. Legal Expense | 86,426 | 0.05% | 39,029 | 0.05% |
| 13. Licenses, Taxes, & Fees | 245,297 | 0.14% | 217,117 | 0.26% |
| 14. Postage & Freight | 981,256 | 0.56% | 214,880 | 0.25% |
| 15. Courier & Overnight Delivery | 2,822,020 | 1.61% | 1,343,962 | 1.59% |
| 16. Telephone & Facsimile | 1,589,210 | 0.91% | 796,333 | 0.94% |
| 17. Printing & Photocopying | 799,292 | 0.46% | 343,657 | 0.41% |
| 18. Office Supplies | 1,132,523 | 0.65% | 592,032 | 0.70% |
| 19. Equipment & Vehicle Leases | 1,404,814 | 0.80% | 529,855 | 0.63% |
| 20. Depreciation | 802,238 | 0.46% | 534,645 | 0.63% |
| 21. Directors Fees | 3,513 | 0.00% | 0 | 0.00% |
| 22. Dues, Boards, & Associations | 219,511 | 0.13% | 203,955 | 0.24% |
| 23. Bad Debts | 39,859 | 0.02% | 5,652 | 0.01% |
| 24. Loss & Loss Adjustment Expense | 348,889 | 0.20% | 50,652 | 0.06% |
| 25. Tax Certificates Paid Tax Authorities | 3,563,809 | 2.04% | 1,833,150 | 2.17% |
| 26. Recording Fees Paid County Clerk | 8,762,166 | 5.01% | 5,350,228 | 6.34% |
| 27. Plant Lease/Updates | 12,013,580 | 6.87% | 3,009,274 | 3.56% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 61,131 | 0.03% | 245 | 0.00% |
| 30. Donations/Lobbying | 170,286 | 0.10% | 100,794 | 0.12% |
| 31. Trade Association Fees | 186,016 | 0.11% | 40,106 | 0.05% |
| 32. Other Expenses | 7,476,212 | 4.28% | 2,326,764 | 2.76% |
| TOTAL OPERATING EXPENSES | 152,180,170 | 87.05% | 70,853,794 | 83.94% |
| INCOME OR (LOSS) FROM OPERATIONS | 22,635,568 | 12.95% | 13,559,431 | 16.06% |

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

| | Calendar Year 2009 | | Calendar Year 2010 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 67,413,205 | 79.86% | 74,492,151 | 75.76% |
| 2. Premiums Remitted to Underwriters | 10,111,982 | 11.98% | 11,173,823 | 11.36% |
| 3. Premiums Retained | 57,301,223 | 67.88% | 63,318,328 | 64.39% |
| 4. Examination/Evidence Fees | 3,060,334 | 3.63% | 2,832,325 | 2.88% |
| 5. Closing Fees | 14,982,157 | 17.75% | 23,302,961 | 23.70% |
| 6. Tax Certificates | 1,844,811 | 2.19% | 2,112,081 | 2.15% |
| 7. Recording Fees | 5,683,329 | 6.73% | 5,305,292 | 5.40% |
| 8. Restrictions | 119,261 | 0.14% | 146,221 | 0.15% |
| 9. Inspection Fees | 3,250 | 0.00% | 350 | 0.00% |
| 10. Courier and Overnight Fees | 990,289 | 1.17% | 1,211,870 | 1.23% |
| 11. Telephone and Facsimile | 0 | 0.00% | 1521 | 0.00% |
| 12. Interest Income | 378,949 | 0.45% | 0 | 0.00% |
| 13. Other Income | 49,622 | 0.06% | 97,094 | 0.10% |
| GROSS INCOME | 84,413,225 | 100.00% | 98,328,043 | 100.00% |
| Number of Agencies Reporting | 12 | | 10 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 30,765,368 | 36.45% | 32,770,134 | 33.33% |
| 1b. Salaries-Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 2a. Benefits, Relations & Welfare-Employees | 4,773,758 | 5.66% | 5,159,703 | 5.25% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 3a. Evidence/Examination Fees - Title Agents | 289,479 | 0.34% | 365,960 | 0.37% |
| 3b. Evidence/Examination Fees - Others | 0 | 0.00% | 1,276 | 0.00% |
| 4a. Closing Fees Paid - Title Agents | 144,180 | 0.17% | 116,951 | 0.12% |
| 4b. Closing Fees Paid - Others | 10,170,913 | 12.05% | 12,204,293 | 12.41% |
| 5. Rent | 4,894,209 | 5.80% | 4,059,016 | 4.13% |
| 6. Utilities | 186,745 | 0.22% | 174,649 | 0.18% |
| 7. Accounting & Auditing | 90,818 | 0.11% | 366,432 | 0.37% |
| 8. Advertising | 1,074,499 | 1.27% | 1,288,169 | 1.31% |
| 9. Travel, Lodging & Education | 575,250 | 0.68% | 591,592 | 0.60% |
| 10. Insurance | 356,245 | 0.42% | 298,504 | 0.30% |
| 11. Interest Expense | 0 | 0.00% | 0 | 0.00% |
| 12. Legal Expense | 39,029 | 0.05% | 93,737 | 0.10% |
| 13. Licenses, Taxes, & Fees | 217,117 | 0.26% | 307,752 | 0.31% |
| 14. Postage & Freight | 214,880 | 0.25% | 151,656 | 0.15% |
| 15. Courier & Overnight Delivery | 1,343,962 | 1.59% | 1,299,716 | 1.32% |
| 16. Telephone & Facsimile | 796,333 | 0.94% | 667,675 | 0.68% |
| 17. Printing & Photocopying | 343,657 | 0.41% | 263,575 | 0.27% |
| 18. Office Supplies | 592,032 | 0.70% | 608,096 | 0.62% |
| 19. Equipment & Vehicle Leases | 529,855 | 0.63% | 367,780 | 0.37% |
| 20. Depreciation | 534,645 | 0.63% | 427,090 | 0.43% |
| 21. Directors Fees | 0 | 0.00% | 0 | 0.00% |
| 22. Dues, Boards, & Associations | 203,955 | 0.24% | 148,098 | 0.15% |
| 23. Bad Debts | 5,652 | 0.01% | 6772 | 0.01% |
| 24. Loss & Loss Adjustment Expense | 50,652 | 0.06% | 19,009 | 0.02% |
| 25. Tax Certificates Paid Tax Authorities | 1,833,150 | 2.17% | 2,083,881 | 2.12% |
| 26. Recording Fees Paid County Clerk | 5,350,228 | 6.34% | 5,218,082 | 5.31% |
| 27. Plant Lease/Updates | 3,009,274 | 3.56% | 2,025,009 | 2.06% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 245 | 0.00% | 0 | 0.00% |
| 30. Donations/Lobbying | 100,794 | 0.12% | 139,501 | 0.14% |
| 31. Trade Association Fees | 40,106 | 0.05% | 36,133 | 0.04% |
| 32. Other Expenses | 2,326,764 | 2.76% | 2,645,663 | 2.69% |
| TOTAL OPERATING EXPENSES | 70,853,794 | 83.94% | 73,905,904 | 75.16% |
| INCOME OR (LOSS) FROM OPERATIONS | 13,559,431 | 16.06% | 24,422,139 | 24.84% |

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

| | Calendar Year 2010 | | Calendar Year 2011 | |
|---|--------------------|----------------------|--------------------|----------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 74,492,151 | 75.76% | 99,009,906 | 78.78% |
| 2. Premiums Remitted to Underwriters | 11,173,823 | 11.36% | 14,851,485 | 11.82% |
| 3. Premiums Retained | 63,318,328 | 64.39% | 84,158,421 | 66.96% |
| 4. Examination/Evidence Fees | 2,832,325 | 2.88% | 3,094,624 | 2.46% |
| 5. Closing Fees | 23,302,961 | 23.70% | 30,225,792 | 24.05% |
| 6. Tax Certificates | 2,112,081 | 2.15% | 2,018,698 | 1.61% |
| 7. Recording Fees | 5,305,292 | 5.40% | 4,439,218 | 3.53% |
| 8. Restrictions | 146,221 | 0.15% | 195,709 | 0.16% |
| 9. Inspection Fees | 350 | 0.00% | 1000 | 0.00% |
| 10. Courier and Overnight Fees | 1,211,870 | 1.23% | 755,345 | 0.60% |
| 11. Telephone and Facsimile | 1521 | 0.00% | 2255 | 0.00% |
| 12. Interest Income | 0 | 0.00% | 0 | 0.00% |
| 13. Other Income | 97,094 | 0.10% | 795,396 | 0.63% |
| | | | | |
| GROSS INCOME | 98,328,043 | 100.00% | 125,686,458 | 100.00% |
| Number of Agencies Reporting | 10 | | 9 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 32,770,134 | 33.33% | 43,009,870 | 34.22% |
| 1b. Salaries-Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 2a. Benefits, Relations & Welfare-Employees | 5,159,703 | 5.25% | 6,867,788 | 5.46% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 3a. Evidence/Examination Fees - Title Agents | 365,960 | 0.37% | 359,389 | 0.29% |
| 3b. Evidence/Examination Fees - Others | 1,276 | 0.00% | 7,287 | 0.01% |
| 4a. Closing Fees Paid - Title Agents | 116,951 | 0.12% | 152,961 | 0.12% |
| 4b. Closing Fees Paid - Others | 12,204,293 | 12.41% | 10,759,493 | 8.56% |
| 5. Rent | 4,059,016 | 4.13% | 4,706,754 | 3.74% |
| 6. Utilities | 174,649 | 0.18% | 173,656 | 0.14% |
| 7. Accounting & Auditing | 366,432 | 0.37% | 520,077 | 0.41% |
| 8. Advertising | 1,288,169 | 1.31% | 2,201,149 | 1.75% |
| 9. Travel, Lodging & Education | 591,592 | 0.60% | 710,819 | 0.57% |
| 10. Insurance | 298,504 | 0.30% | 348,757 | 0.28% |
| 11. Interest Expense | 0 | 0.00% | 0 | 0.00% |
| 12. Legal Expense | 93,737 | 0.10% | 24,626 | 0.02% |
| 13. Licenses, Taxes, & Fees | 307,752 | 0.31% | 583,721 | 0.46% |
| 14. Postage & Freight | 151,656 | 0.15% | 534,358 | 0.43% |
| 15. Courier & Overnight Delivery | 1,299,716 | 1.32% | 1,227,228 | 0.98% |
| 16. Telephone & Facsimile | 667,675 | 0.68% | 782,117 | 0.62% |
| 17. Printing & Photocopying | 263,575 | 0.27% | 370,760 | 0.29% |
| 18. Office Supplies | 608,096 | 0.62% | 706,994 | 0.56% |
| 19. Equipment & Vehicle Leases | 367,780 | 0.37% | 337,246 | 0.27% |
| 20. Depreciation | 427,090 | 0.43% | 786,655 | 0.63% |
| 21. Directors Fees | 0 | 0.00% | 0 | 0.00% |
| 22. Dues, Boards, & Associations | 148,098 | 0.15% | 205,646 | 0.16% |
| 23. Bad Debts | 6772 | 0.01% | 2,411 | 0.00% |
| 24. Loss & Loss Adjustment Expense | 19,009 | 0.02% | 60,106 | 0.05% |
| 25. Tax Certificates Paid Tax Authorities | 2,083,881 | 2.12% | 2,044,825 | 1.63% |
| 26. Recording Fees Paid County Clerk | 5,218,082 | 5.31% | 4,591,323 | 3.65% |
| 27. Plant Lease/Updates | 2,025,009 | 2.06% | 1,615,829 | 1.29% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 0 | 0.00% | 18 | 0.00% |
| 30. Donations/Lobbying | 139,501 | 0.14% | 139,384 | 0.11% |
| 31. Trade Association Fees | 36,133 | 0.04% | 57,735 | 0.05% |
| 32. Other Expenses | 2,645,663 | 2.69% | 4,046,920 | 3.22% |
| | | | | |
| TOTAL OPERATING EXPENSES | 73,905,904 | 75.16% | 87,935,902 | 69.96% |
| | | | | |
| INCOME OR (LOSS) FROM OPERATIONS | 24,422,139 | 24.84% | 37,750,556 | 30.04% |

