

***1998***  
***STATE OF TEXAS***  
***TITLE INSURANCE EXPERIENCE***  
***REPORT***



***Texas Department of Insurance***



Revised April 23, 2002  
Texas Department of Insurance  
Property & Casualty Program  
Data Services Section (512) 475-1878

## *Introduction*

Pursuant to *Texas Insurance Code* Article 9.07(b), the Texas Department of Insurance, Data Services Division annually collects information from title agents and underwriters doing business in Texas. Agents and companies are asked to report their income, expenses and losses. The results of these reports are published in the *Texas Title Insurance Agents Statistical Report* and the *Texas Title Insurance Experience Report*. The following report includes a compilation of information from the underwriters' call with three pages of summary from the agents' call.

To show the impact of home equity lending in Texas the department has included summary information on the Equity Loan Mortgage Endorsement (T-42) and Supplemental Coverage Equity Loan Mortgage Endorsement (T-42.1) in this report. A summary of loss data by ALTA claim codes is included as well.

Copies of both title reports are available from the TDI Publications Division at (512) 322-4185 or from the TDI web page at "[www.tdi.state.tx.us](http://www.tdi.state.tx.us)". Portions of individual company reports and complete agent reports may also be downloaded from the TDI web page. Complete company reports and agent reports may be requested from the Data Services Division at (512) 475-1878.

**TEXAS TITLE INSURANCE**  
**Underwriting Company Experience**

	Calendar Year 1997		Calendar Year 1998	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Gross Title Premiums	688,988,754	546.24%	902,930,839	559.60%
2. Title Premiums Retained by Agents	564,936,489	447.89%	745,726,638	462.17%
3. Title Premiums Remitted to Underwriters	124,052,265	98.35%	157,204,201	97.43%
4. Service Charges	1,462,153	1.16%	2,742,712	1.70%
5. Other Income	618,300	0.49%	1,405,833	0.87%
<b>GROSS INCOME</b>	126,132,718	100.00%	161,352,746	100.00%
<b>EXPENSES</b>				
1. Salaries:	19,605,409	15.54%	23,339,760	14.47%
2. Employee Benefits, Relations & Welfare	6,213,333	4.93%	7,886,357	4.89%
3. Examination Costs Paid Nonemployees:				
a. Title Agents	2,175,903	1.73%	901,517	0.56%
b. Others	271,101	0.21%	272,294	0.17%
4. Closing Costs Paid Nonemployees:				
a. Title Agents	0	0.00%	6,936,659	4.30%
b. Others	0	0.00%		0.00%
5. Rent	2,509,898	1.99%	2,936,882	1.82%
6. Utilities	6,386	0.01%	25,000	0.02%
7. Accounting & Auditing	527,635	0.42%	1,027,482	0.64%
8. Advertising and promotions	2,607,620	2.07%	2,808,680	1.74%
9. Employee travel, lodging and education	3,098,670	2.46%	3,685,540	2.28%
10. Insurance	426,342	0.34%	403,559	0.25%
11. Interest	271,234	0.22%	392,188	0.24%
12. Legal Expenses	793,829	0.63%	1,162,745	0.72%
13. Licenses, Taxes & Fees	10,450,807	8.29%	13,977,010	8.66%
14. Postage & Freight	871,712	0.69%	763,903	0.47%
15. Courier & Overnight Delivery	224,345	0.18%	158,423	0.10%
16. Telephone & Facsimile	862,983	0.68%	1,412,126	0.88%
17. Printing/Photocopying	2,087,897	1.66%	2,049,403	1.27%
18. Office Supplies	730,116	0.58%	672,683	0.42%
19. Equipment & Vehicle Leases	656,073	0.52%	1,336,649	0.83%
20. Depreciation	2,554,838	2.03%	1,849,672	1.15%
21. Directors' Fees	83,075	0.07%	68,774	0.04%
22. Dues, Boards & Associations	318,544	0.25%	452,216	0.28%
23. Bad Debts	-171,961	-0.14%	-445,158	-0.28%
24. Loss Adjustment Expenses Incurred	7,774,810	6.16%	5,932,177	3.68%
25. Losses Incurred	6,389,564	5.07%	9,011,263	5.58%
26. Other	6,323,749	5.01%	10,442,825	6.47%
27. Allowances to Managers & Agents	0	0.00%		
28. Net Addition to Unearned Premium Reserve	8,825,522	7.00%	3,574,018	2.22%
29. Damages Paid for Bad Faith Suits	0	0.00%		
30. Fines or Penalties for Violation of Law	0	0.00%	2,000	
31. Donations/Lobbying	43,070	0.03%	86,829	0.05%
32. Trade Associations	256,316	0.20%	189,589	0.12%
<b>TOTAL OPERATING EXPENSES</b>	86,788,820	68.81%	103,313,065	64.03%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	39,343,898	31.19%	58,039,681	35.97%

