



**TEXAS DEPARTMENT OF INSURANCE/PROPERTY & CASUALTY PROGRAM
TITLE DIVISION/TITLE EXAMINATIONS**

**SUMMARY OF OPERATIONS FOR 3RD QUARTER, FY 2010
MARCH, 2010 - MAY, 2010
for presentation to the
Texas Title Insurance Guaranty Association Board of Directors
July 26, 2010**

COMPLIANCE AUDITS AND ESCROW AUDIT REPORTS

	Qtr	FY 10	FY 09	FY 08	FY 07	FY 06	FY 05
Field audits completed	73/2	247	369	254	255	263	257
Field audit reports processed	65	232	360	241	246	262	256
Section 2651.151 audit reports received	372	559	652	638	633	619	586
Section 2651.151 audit reports reviewed	389	554	657	627	636	598	556

Analysis of Title Insurance Agencies Licensed as of 5/31/10

		Breakdown of Comprehensive Audit Status			
		Agencies audited within last 2 years	Agent's last audit was 2 - 3 years ago	Agent's last audit was over 3 years ago	# of (new) agents never audited
Region	# of agencies				
NTX	203	182	15	1	5
CTX	117	115	0	0	2
WTX	109	103	3	0	3
HOU	130	126	1	0	3
STX	41	40	0	0	1
Totals:	600	566	19	1	14
	% of Total:	94.3%	3.2%	0.2%	2.3%

Goal: In order to comprehensively audit every agent at least once every three years, we need to conduct 200 comprehensive audits per year, which amounts to 50 audits per quarter.

Last 12 months (6/1/09 – 5/31/10): 341 audits (141 over goal)

Last 3 months (3/1/10 – 5/31/10): 73 audits (23 over goal)

Results of follow-up audits:

No. of follow-ups completed	Compliance achieved	Improvement but further action needed	Another on-site audit or stronger action needed
2	0	1	1

Orders signed by Commissioner Geeslin during quarter:

DATE	ORDER #	AGENCY/PERSON	REASON	FINE AMT
3/2/10	10-0148	Lakewood Title, LLC, Dallas and Dennis Wheeler, Dallas	Allowed unlicensed employee to act as an escrow officer.	\$4,000 + \$1,000
3/2/10	10-0152	Deborah Kharrazi, Arlington	Unlicensed individual represented herself as a closing agent.	\$1,000
3/12/10	10-0186	Texas Southern Land Ti., Katy	Failed to timely remit guaranty fees.	\$2,400
3/12/10	10-0187	Mid Town Consortium Land Group, LLC, Houston, + Charlene Daniels, Walter Strickland and Ray Shackelford	Engaged in unauthorized business of title insurance. Acted as a title agent without a license.	\$15,000 + \$30,000 + \$30,000 + \$1,250 + C&D
3/12/10	10-0190	Southern Title Insurance Corporation	Failed to notify Department of late audit reports, conduct policy audits timely, and complete final audits.	\$2,500,000 fine (waived) + \$500K res.
3/15/10	10-0194	NETCO, Inc., Arlington	Correction to (P-5) Order #10-0096	\$3,000
3/24/10	10-0209	Pinnacle Title Company, LP, Houston	Failed to comply with various escrow accounting rules. Failed to comply with P-53	\$45,712
3/29/10	10-0227	Driggs Title Agency, Inc., Houston and Adam Driggs	Viol. of Sec. 2602.151, 2652.001, 2704.001, R-1, R-2, P-61, and MEAPIC #5, #14, #16, & #20.	\$30,000 + restitution
4/5/10	10-0252	Commonwealth Land Title Ins. Co.	Failed to timely respond to request; violated Commissioner's Order; failed to timely file statistical report.	\$10,000
4/5/10	10-0253	Lawyers Title Insurance Corporation	Failed to timely respond to request; violated Commissioner's Order; failed to timely file statistical report.	\$10,000
4/9/10	10-0288	Helen Sullivan, Commerce	Misappropriated escrow funds.	Lic. revoked.
4/27/10	10-0346	Mason County Ti. Co., Mason	Failed to timely remit annual escrow audit report.	\$3,500
4/27/10	10-0350	Urban Title, LLC, Dallas	Viol. of Sections 2651.151, 2703.153, and 82.054.	Lic. revoked.
5/24/10	10-0463	Guaranty Abst. Co., Silverton	Failed to timely remit guaranty fees.	\$1,680

Active cases in Financial, Enforcement & Fraud:

	Active cases at 3/1/10	Cases referred Qtr. 10-3	Cases cleared Qtr. 10-3	Active cases at 5/31/10
Financial Program				
Confidential Supervision	1	0	0	1
Receivership	13	0	0	13
Troubled title agents	20	13	12	21
Enforcement				
Miscellaneous violations of the TIC	32	16	14	34
Rebating	1	0	0	1
License revocation (agent and/or escrow officer)	16	2	4	14
Late escrow audit rept. &/or stat rept. &/or guaranty fees	9	3	3	9
Fraud Unit				
Misappropriation of fiduciary funds	19	1	1	19
Total	111	35	34	112

STATISTICAL REPORT LIMITED REVIEWS

Out of 73 comprehensive audits completed during the quarter, 29 (40%) included a limited review of the agent's latest statistical report. The following results were reported.