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

| | Calendar Year 2011 | | Calendar Year 2012 | |
|---|--------------------|-------------------|--------------------|-------------------|
| | Amount | % of Gross Income | Amount | % of Gross Income |
| INCOME | | | | |
| 1. Title Premiums | 99,009,906 | 78.78% | 47,802,547 | 86.54% |
| 2. Premiums Remitted to Underwriters | 14,851,485 | 11.82% | 7,169,564 | 12.99% |
| 3. Premiums Retained | 84,158,421 | 66.96% | 40,632,983 | 73.55% |
| 4. Examination/Evidence Fees | 3,094,624 | 2.46% | 1,067,129 | 3.63% |
| 5. Closing Fees | 30,225,792 | 24.05% | 21,305,931 | 13.47% |
| 6. Tax Certificates | 2,018,698 | 1.61% | 512,172 | 2.09% |
| 7. Recording Fees | 4,439,218 | 3.53% | 1,437,126 | 5.10% |
| 8. Restrictions | 195,709 | 0.16% | 0 | 0.08% |
| 9. Inspection Fees | 1000 | 0.00% | (380) | 0.00% |
| 10. Courier and Overnight Fees | 755,345 | 0.60% | 205,582 | 1.11% |
| 11. Telephone and Facsimile | 2255 | 0.00% | 0 | 0.00% |
| 12. Interest Income | 0 | 0.00% | 0 | 0.16% |
| 13. Other Income | 795,396 | 0.63% | 176,817 | 0.80% |
| GROSS INCOME | 125,686,458 | 100.00% | 65,337,360 | 100.00% |
| Number of Agencies Reporting | 9 | | 5 | |
| EXPENSES | | | | |
| 1a. Salaries-Employees | 43,009,870 | 34.22% | 26,490,310 | 33.88% |
| 1b. Salaries-Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 2a. Benefits, Relations & Welfare-Employees | 6,867,788 | 5.46% | 3,583,176 | 5.56% |
| 2b. Benefits, Relations & Welfare - Owners/Partners | 0 | 0.00% | 0 | 0.00% |
| 3a. Evidence/Examination Fees - Title Agents | 359,389 | 0.29% | 304,070 | 2.27% |
| 3b. Evidence/Examination Fees - Others | 7,287 | 0.01% | 360 | 0.00% |
| 4a. Closing Fees Paid - Title Agents | 152,961 | 0.12% | 290,514 | 0.82% |
| 4b. Closing Fees Paid - Others | 10,759,493 | 8.56% | 3,063,624 | 11.34% |
| 5. Rent | 4,706,754 | 3.74% | 2,201,891 | 6.17% |
| 6. Utilities | 173,656 | 0.14% | 85,020 | 0.36% |
| 7. Accounting & Auditing | 520,077 | 0.41% | 182,101 | 0.10% |
| 8. Advertising | 2,201,149 | 1.75% | 1,789,332 | 1.24% |
| 9. Travel, Lodging & Education | 710,819 | 0.57% | 465,967 | 0.53% |
| 10. Insurance | 348,757 | 0.28% | 231,668 | 0.33% |
| 11. Interest Expense | 0 | 0.00% | 0 | 0.02% |
| 12. Legal Expense | 24,626 | 0.02% | 12,699 | 0.05% |
| 13. Licenses, Taxes, & Fees | 583,721 | 0.46% | 602,262 | 0.14% |
| 14. Postage & Freight | 534,358 | 0.43% | 208,694 | 0.56% |
| 15. Courier & Overnight Delivery | 1,227,228 | 0.98% | 297,636 | 1.61% |
| 16. Telephone & Facsimile | 782,117 | 0.62% | 316,691 | 0.91% |
| 17. Printing & Photocopying | 370,760 | 0.29% | 119,188 | 0.46% |
| 18. Office Supplies | 706,994 | 0.56% | 325,849 | 0.65% |
| 19. Equipment & Vehicle Leases | 337,246 | 0.27% | 248,918 | 0.80% |
| 20. Depreciation | 786,655 | 0.63% | 483,684 | 0.46% |
| 21. Directors Fees | 0 | 0.00% | 0 | 0.00% |
| 22. Dues, Boards, & Associations | 205,646 | 0.16% | 265,019 | 0.13% |
| 23. Bad Debts | 2,411 | 0.00% | 1,994 | 0.02% |
| 24. Loss & Loss Adjustment Expense | 60,106 | 0.05% | 0 | 0.20% |
| 25. Tax Certificates Paid Tax Authorities | 2,044,825 | 1.63% | 506,842 | 2.04% |
| 26. Recording Fees Paid County Clerk | 4,591,323 | 3.65% | 1,444,663 | 5.01% |
| 27. Plant Lease/Updates | 1,615,829 | 1.29% | 1,179,461 | 6.87% |
| 28. Damages for Bad Faith Suits | 0 | 0.00% | 0 | 0.00% |
| 29. Fines or Penalties | 18 | 0.00% | 0 | 0.03% |
| 30. Donations/Lobbying | 139,384 | 0.11% | 135,296 | 0.10% |
| 31. Trade Association Fees | 57,735 | 0.05% | 7,108 | 0.11% |
| 32. Other Expenses | 4,046,920 | 3.22% | 2,540,027 | 4.28% |
| TOTAL OPERATING EXPENSES | 87,935,902 | 69.96% | 47,384,064 | 87.05% |
| INCOME OR (LOSS) FROM OPERATIONS | 37,750,556 | 30.04% | 17,953,296 | 12.95% |

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**TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
2003-2012**

| 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" |
| 2003 | 2,976,647 | 1,238,113 | 485,320 | 222,785 | 1,757,696 | 596,463 | 1,159,192 | 577,395 |
| 2004 | 2,529,960 | 1,193,956 | 365,373 | 138,530 | 1,394,918 | 493,756 | 1,125,478 | 556,144 |
| 2005 | 2,840,290 | 1,314,890 | 399,663 | 185,145 | 1,543,206 | 540,083 | 1,233,846 | 590,350 |
| 2006 | 2,943,801 | 1,423,413 | 354,139 | 191,241 | 1,554,349 | 591,586 | 1,309,679 | 614,599 |
| 2007 | 2,751,868 | 1,266,059 | 338,074 | 171,678 | 1,330,701 | 516,133 | 1,304,790 | 569,046 |
| 2008 | 2,192,936 | 982,150 | 378,376 | 127,892 | 1,038,693 | 365,090 | 1,051,450 | 455,704 |
| 2009 | 1,967,657 | 763,302 | 223,690 | 68,109 | 1,308,553 | 364,251 | 1,228,632 | 445,163 |
| 2010 | 2,001,868 | 715,588 | 283,720 | 70,556 | 1,211,884 | 336,492 | 1,237,558 | 438,564 |
| 2011 | 2,604,851 | 758,824 | 358,180 | 87,047 | 1,147,269 | 326,137 | 1,282,450 | 426,140 |
| 2012 | 2,988,329 | 854,376 | 62,780 | 16,652 | 3,185,547 | 450,778 | 1,492,220 | 505,136 |

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

YEAR 2008

All Companies Combined

| | Texas | Elsewhere | Total |
|---|---------------|------------------|----------------|
| INCOME FROM OPERATIONS | | | |
| 1. Underwriting and Examination Fees | 1,249,368,579 | 7,899,088,911 | 9,148,457,490 |
| 2. Escrow, Settlement, and Other Fees | 152,389,274 | 1,464,340,975 | 1,616,730,249 |
| 3. Subtotal (1 + 2) | 1,401,757,853 | 9,363,429,886 | 10,765,187,739 |
| 4. Reinsurance Assumed | 6,124,903 | 33,488,961 | 39,613,864 |
| 5. Reinsurance Ceded | 5,423,663 | 26,896,768 | 32,320,431 |
| 6. Net Increase in Statutory Reserves | -4,283,462 | -292,312,895 | -296,596,357 |
| 7. Subtotal (3 + 4 - 5 - 6) | 1,406,742,555 | 9,662,334,974 | 11,069,077,529 |
| 8. Loss and Loss Adjustment Expenses | 55,738,249 | 1,107,716,806 | 1,163,455,055 |
| 9. Commissions/Retentions | 623,477,475 | 4,818,996,756 | 5,442,474,231 |
| 10. Other Identifiable Expenses | 556,500,236 | 3,758,581,114 | 4,315,081,350 |
| 11. Non-Identifiable Expenses | 136,475,337 | 700,204,980 | 836,680,317 |
| 12. Subtotal (8 + 9 + 10 + 11) | 1,372,191,297 | 10,385,499,655 | 11,757,690,952 |
| 13. Interest Expense | 1,727,262 | 5,853,702 | 7,580,964 |
| 14. Operating Expense (12 + 13) | 1,373,918,559 | 10,391,353,357 | 11,765,271,916 |
| 15. TOTAL INCOME FROM OPERATIONS (7 - 14) | 32,823,996 | -729,018,384 | -696,194,388 |
| INCOME FROM INVESTMENTS | | | |
| 16. Investment Income - Tax Exempt - Before Expenses | 7,782,624 | 48,498,141 | 56,280,765 |
| 17. Investment Income - Dividends - Before Expenses | 11,439,154 | 108,766,799 | 120,205,953 |
| 18. Investment Income - Other - Before Expenses | 20,904,109 | 173,506,964 | 194,411,073 |
| 19. Net Realized Capital Gains (Losses) | -23,958,833 | -160,246,940 | -184,205,773 |
| 20. Net Unrealized Capital Gains (Losses) | -29,654,319 | -256,133,289 | -285,787,608 |
| 21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13) | 2,735,988 | 20,445,755 | 23,181,743 |
| 22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21) | -16,223,253 | -106,054,081 | -122,277,334 |

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

All Companies Combined

YEAR 2008

| | Texas | Elsewhere | Total |
|--|---------------|---------------|----------------|
| ASSETS | | | |
| Admitted Assets | | | |
| 1. Abstract Plants and Title Plants | 79,323,091 | 295,104,409 | 374,427,500 |
| 2. Other Identifiable Admitted Assets | 400,418,613 | 736,188,804 | 1,136,607,417 |
| 3. Non-Identifiable Admitted Assets | 777,579,106 | 6,042,359,378 | 6,819,938,484 |
| 4. Subtotal (1 + 2 + 3) | 1,257,320,810 | 7,073,652,591 | 8,330,973,401 |
| Non-Admitted Assets | | | |
| 5. Abstract Plants and Title Plants | 7,468,150 | 19,810,337 | 27,278,487 |
| 6. Other Identifiable Non-Admitted Assets | 68,889,631 | 660,477,901 | 729,367,532 |
| 7. Non-Identifiable Non-Admitted Assets | 156,518,933 | 1,006,326,031 | 1,162,844,964 |
| 8. Subtotal (5 + 6 + 7) | 232,876,714 | 1,686,614,269 | 1,919,490,983 |
| 9. TOTAL ASSETS (4 + 8) | 1,490,197,525 | 8,760,266,859 | 10,250,464,384 |
| LIABILITIES, SURPLUS AND OTHER FUNDS | | | |
| 10. Loss Reserves | 37,213,709 | 871,289,983 | 908,503,692 |
| 11. Statutory Reinsurance Reserves | 250,917,160 | 3,536,853,182 | 3,787,770,342 |
| 12. Surplus As Regards Policyholders | 443,897,106 | 1,674,986,803 | 2,118,883,909 |
| 13. Contribution to Surplus of Non-Admitted Assets | 363,063,352 | 1,559,825,292 | 1,922,888,644 |
| 14. Net Worth (12 + 13) | 806,960,458 | 3,234,812,095 | 4,041,772,553 |
| 15. Total Debt Funds | 124,281,974 | 139,562,916 | 263,844,890 |
| 16. Capital (10 + 11 + 14 + 15) | 1,219,373,301 | 7,782,518,176 | 9,001,891,477 |
| 17. Other Liabilities | 270,824,224 | 977,748,683 | 1,248,572,907 |
| 18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17) | 1,490,197,525 | 8,760,266,859 | 10,250,464,384 |

Note: Numbers may not foot due to rounding.

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

YEAR 2009

All Companies Combined

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

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

All Companies Combined

YEAR 2009

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

Note: Numbers may not foot due to rounding.

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

YEAR 2010

All Companies Combined

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

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

All Companies Combined

YEAR 2010

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

Note: Numbers may not foot due to rounding.

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

YEAR 2011

All Companies Combined

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

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

All Companies Combined

YEAR 2011

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

Note: Numbers may not foot due to rounding.

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

YEAR 2012

All Companies Combined

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

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

All Companies Combined

YEAR 2012

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

Note: Numbers may not foot due to rounding.

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2008 - December 31, 2008**

| Liability Range (\$000) [5] | | | |
|--------------------------------|------------------|------------------------|--|
| More Than | But No More Than | Number of Transactions | Gross Revenue Excluding Special Charges and Credits And Endorsements [7] |
| | 0 | 842,258 | 4,011,208 |
| 0 - | 4.5 | 4,007 | 1,095,297 |
| 4.5 - | 10 | 13,193 | 2,966,969 |
| 10 - | 20 | 22,161 | 5,417,398 |
| 20 - | 30 | 26,951 | 7,565,971 |
| 30 - | 40 | 28,758 | 9,334,238 |
| 40 - | 50 | 30,860 | 11,128,734 |
| 50 - | 60 | 34,421 | 13,314,936 |
| 60 - | 70 | 37,520 | 15,902,336 |
| 70 - | 80 | 44,204 | 20,094,607 |
| 80 - | 90 | 45,643 | 22,388,323 |
| 90 - | 100 | 54,670 | 28,938,724 |
| 100 - | 200 | 419,420 | 273,976,652 |
| 200 - | 300 | 146,078 | 142,479,507 |
| 300 - | 400 | 57,909 | 78,694,315 |
| 400 - | 500 | 28,711 | 48,214,017 |
| 500 - | 1,000 | 34,310 | 93,989,231 |
| 1,000 - | 2,000 | 13,819 | 68,094,546 |
| 2,000 - | 3,000 | 4,442 | 37,271,584 |
| 3,000 - | 4,000 | 2,199 | 24,594,718 |
| 4,000 - | 5,000 | 1,376 | 19,272,466 |
| 5,000 - | 15,000 | 3,560 | 77,830,052 |
| 15,000 - | 25,000 | 775 | 31,257,953 |
| 25,000 - | 50,000 | 771 | 32,524,363 |
| 50,000 - | 75,000 | 107 | 8,672,005 |
| 75,000 - | 100,000 | 67 | 6,519,168 |
| Over 100000 | | 108 | 31,960,133 |
| ALL | | 1,898,298 | 1,117,509,449 |

LIABILITY DISTRIBUTION REPORT

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

| Liability Range (\$000) [5] | | | |
|--------------------------------|------------------------|---------------------------|--|
| More Than | But No More Than | Number of Transactions | Gross Revenue Excluding Special Charges and Credits And Endorsements [7] |
| | 0 | 291,124 | 1,461,058 |
| 0 - | 4.5 | 3,033 | 705,154 |
| 4.5 - | 10 | 8,335 | 1,699,283 |
| 10 - | 20 | 18,233 | 3,883,802 |
| 20 - | 30 | 24,514 | 5,897,241 |
| 30 - | 40 | 27,397 | 7,247,021 |
| 40 - | 50 | 32,094 | 9,078,137 |
| 50 - | 60 | 36,257 | 10,744,118 |
| 60 - | 70 | 43,220 | 13,441,642 |
| 70 - | 80 | 53,059 | 17,201,523 |
| 80 - | 90 | 56,592 | 19,644,615 |
| 90 - | 100 | 63,525 | 22,984,236 |
| 100 - | 200 | 601,574 | 277,033,869 |
| 200 - | 300 | 225,522 | 150,475,972 |
| 300 - | 400 | 86,027 | 78,893,711 |
| 400 - | 500 | 41,396 | 46,223,651 |
| 500 - | 1,000 | 33,405 | 67,800,272 |
| 1,000 - | 2,000 | 12,603 | 45,018,998 |
| 2,000 - | 3,000 | 3,804 | 21,240,437 |
| 3,000 - | 4,000 | 1,705 | 12,642,970 |
| 4,000 - | 5,000 | 1,128 | 9,418,001 |
| 5,000 - | 15,000 | 3,376 | 39,644,252 |
| 15,000 - | 25,000 | 1,132 | 13,643,435 |
| 25,000 - | 50,000 | 791 | 10,985,543 |
| 50,000 - | 75,000 | 151 | 4,626,721 |
| 75,000 - | 100,000 | 70 | 3,558,820 |
| | Over 100000 | 114 | 5,841,013 |
| ALL | | 1,670,177 | 901,035,495 |

LIABILITY DISTRIBUTION REPORT

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

| Liability Range (\$000) [5] | | | |
|--------------------------------|------------------------|---------------------------|--|
| More Than | But No More Than | Number of Transactions | Gross Revenue Excluding Special Charges and Credits And Endorsements [7] |
| | 0 | 784,442 | 1,788,978 |
| 0 - | 4.5 | 3,632 | 834,020 |
| 4.5 - | 10 | 10,285 | 2,281,019 |
| 10 - | 20 | 17,271 | 4,174,330 |
| 20 - | 30 | 21,436 | 6,202,600 |
| 30 - | 40 | 22,530 | 7,462,929 |
| 40 - | 50 | 24,633 | 9,235,175 |
| 50 - | 60 | 27,163 | 10,963,429 |
| 60 - | 70 | 30,773 | 13,651,272 |
| 70 - | 80 | 36,224 | 17,259,145 |
| 80 - | 90 | 39,282 | 20,134,701 |
| 90 - | 100 | 51,363 | 30,836,730 |
| 100 - | 200 | 380,919 | 267,021,895 |
| 200 - | 300 | 139,356 | 143,951,643 |
| 300 - | 400 | 50,585 | 73,099,732 |
| 400 - | 500 | 24,588 | 42,963,316 |
| 500 - | 1,000 | 24,251 | 70,372,774 |
| 1,000 - | 2,000 | 8,600 | 44,966,857 |
| 2,000 - | 3,000 | 2,509 | 21,368,803 |
| 3,000 - | 4,000 | 1,101 | 12,804,189 |
| 4,000 - | 5,000 | 744 | 11,519,487 |
| 5,000 - | 15,000 | 1,781 | 41,920,980 |
| 15,000 - | 25,000 | 502 | 22,681,956 |
| 25,000 - | 50,000 | 313 | 19,982,949 |
| 50,000 - | 75,000 | 83 | 7,182,723 |
| 75,000 - | 100,000 | 56 | 7,009,735 |
| | Over 100000 | 74 | 13,605,579 |
| ALL | | 1,704,498 | 925,276,947 |

LIABILITY DISTRIBUTION REPORT

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

| Liability Range (\$000) [5] | | | | |
|--------------------------------|----------------|-------------|--|---------------|
| More Than | But No Than | More | | |
| | | | Number of Transactions | |
| | | | Gross Revenue Excluding Special Charges and Credits And Endorsements [7] | |
| | | 0 | 787,185 | 1,091,303 |
| 0 - | | 4.5 | 9,141 | 1,863,526 |
| 4.5 - | | 10 | 8,688 | 1,898,856 |
| 10 - | | 20 | 16,746 | 4,026,742 |
| 20 - | | 30 | 20,535 | 6,041,636 |
| 30 - | | 40 | 22,213 | 7,498,482 |
| 40 - | | 50 | 24,946 | 9,483,797 |
| 50 - | | 60 | 27,728 | 11,597,812 |
| 60 - | | 70 | 31,825 | 14,619,643 |
| 70 - | | 80 | 36,986 | 18,475,045 |
| 80 - | | 90 | 38,662 | 21,019,408 |
| 90 - | | 100 | 41,273 | 23,736,958 |
| 100 - | | 200 | 360,244 | 262,990,675 |
| 200 - | | 300 | 140,164 | 146,846,475 |
| 300 - | | 400 | 54,957 | 79,542,661 |
| 400 - | | 500 | 25,874 | 45,133,435 |
| 500 - | | 1,000 | 29,016 | 83,550,666 |
| 1,000 - | | 2,000 | 10,213 | 54,396,512 |
| 2,000 - | | 3,000 | 2,994 | 26,362,254 |
| 3,000 - | | 4,000 | 1,366 | 16,508,509 |
| 4,000 - | | 5,000 | 885 | 13,603,108 |
| 5,000 - | | 15,000 | 2,500 | 61,226,118 |
| 15,000 - | | 25,000 | 714 | 30,703,108 |
| 25,000 - | | 50,000 | 525 | 31,958,865 |
| 50,000 - | | 75,000 | 139 | 12,085,425 |
| 75,000 - | | 100,000 | 70 | 7,622,936 |
| | | Over 100000 | 79 | 23,102,078 |
| ALL | | | 1,695,668 | 1,016,986,035 |

LIABILITY DISTRIBUTION REPORT

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

| Liability Range (\$000) [5] | | | |
|--------------------------------|------------------|------------------------|--|
| More Than | But No More Than | Number of Transactions | Gross Revenue Excluding Special Charges and Credits And Endorsements [7] |
| | 0 | 934,559 | -620,922 |
| 0 - | 4.5 | 11,548 | 1,672,459 |
| 4.5 - | 10 | 7,616 | 1,701,236 |
| 10 - | 20 | 16,041 | 3,917,759 |
| 20 - | 30 | 20,398 | 5,993,353 |
| 30 - | 40 | 22,458 | 7,626,550 |
| 40 - | 50 | 26,651 | 10,325,206 |
| 50 - | 60 | 29,907 | 12,801,555 |
| 60 - | 70 | 33,838 | 15,870,583 |
| 70 - | 80 | 39,085 | 19,877,291 |
| 80 - | 90 | 41,659 | 22,854,428 |
| 90 - | 100 | 46,785 | 28,390,677 |
| 100 - | 200 | 411,498 | 299,535,934 |
| 200 - | 300 | 172,806 | 177,494,061 |
| 300 - | 400 | 70,844 | 99,563,512 |
| 400 - | 500 | 31,884 | 55,040,860 |
| 500 - | 1,000 | 34,235 | 95,972,702 |
| 1,000 - | 2,000 | 11,977 | 62,137,058 |
| 2,000 - | 3,000 | 3,479 | 30,002,467 |
| 3,000 - | 4,000 | 1,879 | 21,693,407 |
| 4,000 - | 5,000 | 1,125 | 16,582,823 |
| 5,000 - | 15,000 | 3,289 | 80,654,904 |
| 15,000 - | 25,000 | 928 | 38,830,950 |
| 25,000 - | 50,000 | 725 | 46,573,573 |
| 50,000 - | 75,000 | 155 | 14,284,408 |
| 75,000 - | 100,000 | 64 | 8,125,253 |
| | Over 100000 | 142 | 23,563,365 |
| ALL | | 1,975,575 | 1,200,527,522 |

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

CALENDAR YEAR

| | | |
|-------------|--|--------------|
| 2008 | Number of Policies w/T-42 | 45,358 |
| | Number of Policies w/T-42.1 | 31,391 |
| | Total Premium on above policies including endorsements | \$55,700,496 |
| 2009 | Number of Policies w/T-42 | 52,342 |
| | Number of Policies w/T-42.1 | 40,877 |
| | Total Premium on above policies including endorsements | \$73,242,305 |
| 2010 | Number of Policies w/T-42 | 44,163 |
| | Number of Policies w/T-42.1 | 39,721 |
| | Total Premium on above policies including endorsements | \$51,969,925 |
| 2011 | Number of Policies w/T-42 | 44,296 |
| | Number of Policies w/T-42.1 | 38,210 |
| | Total Premium on above policies including endorsements | \$63,231,119 |
| 2012 | Number of Policies w/T-42 | 50,845 |
| | Number of Policies w/T-42.1 | 43,787 |
| | Total Premium on above policies including endorsements | \$71,869,384 |

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FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--------------------------|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| A - Basic Risks | | | | | | |
| A1 Total | 61 | 79 | 0 | \$1,146,146 | \$734,804 | \$177,103 |
| A1A Total | 0 | 0 | 0 | -\$29,020 | -\$724 | \$0 |
| A1B Total | 0 | 1 | 0 | \$70,615 | \$71,241 | \$0 |
| A1C Total | 0 | 1 | 0 | \$249,338 | -\$18,393 | \$0 |
| A2 Total | 31 | 63 | 0 | \$1,967,611 | \$288,436 | \$23,678 |
| A3 Total | 33 | 33 | 3 | \$348,858 | \$905,114 | \$0 |
| A4 Total | 46 | 38 | 0 | \$610,220 | \$101,475 | \$0 |
| A5 Total | 25 | 8 | 0 | -\$2,079 | \$90,614 | \$21,500 |
| A6 Total | 41 | 40 | 2 | \$324,936 | \$738,716 | \$33 |
| A6a Total | 35 | 5 | - | \$25,000 | \$83,488 | \$0 |
| A6b Total | 20 | 13 | 0 | -\$180,830 | \$72,253 | \$0 |
| A6c Total | 1 | 4 | 0 | \$146,636 | -\$59,260 | \$0 |
| A6d Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6e Total | 9 | 2 | 0 | \$0 | \$227 | \$0 |
| A6f Total | 2 | 1 | 0 | \$405 | \$0 | \$0 |
| A6g Total | 4 | 3 | 0 | \$0 | -\$4,042 | \$0 |
| A6h Total | 7 | 1 | 0 | \$0 | -\$912 | \$0 |
| A6i Total | 1 | 2 | 0 | \$26,431 | \$9,475 | \$0 |
| A6j Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| A6l Total | 1 | 1 | 0 | \$5,048 | \$0 | \$0 |
| A6m Total | 3 | 2 | 2 | \$0 | \$0 | \$0 |
| A6n Total | 1 | 1 | 0 | \$0 | \$1,000 | \$0 |
| A6p Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| A6q Total | 5 | 8 | 0 | \$124,980 | \$63,792 | \$0 |
| A6r Total | 1 | 0 | 0 | \$0 | \$4,286 | \$0 |
| A6s Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6t Total | 8 | 5 | 4 | \$84,673 | \$215,358 | \$0 |
| A6u Total | 17 | 27 | 0 | \$27,272 | \$310 | \$2,706 |
| A6x Total | 41 | 27 | 4 | \$423,988 | \$233,179 | \$0 |
| A7 Total | 0 | 2 | 0 | \$12,989 | \$6,490 | \$0 |
| B - Special Risks | | | | | | |
| B1 Total | 230 | 119 | 0 | \$4,310,445 | \$773,015 | \$2,248 |
| B1A Total | 1 | 1 | 0 | \$459 | \$0 | \$0 |
| B1B Total | 83 | 21 | 2 | \$440,325 | \$88,749 | \$34,409 |
| B2 Total | 0 | 1 | 0 | \$22,389 | \$973 | \$0 |
| B3 Total | 45 | 48 | 0 | \$198,944 | \$56,557 | \$0 |
| B4 Total | 136 | 114 | 0 | \$387,854 | \$1,014,355 | \$90 |
| B4a Total | 4 | 5 | 1 | -\$4,337 | \$14,908 | \$0 |
| B4b Total | 1 | 1 | 0 | \$10,850 | \$50 | \$0 |
| B4bb Total | 2 | 3 | 1 | -\$15,000 | -\$1,169 | \$0 |
| B4c Total | 226 | 101 | 16 | \$1,469,111 | \$237,829 | -\$16 |
| B4J Total | 1 | 4 | 0 | \$41,866 | -\$7,523 | \$0 |
| B4k Total | 3 | 1 | 0 | \$6,208 | \$0 | \$0 |
| B4l Total | 2 | 4 | 0 | -\$45,615 | \$38,336 | \$0 |
| B4n Total | 2 | 4 | 0 | \$130,000 | \$45,402 | \$0 |

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| B4p Total | 1 | 0 | 0 | -\$389 | -\$147 | \$0 |
| B4q Total | 5 | 5 | 0 | \$22,755 | -\$7,689 | \$0 |
| B4r Total | 8 | 1 | 2 | -\$25,000 | -\$27,041 | \$0 |
| B4s Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B4t Total | 3 | 6 | 0 | \$341,044 | -\$7,493 | \$0 |
| B4U Total | 3 | 2 | 0 | \$53 | -\$3,867 | \$0 |
| B4w Total | 3 | 2 | 0 | \$5,000 | \$41,000 | \$0 |
| B4y Total | 0 | 1 | 0 | \$64,423 | \$1,703 | \$0 |
| B5 Total | 0 | 0 | 0 | \$0 | -\$1,592 | \$0 |
| B6 Total | 1 | 1 | 0 | -\$9,525 | \$61,954 | \$3,427 |
| C - Plant, Searching and Abstracting Procedures | | | | | | |
| C1 Total | 15 | 12 | 0 | -\$60,445 | \$7,410 | \$7,882 |
| C2 Total | 161 | 143 | 1 | \$1,213,949 | \$549,489 | \$12,850 |
| C3 Total | 279 | 210 | 7 | \$3,308,090 | \$835,129 | \$431,379 |
| C4 Total | 20 | 47 | 0 | \$522,875 | \$284,494 | \$0 |
| C5 Total | 86 | 46 | 1 | \$727,522 | \$207,790 | -\$1,254 |
| D - Examination and Opinions Error | | | | | | |
| D Total | 34 | 38 | 0 | \$502,007 | \$191,477 | \$26,331 |
| D1 Total | 30 | 23 | 2 | \$1,129,719 | \$660,873 | \$65,741 |
| D2 Total | 96 | 62 | 3 | \$518,328 | \$84,655 | -\$13,000 |
| D3 Total | 405 | 214 | 7 | \$2,456,072 | \$910,419 | \$80,543 |
| D4 Total | 0 | 1 | 0 | -\$2,653 | \$85,998 | \$0 |
| E - Survey Inspection/Description Matters | | | | | | |
| E1 Total | 88 | 60 | 1 | \$1,059,604 | \$335,284 | -\$70,202 |
| E2 Total | 390 | 141 | 20 | \$323,324 | \$329,560 | \$6,312 |
| F - Closing Procedures | | | | | | |
| F1 Total | 60 | 62 | 0 | \$364,435 | \$376,387 | \$0 |
| F2 Total | 984 | 796 | 4 | \$1,314,668 | \$1,727,637 | \$60,267 |
| F3 Total | 1424 | 1376 | 2 | \$60,148 | \$1,021,372 | \$12,454 |
| F4 Total | 433 | 301 | 1 | \$8,996,052 | \$1,006,466 | \$85,682 |
| F5 Total | 286 | 125 | 7 | \$477,775 | \$427,287 | \$26,090 |
| F6 Total | 151 | 60 | 9 | \$1,001,365 | \$237,111 | \$0 |
| F8 Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| G - Typing or Policy Review Error | | | | | | |
| G Total | 11 | 9 | 0 | \$679 | -\$5,439 | \$15,000 |
| G1 Total | 35 | 17 | 1 | \$52,061 | \$80,515 | \$0 |
| H - Taxes and Special Assessments | | | | | | |
| H Total | 396 | 463 | 4 | \$1,162,534 | \$78,767 | \$4,430 |
| H1 Total | 95 | 90 | 2 | \$575,299 | -\$16,574 | \$113,931 |
| H4 Total | 2 | 2 | 0 | \$12,944 | \$0 | \$4,500 |
| H5 Total | 1 | 0 | 0 | \$0 | \$444 | \$0 |
| H6 Total | 4 | 3 | 0 | \$9,268 | \$2,705 | \$0 |
| I - Escrows | | | | | | |
| I1 Total | 35 | 21 | 18 | -\$303,928 | \$70,239 | \$0 |
| I2 Total | 17 | 3 | 5 | \$15,000 | \$35,234 | \$0 |
| I3 Total | 15 | 1 | 9 | \$0 | \$7,031 | \$0 |