	QTR	FY 10	FY 09	FY 08	FY 07	FY 06
Number of statistical reports reviewed.	29	90	116	73	63	56
1. No material discrepancies noted.	27	85	113	72	59	56
2. Incorrect agency number shown.	0	0	0	0	0	0
3. Total income and/or expense amounts reported didn't agree with agency's financial statements.	2	4	3	1	4	0
4. Mathematically inaccurate.	0	0	0	0	0	0
5. Forms missing or incomplete.	0	0	0	0	0	0
6. Premium division percentages calculated incorrectly.	0	0	0	0	0	0
7. Miscellaneous other discrepancies.	0	1	0	0	0	0

RESULTS OF COMPLIANCE AUDITS DURING QUARTER

Listed below are audit findings for March through May of 2010, the 3rd quarter of fiscal year 2010. Numbers represent the number of agencies where the infraction occurred, not the number of times it occurred.

VIOLATION OR DISCREPANCY	QTR	YTD
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INSOLVENCY

Financial statements indicated agent was insolvent or had cash flow problems.	19	30
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ABSTRACT PLANT

Abstract plant not in compliance with Section 2501.004 and Procedural Rule P-12.	6	17
Agency personnel unable to retrieve instrument information. Unable to verify legal plant.	1	1

TEXAS INSURANCE CODE

§ 101.102 – Conducted unauthorized business of insurance.	5	6
Section 2502.051 (formerly Art. 9.30) – Gave/received thing of value for referral of title insurance business.	1	2
Section 2704.001 (formerly Art. 9.34) – Provided policies to non-licensed entity and sold title evidence for counties for which agent was not licensed	0	0
Section 2704.001 (formerly Art. 9.34) – Policy not based on evidence from a legal abstract plant and/or no attempt made to contact out-of-county agents for title evidence.	1	2
Section 2704.001 (Art. 9.34) – Issued policies for property in county where not licensed.	3	6
Section 2704.001 (formerly Art. 9.34) – Signed commitments not maintained as part of complete evidence of insurability or countersigned policies not maintained.	8	35
Section 2651.002 (formerly Art. 9.36) – Agent used an unlicensed name or dba name.	8	31
Section 2651.301 (formerly Art. 9.37B) – Misappropriation or conversion to own use of money belonging to another person.	0	0
Section 2651.301 (formerly Art. 9.37B) – Failed to maintain separate escrow account (commingled escrow & operating funds).	5	21
Section 2651.101 and/or 2652.101 (formerly Art. 9.38 and/or 9.45) – No agency/escrow officer bond or insufficient bond.	2	21
Section 2651.151 (formerly Art. 9.39) – Annual escrow audit report prepared incorrectly or contained material inaccuracies or other problems.	1	8
Section 2652.001 (formerly Art. 9.41) – Unlicensed person acting as an escrow officer.	9	36
Section 2602.151 (formerly Art. 9.48) and Administrative Rule G-1 – Failure to collect Policy Guaranty Fee or failure to maintain the policy fees in an escrow account.	7	23
Section 2602.103 (Art. 9.48) – Failure to produce requested files or other records.	2	3
Section 2702.053 (formerly Art. 9.53) – Actual receipts and/or disbursements not in agreement with settlement statement or premium split not disclosed.	41	117

BULLETIN

Title Bulletin No. 152 – Policy dates incorrect.	0	1
Title Bulletin No. 160 – All parties receiving portions of the real estate commission not disclosed on settlement statement.	20	61

PROCEDURAL RULES

P-18: Commitment not issued as required in rule or commitment incomplete.	0	4
P-21: Schedule D of commitment not in file or premium split not disclosed on commitment.	29	89
P-22: No T-00's in files or T-00's incorrect or incomplete.	26	76
P-27 ("Good Funds") violations: Unauthorized checks over \$1,500. Receipts not deposited timely or not received and posted before disbursements made.	10	25
P-35: Verbal or written guaranty, affirmation, indemnification, or certification issued.	2	3
P-61: Failure to issue title policy timely.	4	12
P-62: Operated in county for which not licensed.	0	1