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2008

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|----------------------------------|-----------------------|-----------------------|-------------------------|---------------------|---------------------|------------------------|
| I4 Total | 85 | 54 | 6 | \$193,829 | \$198,058 | \$0 |
| J - Title Indemnities | | | | | | |
| J1 Total | 11 | 6 | 0 | -\$2,637 | \$103,149 | \$0 |
| K - Land Trusts | | | | | | |
| K1 Total | 31 | 28 | 0 | \$432,097 | \$20,315 | \$9,017 |
| K2 Total | 0 | 0 | 0 | \$0 | \$6,446 | \$0 |
| K3 Total | 3 | 1 | 0 | \$506 | -\$4,050 | \$0 |
| L - Trusts | | | | | | |
| R - Fidelity | | | | | | |
| S - Unauthorized Risk | | | | | | |
| T - Error or Omission | | | | | | |
| U - Company Practice Risk | | | | | | |
| Grand Total | 6,844 | 5,227 | 147 | \$38,795,563 | \$15,710,917 | \$1,143,130 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--------------------------|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| A - Basic Risks | | | | | | |
| A1 Total | 72 | 95 | 0 | \$105,859 | \$1,464,952 | \$2,825 |
| A1A Total | 1 | 0 | 0 | \$0 | -\$1,450 | \$0 |
| A1B Total | 1 | 3 | 0 | -\$534,043 | \$54,173 | \$0 |
| A1C Total | 1 | 1 | 0 | \$2,440 | \$84,783 | \$0 |
| A1D Total | 1 | 0 | 0 | \$0 | \$10,000 | \$0 |
| A2 Total | 27 | 47 | 0 | \$221,256 | \$186,816 | \$7,685 |
| A3 Total | 12 | 22 | 0 | \$1,018,018 | \$480,331 | \$0 |
| A4 Total | 25 | 36 | 0 | \$146,234 | \$101,894 | \$0 |
| A5 Total | 15 | 11 | 1 | \$17,903 | \$43,642 | \$0 |
| A6 Total | 28 | 23 | 2 | \$65,592 | \$366,221 | \$0 |
| A6a Total | 14 | 5 | 0 | \$16,124 | \$343,142 | \$0 |
| A6b Total | 21 | 18 | 1 | -\$27,006 | \$77,425 | -\$75,158 |
| A6c Total | 4 | 1 | 0 | \$0 | \$30,000 | \$0 |
| A6d Total | 3 | 1 | 0 | \$0 | \$50,000 | \$0 |
| A6e Total | 7 | 2 | 0 | \$0 | \$1,031 | \$12,000 |
| A6gTotal | 1 | 2 | 0 | \$6,500 | \$0 | \$0 |
| A6hTotal | 5 | 4 | 0 | \$15,000 | \$7,543 | \$0 |
| A6i Total | 4 | 0 | 1 | \$0 | \$0 | \$0 |
| A6j Total | 2 | 3 | 0 | \$14,163 | \$737 | \$0 |
| A6K Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6mTotal | 13 | 1 | 0 | \$0 | \$4,072 | \$0 |
| A6n Total | 1 | 2 | 0 | \$0 | -\$370 | \$0 |
| A6p Total | 7 | 2 | 0 | \$0 | \$40,000 | \$0 |
| A6o Total | 2 | 0 | 1 | \$0 | \$0 | \$0 |
| A6q Total | 23 | 5 | 0 | \$97,516 | \$55,000 | \$0 |
| A6r Total | 0 | 0 | 0 | \$0 | \$3,921 | \$0 |
| A6s Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6t Total | 7 | 10 | 0 | \$26,268 | \$427,278 | \$0 |
| A6u Total | 53 | 28 | 1 | \$126,933 | \$16,025 | \$0 |
| A6x Total | 142 | 19 | 8 | -\$201,598 | \$248,497 | \$0 |
| A7 Total | 1 | 1 | 0 | -\$1,123 | \$12,225 | \$0 |
| B - Special Risks | | | | | | |
| B1 Total | 347 | 118 | 1 | \$1,495,574 | \$1,017,188 | -\$346 |
| B1A Total | 10 | 14 | 0 | -\$30,873 | \$27,962 | \$0 |
| B1B Total | 85 | 42 | 5 | \$139,157 | \$190,183 | \$15,324 |
| B2 Total | 7 | 3 | 0 | \$86,193 | \$82,730 | \$0 |
| B3 Total | 7 | 11 | 0 | -\$11,731 | -\$10,181 | \$0 |
| B4 Total | 72 | 50 | 0 | \$317,313 | \$30,984 | \$10,557 |
| B4a Total | 10 | 5 | 1 | \$342,845 | \$33,768 | \$0 |
| B4b Total | 1 | 1 | 0 | -\$24 | -\$30 | \$0 |
| B4bb Total | 4 | 4 | 0 | \$35,000 | \$7,150 | \$0 |
| B4c Total | 257 | 166 | 9 | \$2,043,966 | \$933,027 | -\$150 |
| B4h Total | 0 | 1 | 0 | -\$18,000 | \$0 | \$0 |
| B4J Total | 1 | 0 | 0 | -\$207,000 | -\$1,111 | \$0 |
| B4k Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| B4l Total | 14 | 19 | 0 | \$374,278 | \$362,179 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| B4n Total | 2 | 6 | 0 | \$380 | \$128,134 | \$0 |
| B4o Total | 1 | 1 | 0 | \$0 | \$0 | \$0 |
| B4p Total | 0 | 1 | 0 | \$0 | \$0 | \$0 |
| B4q Total | 7 | 9 | 1 | \$56,789 | \$63,681 | \$0 |
| B4r Total | 7 | 10 | 0 | \$52,746 | \$187,123 | \$0 |
| B4s Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B4t Total | 0 | 0 | 0 | \$50 | \$16,104 | \$0 |
| B4U Total | 3 | 0 | 0 | \$0 | \$0 | \$0 |
| B4w Total | 3 | 0 | 0 | \$41,972 | \$46,450 | \$0 |
| B6 Total | 3 | 0 | 0 | \$16,067 | \$25,422 | \$0 |
| C - Plant, Searching and Abstracting Procedures | | | | | | |
| C1 Total | 3 | 9 | 0 | -\$44,833 | -\$10,114 | \$0 |
| C2 Total | 50 | 112 | 0 | \$712,918 | \$539,420 | \$0 |
| C3 Total | 156 | 140 | 1 | \$1,886,678 | \$1,937,335 | \$365,075 |
| C4 Total | 3 | 15 | 0 | \$562,606 | \$221,740 | \$0 |
| C5 Total | 155 | 153 | 3 | \$486,930 | \$1,559,896 | \$0 |
| D - Examination and Opinions Error | | | | | | |
| D1 Total | 18 | 16 | 0 | \$104,458 | \$94,290 | \$159,602 |
| D2 Total | 48 | 29 | 3 | \$409,161 | \$352,566 | \$0 |
| D3 Total | 275 | 179 | 9 | \$2,222,735 | \$1,032,880 | \$3,943 |
| D4 Total | 8 | 6 | 0 | \$46,416 | \$32,234 | \$0 |
| E - Survey Inspection/Description Matters | | | | | | |
| E1 Total | 35 | 43 | 1 | \$376,465 | \$251,425 | \$6,336 |
| E2 Total | 227 | 131 | 9 | \$33,076 | \$645,784 | \$10,956 |
| F - Closing Procedures | | | | | | |
| F Total | 3 | 1 | 2 | \$144 | \$0 | \$0 |
| F1 Total | 35 | 51 | 0 | -\$251,918 | \$14,515 | \$2,667 |
| F2 Total | 517 | 479 | 3 | \$795,934 | \$754,121 | \$36,804 |
| F3 Total | 1,219 | 1,261 | 7 | \$311,277 | \$796,367 | \$144,705 |
| F4 Total | 46 | 150 | 0 | -\$1,435,251 | \$611,836 | \$2,223,561 |
| F5 Total | 268 | 175 | 5 | \$746,742 | \$461,720 | \$4,706 |
| F6 Total | 127 | 65 | 9 | \$709,920 | \$643,187 | \$0 |
| G - Typing or Policy Review Error | | | | | | |
| G Total | 2 | 6 | 0 | \$3,156 | -\$589 | \$0 |
| G1 Total | 8 | 3 | 0 | \$49,910 | \$14,004 | \$0 |
| H - Taxes and Special Assessments | | | | | | |
| H Total | 306 | 273 | 9 | \$471,305 | \$280,970 | \$14,658 |
| H1 Total | 121 | 107 | 5 | \$449,706 | \$17,779 | \$70,289 |
| H4 Total | 2 | 2 | 0 | \$2,629 | \$0 | \$1,203 |
| H6 Total | 2 | 1 | 0 | \$14,142 | \$13,834 | \$0 |
| I - Escrows | | | | | | |
| I1 Total | 70 | 20 | 13 | \$255,354 | \$440,592 | \$0 |
| I2 Total | 29 | 9 | 1 | -\$4,429 | \$5,744 | \$0 |
| I3 Total | 20 | 1 | 10 | \$0 | \$5,000 | \$0 |
| I4 Total | 126 | 61 | 11 | -\$99,901 | \$896,172 | \$14,789 |
| J - Title Indemnities | | | | | | |
| J1 Total | 15 | 3 | 2 | \$11,161 | \$25,515 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|----------------------------------|-----------------------|-----------------------|-------------------------|---------------------|---------------------|------------------------|
| K - Land Trusts | | | | | | |
| K1 Total | 0 | 0 | 0 | \$0 | -\$2,264 | \$0 |
| K2 Total | 0 | 0 | 0 | \$0 | \$12,748 | \$0 |
| K3 Total | 4 | 1 | 0 | \$21,519 | \$5,000 | \$0 |
| L - Trusts | | | | | | |
| R - Fidelity | | | | | | |
| S - Unauthorized Risk | | | | | | |
| T - Error or Omission | | | | | | |
| U - Company Practice Risk | | | | | | |
| Grand Total | 5,237 | 4,305 | 135 | \$14,698,747 | \$18,902,098 | \$3,032,030 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--------------------------|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| A - Basic Risks | | | | | | |
| A1 Total | 76 | 95 | 2 | \$2,215,402 | \$1,047,286 | \$651,450 |
| A1A Total | 0 | 0 | 0 | \$0 | \$0 | \$0 |
| A1B Total | 5 | 2 | 0 | \$151,114 | \$44,123 | \$0 |
| A1C Total | 0 | 1 | 0 | \$687,210 | \$30,000 | \$0 |
| A1D Total | 0 | 0 | 0 | \$0 | \$0 | \$0 |
| A2 Total | 37 | 54 | 1 | \$1,630,910 | \$261,969 | \$108,418 |
| A3 Total | 27 | 34 | 0 | -\$352,158 | \$980,584 | \$0 |
| A4 Total | 25 | 31 | 0 | \$23,300 | \$206,094 | \$27 |
| A5 Total | 11 | 9 | 0 | \$122,625 | \$94,142 | \$0 |
| A6 Total | 18 | 20 | 1 | \$520,461 | \$414,250 | \$15,813 |
| A6a Total | 14 | 11 | 0 | \$22,995 | \$187,704 | \$0 |
| A6b Total | 46 | 24 | 3 | \$21,428 | \$258,777 | \$0 |
| A6c Total | 13 | 2 | 0 | \$0 | \$52,701 | \$0 |
| A6d Total | 7 | 2 | 0 | \$0 | \$20,100 | \$0 |
| A6e Total | 7 | 3 | 0 | \$0 | \$5,000 | \$0 |
| A6hTotal | 3 | 1 | 0 | \$0 | \$0 | \$0 |
| A6i Total | 5 | 2 | 0 | \$24,846 | \$3,000 | \$0 |
| A6j Total | 5 | 1 | 0 | \$7,271 | \$1,500 | \$0 |
| A6K Total | 1 | 1 | 0 | \$13,616 | \$6,146 | \$0 |
| A6lTotal | 2 | 1 | 0 | \$0 | \$2,894 | \$0 |
| A6mTotal | 5 | 1 | 1 | \$0 | \$14 | \$0 |
| A6n Total | 9 | 2 | 0 | \$0 | \$2,120 | \$0 |
| A6o Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6p Total | 2 | 1 | 0 | \$8,000 | -\$11,831 | \$0 |
| A6q Total | 11 | 9 | 0 | \$105,816 | \$17,992 | \$0 |
| A6r Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6s Total | 0 | 1 | 0 | \$0 | \$135,000 | \$0 |
| A6t Total | 11 | 16 | 0 | \$19,183 | \$117,360 | \$0 |
| A6u Total | 22 | 30 | 0 | \$185,063 | \$32,648 | \$0 |
| A6x Total | 149 | 24 | 6 | \$70,487 | \$510,049 | \$0 |
| A7 Total | 5 | 1 | 0 | \$50,509 | \$21,183 | \$0 |
| A8 Total | 0 | 1 | 0 | \$0 | \$0 | \$0 |
| A9 Total | 0 | 1 | 0 | \$4,288 | \$276 | \$0 |
| B - Special Risks | | | | | | |
| B1 Total | 147 | 166 | 0 | -\$1,521,166 | \$568,774 | \$55,159 |
| B1A Total | 1 | 12 | 0 | -\$21,911 | -\$22,497 | \$0 |
| B1B Total | 93 | 64 | 2 | \$489,225 | \$290,951 | \$7,685 |
| B2 Total | 1 | 3 | 0 | \$8,000 | -\$230 | \$0 |
| B3 Total | 8 | 12 | 0 | \$567,008 | \$31,780 | \$0 |
| B4 Total | 58 | 49 | 0 | \$392,343 | \$73,207 | \$11,230 |
| B4a Total | 7 | 6 | 0 | \$39,150 | \$22,558 | \$0 |
| B4b Total | 4 | 1 | 0 | \$0 | \$5,000 | \$0 |
| B4bb Total | 6 | 4 | 0 | -\$206,000 | -\$2,660 | \$0 |
| B4c Total | 352 | 260 | 12 | \$3,021,517 | \$1,468,740 | \$65,323 |
| B4J Total | 5 | 2 | 0 | -\$40,000 | \$7,302 | \$0 |
| B4k Total | 3 | 2 | 0 | \$0 | \$10,400 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| B4I Total | 18 | 32 | 0 | \$276,557 | \$345,747 | \$0 |
| B4n Total | 4 | 11 | 0 | \$52,527 | \$96,562 | \$0 |
| B4o Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| B4q Total | 11 | 6 | 0 | \$29,800 | -\$15,617 | \$0 |
| B4r Total | 10 | 12 | 0 | \$115,346 | \$196,617 | \$0 |
| B4t Total | 4 | 4 | 0 | \$127,200 | \$89,289 | \$0 |
| B4U Total | 4 | 4 | 0 | \$44,240 | \$4,002 | \$0 |
| B4w Total | 9 | 4 | 1 | \$0 | \$4,125 | \$0 |
| B4y Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B6 Total | 3 | 1 | 0 | \$29,143 | \$7,800 | \$0 |
| C - Plant, Searching and Abstracting Procedures | | | | | | |
| C1 Total | 4 | 10 | 0 | \$562,384 | \$35,110 | \$0 |
| C2 Total | 28 | 61 | 0 | \$784,112 | \$352,224 | \$0 |
| C3 Total | 111 | 109 | 0 | \$2,738,330 | \$1,616,618 | \$495,782 |
| C4 Total | 4 | 13 | 0 | \$147,830 | \$134,884 | \$7,000 |
| C5 Total | 127 | 158 | 1 | \$1,297,616 | \$1,177,198 | -\$5,000 |
| D - Examination and Opinions Error | | | | | | |
| D1 Total | 29 | 17 | 0 | \$176,321 | \$240,555 | \$10,389 |
| D2 Total | 36 | 33 | 1 | \$492,746 | \$109,183 | \$7,844 |
| D3 Total | 285 | 120 | 8 | \$972,165 | \$547,162 | \$578,542 |
| D4 Total | 2 | 1 | 0 | \$17,456 | \$58,078 | \$0 |
| E - Survey Inspection/Description Matters | | | | | | |
| E1 Total | 49 | 47 | 4 | \$265,545 | \$284,396 | \$0 |
| E2 Total | 205 | 74 | 5 | \$547,872 | \$361,806 | \$46,293 |
| E3 Total | 11 | 12 | 0 | \$26,049 | \$1,614 | \$1,820 |
| F - Closing Procedures | | | | | | |
| F Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| F1 Total | 13 | 22 | 0 | \$6,148 | -\$23,581 | \$0 |
| F2 Total | 66 | 91 | 1 | -\$429,000 | \$337,482 | \$20,519 |
| F3 Total | 1,458 | 1,505 | 3 | \$1,676,984 | \$328,776 | \$257,629 |
| F4 Total | 37 | 67 | 0 | -\$62,013 | -\$155,950 | \$18,375 |
| F5 Total | 203 | 111 | 4 | \$269,877 | \$305,408 | \$57,889 |
| F6 Total | 100 | 47 | 16 | \$490,470 | \$493,935 | \$0 |
| G - Typing or Policy Review Error | | | | | | |
| G Total | 3 | 3 | 0 | \$0 | -\$5,926 | \$0 |
| G1 Total | 3 | 1 | 0 | \$5,235 | -\$1,743 | \$0 |
| H - Taxes and Special Assessments | | | | | | |
| H Total | 315 | 258 | 3 | \$1,959,630 | \$261,935 | -\$9,279 |
| H1 Total | 124 | 109 | 6 | \$470,989 | \$35,023 | \$87,028 |
| H4 Total | 2 | 2 | 0 | \$2,852 | -\$1,685 | \$1,685 |
| H5 Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| H6 Total | 1 | 0 | 0 | -\$17,200 | \$6,855 | \$164 |
| I - Escrows | | | | | | |
| I1 Total | 47 | 16 | 10 | \$23,800 | -\$48,720 | \$0 |
| I2 Total | 23 | 9 | 3 | \$92,032 | \$37,861 | \$0 |
| I3 Total | 22 | 6 | 8 | \$102,858 | \$12,160 | \$0 |
| I4 Total | 157 | 64 | 12 | \$746,880 | \$729,504 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|----------------------------------|-----------------------|-----------------------|-------------------------|---------------------|---------------------|------------------------|
| J - Title Indemnities | | | | | | |
| J1 Total | 11 | 4 | 3 | \$265,079 | \$81,500 | \$0 |
| K - Land Trusts | | | | | | |
| K1 Total | 4 | 0 | 2 | \$0 | -\$948 | \$0 |
| K3 Total | 2 | 1 | 0 | \$5,000 | \$0 | \$0 |
| L - Trusts | | | | | | |
| R - Fidelity | | | | | | |
| S - Unauthorized Risk | | | | | | |
| T - Error or Omission | | | | | | |
| U - Company Practice Risk | | | | | | |
| Grand Total | 4,753 | 4,007 | 119 | \$22,573,391 | \$14,933,646 | \$2,491,785 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--------------------------|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| A - Basic Risks | | | | | | |
| A1 Total | 56 | 42 | 2 | \$3,163,014 | \$1,799,259 | \$928,325 |
| A2 Total | 34 | 26 | 0 | \$218,138 | \$541,791 | \$10,000 |
| A3 Total | 19 | 17 | 0 | \$9,392,355 | \$199,190 | \$300 |
| A4 Total | 35 | 21 | 0 | \$370,129 | \$232,382 | \$0 |
| A5 Total | 19 | 5 | 0 | \$33,000 | \$143,284 | \$0 |
| A6 Total | 22 | 17 | 6 | \$753,425 | \$266,866 | \$0 |
| A6a Total | 16 | 3 | 0 | \$127,521 | \$195,596 | \$0 |
| A6b Total | 28 | 17 | 1 | \$638,881 | \$268,556 | \$0 |
| A6c Total | 12 | 4 | 0 | \$377,181 | \$119,998 | \$0 |
| A6d Total | 3 | 2 | 0 | \$320,000 | \$35,124 | \$0 |
| A6e Total | 8 | 1 | 0 | \$2,035 | \$763 | \$0 |
| A6f Total | 2 | 1 | 2 | \$0 | \$6,785 | \$0 |
| A6h Total | 8 | 1 | 0 | -\$25,000 | -\$215 | \$0 |
| A6i Total | 6 | 0 | 0 | \$0 | \$20,361 | \$0 |
| A6j Total | 0 | 1 | 0 | \$0 | \$200 | \$0 |
| A6k Total | 1 | 1 | 0 | \$0 | \$2,695 | \$0 |
| A6l Total | 2 | 1 | 0 | \$0 | -\$1 | \$0 |
| A6m Total | 3 | 1 | 0 | \$0 | \$0 | \$0 |
| A6n Total | 4 | 0 | 0 | \$0 | \$45,203 | \$0 |
| A6o Total | 2 | 1 | 0 | \$460 | \$0 | \$0 |
| A6p Total | 0 | 0 | 0 | \$0 | \$6,019 | \$0 |
| A6q Total | 7 | 2 | 0 | \$650,409 | \$125,499 | \$0 |
| A6r Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6t Total | 21 | 12 | 0 | \$106,951 | \$229,337 | \$0 |
| A6u Total | 19 | 18 | 0 | \$448,981 | \$13,013 | \$0 |
| A6x Total | 129 | 34 | 11 | \$164,604 | \$812,501 | \$0 |
| B - Special Risks | | | | | | |
| B1 Total | 94 | 43 | 0 | \$337,580 | \$305,613 | \$0 |
| B1A Total | 5 | 4 | 0 | -\$67,945 | -\$186,762 | \$317,576 |
| B1B Total | 51 | 60 | 2 | \$44,335 | \$90,553 | \$75,604 |
| B2 Total | 3 | 0 | 0 | -\$42,077 | \$4,102 | \$0 |
| B3 Total | 2 | 4 | 0 | -\$418,119 | \$36,620 | \$0 |
| B4 Total | 117 | 104 | 0 | \$438,308 | \$337,529 | \$5,707 |
| B4a Total | 2 | 3 | 0 | \$10,080 | \$21,195 | \$0 |
| B4b Total | 2 | 2 | 0 | \$0 | \$1,734 | \$0 |
| B4bb Total | 1 | 1 | 0 | \$42,868 | \$15,696 | \$0 |
| B4c Total | 311 | 160 | 8 | \$4,869,910 | \$2,019,532 | \$23,759 |
| B4e Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B4g Total | 1 | 1 | 0 | \$3,660 | \$30,566 | \$0 |
| B4h Total | 0 | 0 | 0 | -\$6,981 | -\$3,932 | \$0 |
| B4i Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B4j Total | 1 | 1 | 0 | \$5,500 | \$31,908 | \$0 |
| B4k Total | 0 | 0 | 0 | \$0 | -\$9,789 | \$0 |
| B4l Total | 7 | 16 | 0 | \$533,894 | \$232,858 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| B4n Total | 0 | 5 | 0 | \$126,080 | \$67,974 | \$0 |
| B4o Total | 0 | 0 | 0 | \$5,000 | \$0 | \$0 |
| B4q Total | 7 | 2 | 0 | \$97,880 | \$4,000 | \$0 |
| B4r Total | 5 | 6 | 0 | -\$40,992 | \$258,746 | \$0 |
| B4t Total | 3 | 4 | 0 | \$220,300 | \$7,881 | \$0 |
| B4U Total | 4 | 1 | 0 | \$0 | -\$472 | \$0 |
| B4w Total | 2 | 4 | 0 | \$10,775 | -\$6,193 | \$0 |
| B4y Total | 1 | 0 | 0 | \$18,000 | \$0 | \$0 |
| B6 Total | 2 | 1 | 0 | -\$21,471 | \$5,691 | \$0 |
| C - Plant, Searching and Abstracting Procedures | | | | | | |
| C1 Total | 1 | 2 | 0 | \$1,565 | \$8,708 | \$0 |
| C2 Total | 32 | 48 | 0 | \$138,332 | \$7,104 | \$0 |
| C3 Total | 144 | 93 | 1 | \$4,378,397 | \$1,182,546 | \$341,061 |
| C4 Total | 10 | 7 | 0 | -\$168,755 | \$91,914 | \$0 |
| C5 Total | 84 | 69 | 3 | \$1,934,667 | \$548,975 | \$92,437 |
| D - Examination and Opinions Error | | | | | | |
| D1 Total | 35 | 11 | 0 | \$109,718 | \$372,215 | \$23,488 |
| D2 Total | 55 | 17 | 2 | \$341,389 | \$120,312 | \$0 |
| D3 Total | 579 | 85 | 15 | \$2,112,005 | \$1,130,324 | \$162,107 |
| D4 Total | 0 | 0 | 0 | -\$21,611 | -\$11,346 | \$0 |
| E - Survey Inspection/Description Matters | | | | | | |
| E1 Total | 41 | 25 | 0 | \$379,823 | \$644,707 | \$12,456 |
| E1b Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| E2 Total | 265 | 89 | 8 | \$911,157 | \$393,190 | \$53,266 |
| F - Closing Procedures | | | | | | |
| F1 Total | 9 | 10 | 0 | -\$34,426 | \$104,154 | \$0 |
| F2 Total | 52 | 47 | 1 | \$1,565,700 | -\$47,239 | \$73,906 |
| F3 Total | 978 | 965 | 3 | \$1,461,597 | \$427,980 | \$13,071 |
| F4 Total | 107 | 123 | 0 | -\$164,753 | -\$32,856 | \$0 |
| F5 Total | 277 | 109 | 2 | \$464,764 | \$182,830 | \$44,669 |
| F6 Total | 162 | 37 | 9 | \$1,801,855 | \$508,181 | \$12,226 |
| G - Typing or Policy Review Error | | | | | | |
| G Total | 20 | 5 | 0 | \$30,631 | \$21,756 | \$0 |
| H - Taxes and Special Assessments | | | | | | |
| H Total | 381 | 241 | 3 | \$640,943 | \$96,132 | \$116,544 |
| H1 Total | 6 | 4 | 1 | \$22,968 | \$5,828 | \$0 |
| I - Escrows | | | | | | |
| I1 Total | 37 | 5 | 11 | \$120,593 | \$57,647 | \$0 |
| I2 Total | 34 | 5 | 3 | \$88,000 | \$37,983 | \$0 |
| I3 Total | 14 | 4 | 0 | \$23,035 | \$33,838 | \$0 |
| I4 Total | 133 | 35 | 18 | \$1,033,604 | \$592,555 | \$0 |
| J - Title Indemnities | | | | | | |
| J Total | 10 | 2 | 6 | \$42,500 | \$323,974 | \$0 |
| K - Land Trusts | | | | | | |
| K1 Total | 3 | 1 | 0 | \$0 | \$77,814 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|----------------------------------|-----------------------|-----------------------|-------------------------|---------------------|---------------------|------------------------|
| K3 Total | 9 | 0 | 0 | \$0 | \$53,233 | \$0 |
| L - Trusts | | | | | | |
| R - Fidelity | | | | | | |
| S - Unauthorized Risk | | | | | | |
| T - Error or Omission | | | | | | |
| U - Company Practice Risk | | | | | | |
| Grand Total | 4,559 | 2,689 | 118 | \$40,344,544 | \$15,435,719 | \$2,306,502 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--------------------------|-----------------------|-----------------------|-------------------------|-----------------|------------|------------------------|
| A - Basic Risks | | | | | | |
| A1 Total | 38 | 73 | 1 | \$1,923,586 | \$871,868 | \$5,113 |
| A2 Total | 25 | 48 | 0 | \$1,836,868 | \$426,003 | \$577 |
| A3 Total | 23 | 32 | 0 | \$72,134 | \$905,275 | \$0 |
| A4 Total | 34 | 41 | 0 | \$316,579 | \$230,015 | \$1,543 |
| A5 Total | 16 | 13 | 0 | \$45,819 | \$92,570 | \$5,000 |
| A6 Total | 32 | 25 | 2 | \$118,095 | \$226,785 | \$0 |
| A6a Total | 50 | 33 | 2 | \$9,574 | \$162,507 | \$0 |
| A6b Total | 30 | 34 | 0 | \$155,104 | \$58,062 | \$0 |
| A6c Total | 4 | 7 | 0 | \$69,000 | -\$2,958 | \$0 |
| A6d Total | 0 | 1 | 0 | \$0 | \$0 | \$0 |
| A6e Total | 17 | 4 | 0 | -\$26,412 | \$2,547 | \$0 |
| A6f Total | 4 | 3 | 0 | \$1,000 | \$2,000 | \$0 |
| A6g Total | 6 | 4 | 0 | \$10,000 | \$0 | \$0 |
| A6h Total | 8 | 3 | 0 | \$65,000 | \$15,154 | \$0 |
| A6i Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6j Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| A6k Total | 1 | 1 | 0 | -\$11,560 | -\$2,342 | \$0 |
| A6l Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| A6m Total | 4 | 1 | 0 | \$1,182 | \$0 | \$0 |
| A6n Total | 9 | 2 | 0 | \$0 | \$1,288 | \$0 |
| A6p Total | 1 | 2 | 0 | \$200,000 | \$25,600 | \$0 |
| A6q Total | 5 | 4 | 0 | \$58,300 | -\$6,250 | \$0 |
| A6r Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| A6s Total | 4 | 0 | 0 | -\$22,987 | \$137,660 | \$0 |
| A6t Total | 10 | 9 | 0 | \$202,699 | -\$75,546 | \$0 |
| A6u Total | 18 | 22 | 1 | \$15,610 | \$4,927 | \$0 |
| A6x Total | 129 | 13 | 50 | \$317,141 | -\$161,880 | \$156 |
| B - Special Risks | | | | | | |
| B1 Total | 55 | 118 | 0 | -\$429,114 | \$498,570 | \$122 |
| B1a Total | 7 | 5 | 0 | \$5,517 | -\$7,546 | \$0 |
| B1b Total | 18 | 16 | 0 | -\$17,105 | \$18,726 | \$12,395 |
| B1c Total | 3 | 3 | 0 | \$9,681 | \$11,323 | \$14,644 |
| B1d Total | 0 | 0 | 0 | \$37,075 | \$35,349 | \$90,329 |
| B2 Total | 3 | 3 | 0 | \$0 | \$6,433 | \$0 |
| B3 Total | 0 | 5 | 0 | \$2,336 | \$7,672 | \$0 |
| B4 Total | 59 | 40 | 0 | \$275,728 | \$231,740 | \$45,755 |
| B4a Total | 4 | 5 | 0 | \$32,507 | \$43,873 | \$0 |
| B4b Total | 1 | 2 | 0 | \$0 | -\$2,441 | \$0 |
| B4bb Total | 6 | 4 | 0 | \$17,132 | \$33,250 | \$0 |
| B4c Total | 610 | 309 | 19 | \$3,156,247 | \$661,144 | \$390,526 |
| B4g Total | 1 | 0 | 0 | \$63,603 | \$108,513 | \$0 |
| B4j Total | 0 | 1 | 0 | -\$5,500 | -\$1,863 | \$0 |
| B4k Total | 0 | 1 | 0 | \$1,000 | \$7,902 | \$0 |
| B4l Total | 8 | 12 | 0 | \$138,722 | -\$1,087 | \$4,000 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|--|-----------------------|-----------------------|-------------------------|-----------------|-------------|------------------------|
| B4n Total | 3 | 3 | 0 | \$75,250 | \$132,336 | \$4,000 |
| B4p Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| B4o Total | 2 | 0 | 0 | \$0 | \$650 | \$0 |
| B4q Total | 3 | 2 | 0 | -\$6,500 | \$6,913 | \$0 |
| B4r Total | 10 | 7 | 1 | -\$58,500 | \$152,768 | \$0 |
| B4t Total | 6 | 1 | 0 | \$7,000 | \$4,074 | \$0 |
| B4U Total | 6 | 3 | 0 | -\$1,250 | -\$71 | \$0 |
| B4v Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| B4w Total | 3 | 1 | 0 | \$0 | \$2,700 | \$0 |
| B4y Total | 3 | 0 | 0 | \$0 | \$0 | \$0 |
| B5 Total | 5 | 3 | 3 | \$0 | \$35,039 | |
| B6 Total | 0 | 0 | 0 | -\$2,362 | \$2,831 | \$0 |
| C - Plant, Searching and Abstracting Procedures | | | | | | |
| C1 Total | 2 | 3 | 1 | \$57,007 | \$15,500 | \$0 |
| C2 Total | 77 | 42 | 0 | \$71,467 | \$71,997 | \$2,000 |
| C3 Total | 123 | 111 | 3 | \$1,612,406 | -\$32,310 | \$519,368 |
| C3a Total | 2 | 0 | 0 | \$0 | \$0 | \$0 |
| C3f Total | 1 | 1 | 0 | \$0 | \$6,813 | \$0 |
| C4 Total | 6 | 5 | 0 | -\$279,217 | \$30,750 | -\$225 |
| C5 Total | 67 | 128 | 1 | \$2,061,868 | \$471,535 | \$9,829 |
| D - Examination and Opinions Error | | | | | | |
| D1 Total | 34 | 18 | 1 | -\$26,913 | \$163,271 | \$38,224 |
| D2 Total | 24 | 12 | 3 | \$16,867 | \$74,309 | \$0 |
| D3 Total | 664 | 108 | 67 | \$1,566,021 | \$1,268,878 | \$119,526 |
| D4 Total | 7 | 0 | 1 | \$10,341 | \$45,148 | \$4,488 |
| E - Survey Inspection/Description Matters | | | | | | |
| E1 Total | 29 | 31 | 0 | \$301,962 | \$103,111 | -\$5,000 |
| E1b Total | 1 | 1 | 0 | \$0 | \$20,185 | \$0 |
| E2 Total | 286 | 133 | 5 | \$377,930 | \$383,424 | \$13,398 |
| F - Closing Procedures | | | | | | |
| F1 Total | 2 | 10 | 0 | -\$11,645 | \$91,241 | \$0 |
| F2 Total | 938 | 843 | 2 | \$929,520 | \$968,925 | \$11,685 |
| F3 Total | 72 | 93 | 5 | -\$14,194 | \$484,656 | \$21,570 |
| F3a Total | 1 | 1 | 0 | \$18,860 | \$19,335 | \$0 |
| F4 Total | 88 | 23 | 1 | \$65,942 | -\$9,780 | \$232 |
| F5 Total | 263 | 122 | 12 | -\$547,425 | \$481,002 | \$16,173 |
| F6 Total | 160 | 38 | 11 | \$409,891 | \$220,331 | \$4,072 |
| G - Typing or Policy Review Error | | | | | | |
| G Total | 18 | 0 | 0 | -\$1,275 | \$14,484 | \$0 |
| H - Taxes and Special Assessments | | | | | | |
| H Total | 286 | 239 | 7 | \$1,157,113 | \$178,613 | \$52,614 |
| H1 Total | 16 | 10 | 0 | -\$21,854 | -\$10,820 | \$0 |
| I - Escrows | | | | | | |
| I1 Total | 51 | 12 | 18 | -\$21,854 | -\$10,742 | \$0 |
| I2 Total | 41 | 8 | 7 | -\$2,300 | \$41,709 | \$0 |