VIOLATION OR DISCREPANCY	QTR	YTD
RATE RULES		
Incorrect premium charged (violation of one or more rate rules).	21	54
R-1: Unauthorized fee charged for closing (or tax search) in addition to premium.	4	18
R-2: Premium remittances to underwriters not timely or amounts incorrect.	5	14
R-2: Premium collected but issuance of policy withheld.	0	2
R-2: Premium collected in installments or premium not collected at all.	0	0
R-8: Refinance credit not given or not calculated correctly.	3	14

MINIMUM ESCROW ACCOUNTING PROCEDURES & INTERNAL CONTROLS		
#1 - Monthly escrow trial balances not prepared or not prepared timely.	6	14
#1 - Testing proved escrow trial balances unreliable.	0	1
#1 - Escrow trial balances not prepared correctly.	8	24
#2 - Three-way reconciliations not prepared or not prepared timely or portions of records not available.	7	17
#2 - Escrow trial balances and/or book balances and/or reconciled bank balances not in agreement. Differences unreconciled.	0	1
#2 - Bank reconciliations, book balances, or three-way reconciliations prepared incorrectly.	10	28
#3 – Reconciliations not approved by management or reviewed by another employee.	3	15
#4 - Accounting duties not segregated sufficiently and reconciliations not reviewed by manager or owner.	1	2
#5 - Only one signature on escrow checks when agency's size required two signatures.	3	8
#6 - Records did not include copies of all checks, invoices, deposit slips and receipt items.	4	15
#7A - Invested escrow accounts not styled correctly.	2	9
#7B - No written authorization to invest escrow funds.	0	1
#7C - Invested escrow account used agent's tax ID number instead of that of beneficiary.	0	0
#7D – No control ledger for invested escrow accounts. Interest not posted timely.	0	2
#8 - Guaranty files used name identification instead of unique numbers. Same file number used for more than one transaction.	3	9
#9 - Escrow bank accounts not styled as "escrow" or "trust".	12	39
#10 - No management approval for disbursements made on accounts open for more than six months or no review for disposition of funds.	5	23
#12 - No management approval for transfers of funds between guaranty files and/or transfers not documented in the files.	1	2
#13 - Seller not properly notified of NSF checks.	1	2
#14 - Guaranty file number not displayed on all escrow checks, deposit tickets or other documents.	1	3
#15 – Disbursement sheets missing, incomplete or incorrect.	15	54
#16 - Every disbursement not supported by invoice or sufficient other evidence.	34	110
#17 - Escrow receivables not cleared timely.	17	45
#18 – Settlement statement changes not initialed or supported adequately or contained white-out corrections.	2	5
#19 – Signed, pre-numbered receipts not issued for cash.	3	10
#20 – Images of checks did not meet requirements.	7	35
#21 – Escrow bank account not maintained at a financial institution in Texas.	0	0

VIOLATION OR DISCREPANCY	QTR	YTD
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AGENCY

Agent breached fiduciary responsibility to buyer and seller by engaging in "self-dealing".	2	7
Failed to disclose affiliated business arrangement as required by RESPA § 3500.15.	2	7

ESCROW ACCOUNTING

Material escrow funds irregularity or irregularities [i.e., escrow bank account overdrawn, receipt posted but never actually received or check-clearing date problems].	0	0
Deposits and/or disbursements not booked in appropriate month.	7	31
Receivable(s) created by depositing into one bank account and disbursing from another account.	1	3
Reconciling items not posted timely and/or not cleared timely and/or not supported by adequate documentation.	1	13
Pattern of posting errors.	1	4
Signature on checks not on bank signature card or previous employees still on bank signature card.	1	9
Outstanding checks not cleared timely.	40	132
Deposit-in-transit list and/or outstanding checklist prepared incorrectly.	16	50
Duplicate check numbers in same escrow account; checks written out of numerical sequence or more than one check number used for same disbursement.	0	0

GUARANTY FILES

Original legal documents found in guaranty files after title policies issued.	0	1
Legal documents not recorded timely with county clerk or evidence of timely recording not in file.	17	63
Cash or disbursement check found in file.	1	2
Funds not disbursed or escheated to state.	23	63

SETTLEMENT STATEMENTS

Required Form T-63 not prepared for POC items.	15	45
Premium split for closing, title examination or title evidence not disclosed on settlement statement. Other information not disclosed on settlement statement.	0	0
Original or amended final settlement statements not signed by any/all parties.	3	7
Settlement statements prepared incorrectly or contained mathematical errors.	0	0
Incorrect issuing agency shown on settlement statement.	0	0