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

All Companies Combined

| ALTA Risk Code | Number of Claims Made | Number of Claims Paid | Number of Claims Denied | Incurred Losses | ALAE | Recoveries from Agents |
|----------------------------------|-----------------------|-----------------------|-------------------------|---------------------|---------------------|------------------------|
| I3 Total | 8 | 3 | 2 | \$182,020 | \$48,046 | \$0 |
| I4 Total | 144 | 55 | 62 | \$224,394 | \$415,923 | \$0 |
| J - Title Indemnities | | | | | | |
| J Total | 5 | 2 | 2 | \$374,625 | \$188,858 | \$0 |
| K - Land Trusts | | | | | | |
| K1 Total | 2 | 3 | 0 | \$10,000 | \$65,042 | \$0 |
| K2 Total | 1 | 0 | 0 | \$0 | \$0 | \$0 |
| K3 Total | 2 | 1 | 1 | \$125,000 | \$101,288 | \$0 |
| L - Trusts | | | | | | |
| R - Fidelity | | | | | | |
| S - Unauthorized Risk | | | | | | |
| T - Error or Omission | | | | | | |
| U Total | 20 | 0 | 0 | \$0 | \$2 | \$0 |
| U - Company Practice Risk | | | | | | |
| Unknown | | | | | | |
| Grand Total | 4,740 | 2,995 | 292 | \$17,433,922 | \$10,733,347 | \$1,541,880 |

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APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/08

| Naic | Grp | COMPANY/GROUP | GROSS PREMIUMS |
|-------------|------------|---|------------------------|
| 12309 | 0 | ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. | \$11,520,572 |
| 50026 | 0 | COMMERCE TITLE INSURANCE COMPANY | \$8,374,243 |
| 50130 | 0 | NORTH AMERICAN TITLE INSURANCE CORPORATION | \$8,727,541 |
| 12591 | 0 | SIERRA TITLE INSURANCE GUARANTY COMPANY | \$2,495,640 |
| 50016 | 0 | TITLE RESOURCES GUARANTY COMPANY | \$72,934,017 |
| 50050 | 0 | WESTCOR LAND TITLE INSURANCE COMPANY | \$159,504 |
| | | | |
| 50970 | 70 | PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. | \$2,102,297 |
| 50814 | 70 | FIRST AMERICAN TITLE INS COMPANY | \$238,545,825 |
| 51624 | 70 | UNITED GENERAL TITLE INS COMPANY | \$17,058,811 |
| | | TOTAL FIRST AMERICAN FINANCIAL | \$257,706,933 |
| | | | |
| 50520 | 150 | OLD REPUBLIC NATIONAL TITLE INS COMPANY | \$38,472,638 |
| | | OLD REPUBLIC GROUP | \$38,472,638 |
| | | | |
| 50792 | 228 | SOUTHERN TITLE INSURANCE CORPORATION | \$15,213,770 |
| | | WESTFIELD GROUP | \$15,213,770 |
| | | | |
| 50156 | 340 | NATIONAL LAND TITLE INSURANCE CO | \$516,825 |
| 50121 | 340 | STEWART TITLE GUARANTY COMPANY | \$225,117,823 |
| | | STEWART TITLE CO | \$225,634,648 |
| | | | |
| | | | |
| 50598 | 670 | ALAMO TITLE INS | \$77,111,184 |
| 50229 | 670 | CHICAGO TITLE INS COMPANY | \$143,902,052 |
| 50083 | 670 | COMMONWEALTH LAND TITLE INS COMPANY | \$90,768,231 |
| 51586 | 670 | FIDELITY NATIONAL TITLE INS COMPANY | \$87,728,370 |
| 50024 | 670 | LAWYERS TITLE INS CORPORATION | \$183,740,471 |
| 50857 | 670 | SECURITY UNION TITLE INS COMPANY | \$3,302,178 |
| 50067 | 670 | TICOR FLORIDA | \$353,008 |
| 51535 | 670 | TICOR TITLE INS COMPANY | \$18,707,969 |
| | | TOTAL FIDELITY NATIONAL FINANCIAL INC. | \$605,613,463 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL ALL OTHERS | \$104,211,517 |
| | | | |
| | | TOTAL ALL COMPANIES | \$1,246,852,968 |

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/09

| Naic | Grp | COMPANY/GROUP | GROSS PREMIUMS |
|-------------|------------|---|------------------------|
| 12309 | 0 | ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. | \$29,050,203 |
| 50026 | 0 | COMMERCE TITLE INSURANCE COMPANY | \$7,360,364 |
| 50130 | 0 | NORTH AMERICAN TITLE INSURANCE CORPORATION | \$8,862,885 |
| 12591 | 0 | SIERRA TITLE INSURANCE GUARANTY COMPANY | \$2,657,415 |
| 51020 | 0 | NATIONAL TITLE INSURANCE OF NEW YORK, INC. | \$205,236 |
| 50016 | 0 | TITLE RESOURCES GUARANTY COMPANY | \$79,451,226 |
| 50050 | 0 | WESTCOR LAND TITLE INSURANCE COMPANY | \$3,299,605 |
| | | | |
| 50970 | 70 | PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. | \$4,592,929 |
| 50814 | 70 | FIRST AMERICAN TITLE INS COMPANY | \$199,464,406 |
| | | TOTAL FIRST AMERICAN FINANCIAL | \$204,057,335 |
| | | | |
| 50520 | 150 | OLD REPUBLIC NATIONAL TITLE INS COMPANY | \$39,812,498 |
| | | OLD REPUBLIC GROUP | \$39,812,498 |
| | | | |
| 50792 | 228 | SOUTHERN TITLE INSURANCE CORPORATION | \$2,109,105 |
| | | WESTFIELD GROUP | \$2,109,105 |
| | | | |
| 50156 | 340 | NATIONAL LAND TITLE INSURANCE CO | \$878,923 |
| 50121 | 340 | STEWART TITLE GUARANTY COMPANY | \$212,019,076 |
| | | STEWART TITLE CO | \$212,897,999 |
| | | | |
| | | | |
| 50598 | 670 | ALAMO TITLE INS | \$50,485,887 |
| 50229 | 670 | CHICAGO TITLE INS COMPANY | \$134,214,826 |
| 50083 | 670 | COMMONWEALTH LAND TITLE INS COMPANY | \$41,547,795 |
| 51586 | 670 | FIDELITY NATIONAL TITLE INS COMPANY | \$76,329,138 |
| 50024 | 670 | LAWYERS TITLE INS CORPORATION | \$107,164,172 |
| 50857 | 670 | SECURITY UNION TITLE INS COMPANY | \$3,704,426 |
| 50067 | 670 | TICOR FLORIDA | \$252,681 |
| 51535 | 670 | TICOR TITLE INS COMPANY | \$12,976,109 |
| | | TOTAL FIDELITY NATIONAL FINANCIAL INC. | \$426,675,034 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL ALL OTHERS | \$130,886,934 |
| | | | |
| | | TOTAL ALL COMPANIES | \$1,016,438,905 |

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FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

All Companies Combined

| Types of Income | | (A) | (B) | (C) | (D) | (E) | (F) | (G) |
|--------------------------|---|----------------------------|--------------------------------------|---|---|-------------|--|--|
| | | Title Insurance | | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A-F) |
| | | Underwriters | Direct Operations | Independent Agents | Affiliated Agents | | | |
| PREMIUM INCOME | | | | | | | | |
| 1 | Gross premiums - other than home office issue | | 142,649,850 | 561,880,556 | 385,350,541 | | | 1,089,880,947 |
| 2 | Premiums allocated to agency function-other than home office issue | | 121,252,373 | 477,186,375 | 327,635,585 | | | 926,074,333 |
| 3 | Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G) | 163,506,557 | | | | | | 163,506,557 |
| 4 | Gross premiums - home office issue | 133,674,969 | 8,837,562 | | 14,459,491 | | | 156,972,022 |
| 5 | Premiums allocated to agency function - home office issue | | 7,511,928 | 111,726,708 | 12,290,567 | | | 131,529,203 |
| 6 | Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G) | 25,442,818 | | | | | | 25,442,818 |
| 7 | Gross premiums - Total (Line 1 + Line 4) | 133,674,969 | 151,487,412 | 561,880,556 | 399,810,032 | | | 1,246,852,968 |
| 8 | Total premiums allocated to agency function (Line 2 + Line 5) | | 128,764,301 | | 339,926,152 | | | 468,690,454 |
| 9 | Total premiums allocated to underwriter function (Line 3 + Line 6) | 188,949,375 | | | | | | 188,949,375 |
| INVESTMENT INCOME | | | | | | | | |
| 10 | Investment income-tax exempt-before expenses | | | | | 7,782,624 | | 7,782,624 |
| 11 | Investment income-dividends-before expenses | | | | | 11,439,154 | | 11,439,154 |
| 12 | Investment income-other-before expenses | | | | | 20,904,109 | | 20,904,109 |
| 13 | Net realized capital gains (losses) | | | | | -23,958,833 | | -23,958,833 |
| 14 | Net unrealized capital gains (losses) | | | | | -29,654,319 | | -29,654,319 |
| 15 | Total (Sum of lines 10 through 14) | | | | | -13,487,265 | | -13,487,265 |
| OTHER INCOME | | | | | | | | |
| 16 | Reinsurance fees (acquired) | | | | | | 6,123,756 | 6,123,756 |
| 17 | Service charges (from Form 4) | 2,892,425 | 44,562,586 | | 108,925,859 | 33,664 | 24,109,894 | 180,524,428 |
| 18 | Escrow & abstract fees | | | | | | 55,155,978 | 55,155,978 |
| 19 | Miscellaneous (from Form 4) | 4,741,381 | 1,679,936 | | 38,538,314 | 0 | 25,602,000 | 70,561,631 |
| 20 | Total (Sum of lines 16 through 19) | 7,633,806 | 46,242,522 | | 147,464,173 | 33,664 | 110,991,628 | 312,365,793 |
| 21 | TOTAL INCOME (Sum of lines 8,9,15 & 20) | 196,583,181 | 175,006,823 | | 487,390,325 | -13,453,601 | 110,991,628 | 956,518,357 |
| | | 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 | 488,421 | 128,298 | 365,431 | 1,668,348 | | | 2,650,498 |

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

All Companies Combined

| Expenses | | (A) | (B) | (C) | (D) | (E) | (F) |
|----------|--|-----------------|----------------------|----------------------|------------|--|--|
| | | Title Insurance | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A - E) |
| | | Underwriters | Direct Operations | Affiliated Agents | | | |
| 1a | Salaries - employees | | 59,231,244 | 194,024,373 | | 44,896,508 | 298,152,125 |
| 1b | Salaries - owners & partners | | 0 | 318,369 | | 64,739 | 383,108 |
| 1c | Salaries - Total | 60,876,776 | | | 141,694 | | 61,018,470 |
| 2 | Employee benefits, relations & welfare | 10,959,209 | 9,724,124 | 39,744,494 | 36,938 | 7,598,844 | 68,063,609 |
| 3a | Fees paid for title examination & furnishing title evidence - Title Agents | 40,090 | 3,960,570 | 5,449,861 | | | 9,450,521 |
| 3b | Fees paid for title examination & furnishing title evidence - Others | 681,604 | 20 | 1,637,094 | | | 2,318,718 |
| 4a | Closing costs paid non-employees - Title Agents | 0 | 1,431,540 | 12,310,262 | | | 13,741,802 |
| 4b | Closing costs paid non-employees - Others | 5,296,844 | 19,819,858 | 45,868,835 | | | 70,985,537 |
| 5 | Rent | 10,434,660 | 10,787,388 | 31,303,409 | 0 | 7,793,823 | 60,319,280 |
| 6 | Utilities | 202,113 | 626,745 | 2,738,550 | 0 | 615,321 | 4,182,729 |
| 7 | Accounting & auditing | 2,651,265 | 182,908 | 1,000,274 | 615,936 | 342,033 | 4,792,416 |
| 8 | Advertising and promotions | 3,828,868 | 2,159,084 | 8,561,394 | 0 | 1,926,871 | 16,476,217 |
| 9 | Employee travel, lodging and education | 4,129,812 | 934,721 | 1,917,260 | 0 | 759,138 | 7,740,931 |
| 10 | Insurance | 1,583,457 | 581,840 | 1,317,913 | 0 | 225,699 | 3,708,909 |
| 11 | Interest expense | 133,636 | 36,307 | 121,053 | 0 | 1,374,700 | 1,665,696 |
| 12 | Legal expense | 5,667,582 | 86,448 | 1,395,136 | 0 | 309,035 | 7,458,201 |
| 13 | Licenses, taxes & fees | 12,260,043 | 252,355 | 1,126,720 | 0 | 271,405 | 13,910,523 |
| 14 | Postage & freight | 1,313,230 | 981,267 | 1,630,858 | 0 | 469,695 | 4,395,050 |
| 15 | Courier & overnight delivery | -572,901 | 2,822,023 | 9,562,971 | 0 | 19 | 11,812,112 |
| 16 | Telephone & facsimile | 2,838,286 | 1,589,278 | 5,955,819 | 0 | 1,457,129 | 11,840,512 |
| 17 | Printing & photocopying | 1,185,304 | 799,429 | 2,572,800 | 0 | 636,939 | 5,194,472 |
| 18 | Office supplies | 959,411 | 1,132,630 | 3,786,451 | 0 | 950,907 | 6,829,399 |
| 19 | Equipment & vehicle leases | 9,973,304 | 1,404,814 | 4,494,320 | 0 | 1,204,783 | 17,077,221 |
| 20 | Depreciation | 19,467,581 | 802,291 | 8,452,254 | 0 | 2,289,786 | 31,011,912 |

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2008
Texas Experience Only

| Expenses | | (A) | (B) | (C) | (D) | (E) | (F) |
|----------|--|-----------------|----------------------|----------------------|-------------|--|--|
| | | Title Insurance | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A - E) |
| | | Underwriters | Direct Operations | Affiliated Agents | | | |
| 21 | Directors fees | 183,672 | 3,651 | 52,132 | 0 | 7,319 | 246,774 |
| 22 | Dues, boards & associations | 728,281 | 219,449 | 501,845 | 0 | 147,340 | 1,596,915 |
| 23 | Bad debts | 2,178,721 | 47,351 | 72,762 | 0 | 34,809 | 2,333,643 |
| 24 | Loss adjustment expenses incurred | 13,937,428 | 348,889 | 6,668,349 | 0 | 0 | 20,954,666 |
| 25 | Losses incurred | 24,828,340 | 0 | 8,741,737 | | | 33,570,077 |
| 26 | Reinsurance charges (ceded) | | 0 | 269,396 | | 5,417,384 | 5,686,780 |
| 27 | Other | 20,872,650 | 7,482,505 | 18,200,840 | 1,880,732 | 17,202,337 | 65,639,064 |
| 28 | Tax certificates | | 3,562,184 | 9,778,584 | | 9,040 | 13,349,808 |
| 29 | Recording fees | | 8,762,166 | 29,030,997 | | 206,223 | 37,999,386 |
| 30 | Plant lease/update costs | | 12,013,580 | 15,577,428 | | 2,956,448 | 30,547,456 |
| 31 | Allowances to managers & agents | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | Net addition to unearned premium reserve | -4,283,461 | | | | | -4,283,461 |
| 33 | Abstract costs | | | | | 274,436 | 274,436 |
| 34 | Real estate expenses | | | | 3,874 | | 3,874 |
| 35 | Real estate taxes | | | | 76,397 | | 76,397 |
| 36 | Damages paid for bad faith suits | 0 | 0 | 70,772 | 0 | 0 | 70,772 |
| 37 | Fines or penalties for violation of law | -491,357 | 61,131 | 34,199 | 0 | 12,576 | -383,451 |
| 38 | Donations/lobbying | 140,087 | 170,286 | 311,301 | 0 | 70,619 | 692,293 |
| 39 | Trade association fees | 44,617 | 186,016 | 650,320 | 0 | 112,750 | 993,703 |
| 40 | Total Expenses (Sum of lines 1 through 39) | 212,049,151 | 152,204,092 | 475,251,132 | 2,755,571 | 99,638,655 | 941,898,601 |
| 41 | Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40) | -15,465,970 | 22,802,732 | 12,139,193 | -16,209,172 | 11,352,973 | 14,619,756 |

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2009
Texas Experience Only

All Companies Combined

| | | (A) | (B) | (C) | (D) | (E) | (F) | (G) |
|--------------------------|---|-----------------|----------------------|-----------------------|----------------------|------------|--|--|
| Types of Income | | Title Insurance | | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A-F) |
| | | Underwriters | Direct Operations | Independent Agents | Affiliated Agents | | | |
| PREMIUM INCOME | | | | | | | | |
| 1 | Gross premiums - other than home office issue | | 67,413,205 | 485,879,229 | 355,906,547 | | | 909,198,982 |
| 2 | Premiums allocated to agency function-other than home office issue | | 57,301,223 | 412,843,696 | 302,519,198 | | | 772,664,118 |
| 3 | Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G) | 136,320,864 | | | | | | 136,320,864 |
| 4 | Gross premiums - home office issue | 85,915,874 | 1,291,096 | | 20,032,954 | | | 107,239,923 |
| 5 | Premiums allocated to agency function - home office issue | | 1,097,433 | 72,639,126 | 17,028,011 | | | 90,764,570 |
| 6 | Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G) | 16,475,354 | | | | | | 16,475,354 |
| 7 | Gross premiums - Total (Line 1 + Line 4) | 85,915,874 | 68,704,301 | 485,879,229 | 375,939,501 | | | 1,016,438,905 |
| 8 | Total premiums allocated to agency function (Line 2 + Line 5) | | 58,398,657 | | 319,547,209 | | | 377,945,866 |
| 9 | Total premiums allocated to underwriter function (Line 3 + Line 6) | 152,796,218 | | | | | | 152,796,218 |
| INVESTMENT INCOME | | | | | | | | |
| 10 | Investment income-tax exempt-before expenses | | | | | 4,520,835 | | 4,520,835 |
| 11 | Investment income-dividends-before expenses | | | | | 15,507,304 | | 15,507,304 |
| 12 | Investment income-other-before expenses | | | | | 28,622,042 | | 28,622,042 |
| 13 | Net realized capital gains (losses) | | | | | -1,233,647 | | -1,233,647 |
| 14 | Net unrealized capital gains (losses) | | | | | 9,476,733 | | 9,476,733 |
| 15 | Total (Sum of lines 10 through 14) | | | | | 56,893,267 | | 56,893,267 |
| OTHER INCOME | | | | | | | | |
| 16 | Reinsurance fees (acquired) | | | | | | 1,786,982 | 1,786,982 |
| 17 | Service charges (from Form 4) | 5,248,827 | 25,993,570 | | 101,877,169 | 0 | 29,154,368 | 162,273,934 |
| 18 | Escrow & abstract fees | | | | | | 62,324,153 | 62,324,153 |
| 19 | Miscellaneous (from Form 4) | 10,065,557 | 428,571 | | 47,618,480 | 0 | 15,448,846 | 73,561,454 |
| 20 | Total (Sum of lines 16 through 19) | 15,314,384 | 26,422,141 | | 149,495,649 | 0 | 108,714,349 | 299,946,523 |
| 21 | TOTAL INCOME (Sum of lines 8,9,15 & 20) | 168,110,602 | 84,820,797 | | 469,042,858 | 56,893,267 | 108,714,349 | 887,581,873 |
| 22 | NUMBER OF TITLE POLICIES ISSUED IN TEXAS | 375,166 | 104,325 | 283,811 | | | 1,713,769 | 2,477,071 |

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

All Companies Combined

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

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

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

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2010
Texas Experience Only

All Companies Combined

| Types of Income | | (A) | (B) | (C) | (D) | (E) | (F) | (G) |
|--------------------------|---|----------------------------|--------------------------------------|---|---|------------|-------------|--|
| | | Title Insurance | | | | | Investment | Escrow, Abstract & Other Business |
| | | Underwriters | Direct Operations | Independent Agents | Affiliated Agents | | | |
| PREMIUM INCOME | | | | | | | | |
| 1 | Gross premiums - other than home office issue | | 74,492,151 | 504,614,228 | 374,877,928 | | | 953,984,307 |
| 2 | Premiums allocated to agency function-other than home office issue | | 63,318,329 | 424,812,555 | 318,513,742 | | | 808,967,802 |
| 3 | Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G) | 145,016,505 | | | | | | 145,016,505 |
| 4 | Gross premiums - home office issue | 98,848,926 | 805,463 | | 8,324,283 | | | 107,978,672 |
| 5 | Premiums allocated to agency function - home office issue | | 684,644 | 84,100,274 | 7,075,640 | | | 91,860,558 |
| 6 | Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G) | 16,118,114 | | | | | | 16,118,114 |
| 7 | Gross premiums - Total (Line 1 + Line 4) | 98,848,926 | 75,297,614 | 504,614,228 | 383,202,211 | | | 1,061,962,979 |
| 8 | Total premiums allocated to agency function (Line 2 + Line 5) | | 64,002,973 | | 325,723,611 | | | 389,726,584 |
| 9 | Total premiums allocated to underwriter function (Line 3 + Line 6) | 161,134,619 | | | | | | 161,134,619 |
| INVESTMENT INCOME | | | | | | | | |
| 10 | Investment income-tax exempt-before expenses | | | | | 3,947,375 | | 3,947,375 |
| 11 | Investment income-dividends-before expenses | | | | | 9,477,292 | | 9,477,292 |
| 12 | Investment income-other-before expenses | | | | | 20,661,392 | | 20,661,392 |
| 13 | Net realized capital gains (losses) | | | | | -7,446,060 | | -7,446,060 |
| 14 | Net unrealized capital gains (losses) | | | | | 37,401,546 | | 37,401,546 |
| 15 | Total (Sum of lines 10 through 14) | | | | | 64,046,610 | | 64,046,610 |
| OTHER INCOME | | | | | | | | |
| 16 | Reinsurance fees (acquired) | | | | | | 1,565,562 | 1,565,562 |
| 17 | Service charges (from Form 4) | 7,026,951 | 32,886,497 | | 99,387,514 | 0 | 25,735,885 | 165,036,847 |
| 18 | Escrow & abstract fees | | | | | | 63,515,910 | 63,515,910 |
| 19 | Miscellaneous (from Form 4) | 7,069,310 | 96,894 | | 34,631,701 | 1,362 | 16,594,175 | 58,393,442 |
| 20 | Total (Sum of lines 16 through 19) | 14,096,261 | 32,983,391 | | 134,019,215 | 1,362 | 107,411,532 | 288,511,761 |
| 21 | TOTAL INCOME (Sum of lines 8,9,15 & 20) | 175,230,880 | 96,986,364 | | 459,742,826 | 64,047,972 | 107,411,532 | 903,419,574 |
| 22 | NUMBER OF TITLE POLICIES ISSUED IN TEXAS | Owner Policies (R3 and R5) | Mortgagee policies at basic rates-R4 | Mortgagee policies at simultaneous issue rates-R5 | All other forms For Which A Premium Was Charged | | Total | |
| | | 355,300 | 83,517 | 276,771 | 1,739,947 | | 2,455,535 | |

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

All Companies Combined

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

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

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

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2011
Texas Experience Only

All Companies Combined

| Types of Income | | (A) | (B) | (C) | (D) | (E) | (F) | (G) |
|--------------------------|---|----------------------------|--------------------------------------|---|---|------------|--|--|
| | | Title Insurance | | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A-F) |
| | | Underwriters | Direct Operations | Independent Agents | Affiliated Agents | | | |
| PREMIUM INCOME | | | | | | | | |
| 1 | Gross premiums - other than home office issue | | 99,009,906 | 509,241,822 | 386,503,588 | | | 994,755,315 |
| 2 | Premiums allocated to agency function-other than home office issue | | 84,158,421 | 432,838,172 | 328,525,748 | | | 845,522,341 |
| 3 | Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G) | 149,232,974 | | | | | | 149,232,974 |
| 4 | Gross premiums - home office issue | 146,396,915 | 1,530,816 | | 17,267,906 | | | 165,195,637 |
| 5 | Premiums allocated to agency function - home office issue | | 1,301,194 | 124,077,385 | 14,677,719 | | | 140,056,298 |
| 6 | Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G) | 25,139,338 | | | | | | 25,139,338 |
| 7 | Gross premiums - Total (Line 1 + Line 4) | 146,396,915 | 100,540,722 | 509,241,822 | 403,771,493 | | | 1,159,950,952 |
| 8 | Total premiums allocated to agency function (Line 2 + Line 5) | | 85,459,615 | | 343,203,467 | | | 428,663,082 |
| 9 | Total premiums allocated to underwriter function (Line 3 + Line 6) | 174,372,312 | | | | | | 174,372,312 |
| INVESTMENT INCOME | | | | | | | | |
| 10 | Investment income-tax exempt-before expenses | | | | | 3,892,258 | | 3,892,258 |
| 11 | Investment income-dividends-before expenses | | | | | 17,409,991 | | 17,409,991 |
| 12 | Investment income-other-before expenses | | | | | 17,254,191 | | 17,254,191 |
| 13 | Net realized capital gains (losses) | | | | | 5,145,278 | | 5,145,278 |
| 14 | Net unrealized capital gains (losses) | | | | | -9,200,180 | | -9,200,180 |
| 15 | Total (Sum of lines 10 through 14) | | | | | 34,501,538 | | 34,501,538 |
| OTHER INCOME | | | | | | | | |
| 16 | Reinsurance fees (acquired) | | | | | | 2,720,262 | 2,720,262 |
| 17 | Service charges (from Form 4) | 7,569,389 | 36,136,071 | | 95,893,545 | 0 | 25,695,060 | 165,294,065 |
| 18 | Escrow & abstract fees | | | | | | 55,280,058 | 55,280,058 |
| 19 | Miscellaneous (from Form 4) | 2,616,062 | 793,146 | | 26,705,946 | 0 | 13,364,044 | 43,479,198 |
| 20 | Total (Sum of lines 16 through 19) | 10,185,452 | 36,929,217 | | 122,599,491 | 0 | 97,059,424 | 266,773,584 |
| 21 | TOTAL INCOME (Sum of lines 8,9,15 & 20) | 184,557,764 | 122,388,832 | | 465,802,958 | 34,501,538 | 97,059,424 | 904,310,516 |
| 22 | NUMBER OF TITLE POLICIES ISSUED IN TEXAS | Owner Policies (R3 and R5) | Mortgagee policies at basic rates-R4 | Mortgagee policies at simultaneous issue rates-R5 | All other forms For Which A Premium Was Charged | | Total | |
| | | 365,437 | 147,984 | 245,403 | 1,846,027 | | 2,604,851 | |

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

All Companies Combined

| Expenses | | (A) | (B) | (C) | (D) | (E) | (F) |
|----------|--|-----------------|----------------------|----------------------|------------|--|--|
| | | Title Insurance | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A - E) |
| | | Underwriters | Direct Operations | Affiliated Agents | | | |
| 1a | Salaries - employees | | 43,009,870 | 168,251,838 | | 41,045,554 | 252,307,262 |
| 1b | Salaries - owners & partners | | 0 | 331,176 | | 104,379 | 435,555 |
| 1c | Salaries - Total | 43,881,360 | | | 38,303 | | 43,919,663 |
| 2 | Employee benefits, relations & welfare | 7,693,149 | 6,867,788 | 28,956,855 | 8,847 | 6,831,618 | 50,358,257 |
| 3a | Fees paid for title examination & furnishing title evidence - Title Agents | -68,786 | 359,389 | 4,011,039 | | | 4,301,642 |
| 3b | Fees paid for title examination & furnishing title evidence - Others | 2,835,652 | 7,287 | 609,867 | | | 3,452,806 |
| 4a | Closing costs paid non-employees - Title Agents | 34,666 | 152,961 | 13,601,546 | | | 13,789,173 |
| 4b | Closing costs paid non-employees - Others | 1,684,701 | 10,759,494 | 38,766,726 | | | 51,210,921 |
| 5 | Rent | 4,983,156 | 4,706,754 | 24,097,305 | 0 | 5,620,369 | 39,407,584 |
| 6 | Utilities | 228,181 | 173,656 | 1,719,444 | 0 | 347,768 | 2,469,049 |
| 7 | Accounting & auditing | 2,293,154 | 520,077 | 1,811,029 | 454,090 | 512,327 | 5,590,677 |
| 8 | Advertising and promotions | 1,655,515 | 2,201,149 | 5,374,912 | 0 | 1,367,730 | 10,599,306 |
| 9 | Employee travel, lodging and education | 3,351,576 | 710,819 | 2,381,721 | 0 | 1,119,874 | 7,563,990 |
| 10 | Insurance | 1,066,011 | 348,757 | 988,504 | 0 | 512,752 | 2,916,024 |
| 11 | Interest expense | 138,159 | 0 | 37,494 | 1,659 | 148,210 | 325,522 |
| 12 | Legal expense | 6,967,031 | 24,625 | 935,252 | 0 | 624,445 | 8,551,353 |
| 13 | Licenses, taxes & fees | 18,006,594 | 583,721 | 956,602 | 0 | 336,084 | 19,883,001 |
| 14 | Postage & freight | 683,280 | 534,358 | 1,784,078 | 0 | 430,236 | 3,431,952 |
| 15 | Courier & overnight delivery | 711,026 | 1,227,228 | 5,124,509 | 0 | 351 | 7,063,114 |
| 16 | Telephone & facsimile | 1,057,066 | 782,117 | 4,307,946 | 0 | 1,989,269 | 8,136,398 |
| 17 | Printing & photocopying | 433,802 | 370,760 | 1,220,317 | 0 | 274,849 | 2,299,728 |
| 18 | Office supplies | 776,977 | 706,994 | 2,537,910 | 0 | 617,431 | 4,639,312 |
| 19 | Equipment & vehicle leases | 4,668,974 | 337,246 | 1,746,152 | 0 | 411,684 | 7,164,056 |
| 20 | Depreciation | 5,599,863 | 786,655 | 4,356,055 | 7,238 | 1,591,471 | 12,341,282 |

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

| Expenses | | (A) | (B) | (C) | (D) | (E) | (F) |
|----------|--|-----------------|----------------------|----------------------|------------|--|--|
| | | Title Insurance | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A - E) |
| | | Underwriters | Direct Operations | Affiliated Agents | | | |
| 21 | Directors fees | 13,106 | 0 | 169,700 | 0 | 36,590 | 219,396 |
| 22 | Dues, boards & associations | 511,930 | 205,646 | 758,357 | 0 | 234,667 | 1,710,600 |
| 23 | Bad debts | 615,367 | 2,411 | 58,292 | 0 | 14,573 | 690,643 |
| 24 | Loss adjustment expenses incurred | 15,122,340 | 60,107 | 478,193 | 0 | 0 | 15,660,640 |
| 25 | Losses incurred | 40,607,744 | 0 | 384,713 | | | 40,992,457 |
| 26 | Reinsurance charges (ceded) | | 0 | 0 | | 3,040,863 | 3,040,863 |
| 27 | Other | 15,121,237 | 4,046,918 | 15,013,453 | 1,630,893 | 15,281,714 | 51,094,215 |
| 28 | Tax certificates | | 2,044,825 | 8,514,676 | | -20 | 10,559,481 |
| 29 | Recording fees | | 4,591,323 | 23,447,440 | | 199,924 | 28,238,687 |
| 30 | Plant lease/update costs | | 1,615,829 | 22,502,870 | | 1,138,706 | 25,257,405 |
| 31 | Allowances to managers & agents | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | Net addition to unearned premium reserve | -5,899,805 | | | | | -5,899,805 |
| 33 | Abstract costs | | | | | 362,279 | 362,279 |
| 34 | Real estate expenses | | | | 20,169 | | 20,169 |
| 35 | Real estate taxes | | | | 49,485 | | 49,485 |
| 36 | Damages paid for bad faith suits | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | Fines or penalties for violation of law | -30,319 | 18 | 45,379 | 0 | 7,290 | 22,368 |
| 38 | Donations/lobbying | 156,863 | 139,384 | 570,584 | 0 | 161,201 | 1,028,032 |
| 39 | Trade association fees | 225,895 | 57,735 | 366,567 | 0 | 68,399 | 718,596 |
| 40 | Total Expenses (Sum of lines 1 through 39) | 175,125,466 | 87,935,901 | 386,218,501 | 2,210,684 | 84,432,587 | 735,923,139 |
| 41 | Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40) | 9,432,298 | 34,452,931 | 79,584,457 | 32,290,853 | 12,626,837 | 168,387,377 |

FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2012
Texas Experience Only

All Companies Combined

| Types of Income | | (A) | (B) | (C) | (D) | (E) | (F) | (G) |
|--------------------------|---|----------------------------|--------------------------------------|---|---|------------|--|--|
| | | Title Insurance | | | | Investment | Escrow, Abstract & Other Business | Gross Amount Per Books (Sum of Columns A-F) |
| | | Underwriters | Direct Operations | Independent Agents | Affiliated Agents | | | |
| PREMIUM INCOME | | | | | | | | |
| 1 | Gross premiums - other than home office issue | | 47,802,547 | 612,729,021 | 591,882,257 | | | 1,252,413,826 |
| 2 | Premiums allocated to agency function-other than home office issue | | 40,632,165 | 520,793,651 | 503,084,350 | | | 1,064,510,166 |
| 3 | Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G) | 187,903,660 | | | | | | 187,903,660 |
| 4 | Gross premiums - home office issue | 144,669,144 | 2,295,271 | | 29,559,933 | | | 176,524,348 |
| 5 | Premiums allocated to agency function - home office issue | | 1,950,980 | 122,245,450 | 25,125,943 | | | 149,322,374 |
| 6 | Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G) | 27,201,974 | | | | | | 27,201,974 |
| 7 | Gross premiums - Total (Line 1 + Line 4) | 144,669,144 | 50,097,818 | 612,729,021 | 621,442,190 | | | 1,428,938,173 |
| 8 | Total premiums allocated to agency function (Line 2 + Line 5) | | 42,583,145 | | 528,210,294 | | | 570,793,438 |
| 9 | Total premiums allocated to underwriter function (Line 3 + Line 6) | 215,105,633 | | | | | | 215,105,633 |
| INVESTMENT INCOME | | | | | | | | |
| 10 | Investment income-tax exempt-before expenses | | | | | 3,844,994 | | 3,844,994 |
| 11 | Investment income-dividends-before expenses | | | | | 14,803,620 | | 14,803,620 |
| 12 | Investment income-other-before expenses | | | | | 18,118,643 | | 18,118,643 |
| 13 | Net realized capital gains (losses) | | | | | 3,394,643 | | 3,394,643 |
| 14 | Net unrealized capital gains (losses) | | | | | 10,155,944 | | 10,155,944 |
| 15 | Total (Sum of lines 10 through 14) | | | | | 50,317,844 | | 50,317,844 |
| OTHER INCOME | | | | | | | | |
| 16 | Reinsurance fees (acquired) | | | | | | 1,259,314 | 1,259,314 |
| 17 | Service charges (from Form 4) | 6,166,431 | 18,469,548 | | 134,725,376 | 0 | 38,024,659 | 197,386,014 |
| 18 | Escrow & abstract fees | | | | | | 70,458,440 | 70,458,440 |
| 19 | Miscellaneous (from Form 4) | 2,574,493 | 176,817 | | 45,065,906 | 0 | 15,335,423 | 63,152,639 |
| 20 | Total (Sum of lines 16 through 19) | 8,740,924 | 18,646,365 | | 179,791,282 | 0 | 125,077,836 | 332,256,407 |
| 21 | TOTAL INCOME (Sum of lines 8,9,15 & 20) | 223,846,557 | 61,229,510 | | 708,001,576 | 50,317,844 | 125,077,836 | 1,168,473,323 |
| 22 | NUMBER OF TITLE POLICIES ISSUED IN TEXAS | Owner Policies (R3 and R5) | Mortgagee policies at basic rates-R4 | Mortgagee policies at simultaneous issue rates-R5 | All other forms For Which A Premium Was Charged | | Total | |
| | | 389,959 | 181,166 | 283,251 | 2,133,953 | | 2,988,329 | |

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

All Companies Combined

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

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

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



Texas Department of Insurance
333 Guadalupe
Austin, TX 78701