Revised 4/23/02

**TEXAS TITLE INSURANCE  
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 1997		Calendar Year 1998	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	296,674,911	103.12%	392,647,402	103.89%
2. Premiums Remitted to Underwriters	52,793,025	18.35%	69,700,694	18.44%
3. Premiums Retained	243,881,886	84.77%	322,946,708	85.45%
4. Examination/Evidence Fees	9,078,708	3.16%	13,480,056	3.57%
5. Closing Fees	6,713,864	2.33%	7,206,906	1.91%
6. Tax Certificates	4,664,318	1.62%	6,125,735	1.62%
7. Recording Fees	9,917,148	3.45%	13,486,345	3.57%
8. Restrictions	646,067	0.22%	923,395	0.24%
9. Inspection Fees	42,716	0.01%	39,282	0.01%
10. Courier and Overnight Fees	4,539,243	1.58%	6,439,078	1.70%
11. Telephone and Facsimile	454,545	0.16%	467,844	0.12%
12. Interest Income	912,258	0.32%	1,132,903	0.30%
13. Other Income	6,850,837	2.38%	5,682,115	1.50%
<b>GROSS INCOME</b>	<b>287,701,590</b>	<b>100.00%</b>	<b>377,930,367</b>	<b>100.00%</b>
<b>EXPENSES</b>				
1a. Salaries-Employees	93,804,821	32.60%	122,982,289	32.54%
1b. Salaries-Owners/Partners	20,038,521	6.97%	23,913,587	6.33%
2a. Benefits, Relations & Welfare-Employee	13,188,089	4.58%	16,912,596	4.48%
2b. Benefits, Relations & Welfare - Owners	2,226,497	0.77%	2,964,101	0.78%
3a. Evidence/Examination Fees - Title Agen	8,897,262	3.09%	12,143,778	3.21%
3b. Evidence/Examination Fees - Others	10,673,875	3.71%	10,766,460	2.85%
4a. Closing Fees Paid - Title Agents	6,595,287	2.29%	8,604,623	2.28%
4b. Closing Fees Paid - Others	17,404,065	6.05%	23,185,188	6.13%
5. Rent	13,084,791	4.55%	14,964,561	3.96%
6. Utilities	2,002,344	0.70%	2,296,377	0.61%
7. Accounting & Auditing	2,228,846	0.77%	2,678,377	0.71%
8. Advertising	3,680,571	1.28%	4,567,455	1.21%
9. Travel, Lodging & Education	2,561,609	0.89%	3,476,081	0.92%
10. Insurance	2,825,775	0.98%	3,503,580	0.93%
11. Interest Expense	2,638,334	0.92%	2,794,123	0.74%
12. Legal Expense	1,616,285	0.56%	1,946,786	0.52%
13. Licenses, Taxes, & Fees	2,374,614	0.83%	2,858,471	0.76%
14. Postage & Freight	1,449,033	0.50%	1,679,579	0.44%
15. Courier & Overnight Delivery	5,139,442	1.79%	7,431,582	1.97%
16. Telephone & Facsimile	4,792,808	1.67%	6,140,463	1.62%
17. Printing & Photocopying	1,137,992	0.40%	1,598,488	0.42%
18. Office Supplies	6,404,738	2.23%	8,580,244	2.27%
19. Equipment & Vehicle Leases	3,509,990	1.22%	4,209,434	1.11%
20. Depreciation	5,356,204	1.86%	6,531,122	1.73%
21. Directors Fees	577,736	0.20%	708,440	0.19%
22. Dues, Boards, & Associations	826,230	0.29%	1,101,419	0.29%
23. Bad Debts	111,266	0.04%	315,015	0.08%
24. Loss & Loss Adjustment Expense	580,066	0.20%	700,368	0.19%
25. Tax Certificates Paid Tax Authorities	4,015,457	1.40%	5,917,074	1.57%
26. Recording Fees Paid County Clerk	9,787,507	3.40%	13,005,263	3.44%
27. Plant Lease/Updates	7,463,307	2.59%	10,337,989	2.74%
28. Damages for Bad Faith Suits	8,117	0.00%	5,825	0.00%
29. Fines or Penalties	39,975	0.01%	69,714	0.02%
30. Donations/Lobbying	628,903	0.22%	888,301	0.24%
31. Trade Association Fees	318,613	0.11%	194,659	0.05%
32. Other Expenses	8,734,888	3.04%	11,175,286	2.96%
<b>TOTAL OPERATING EXPENSES</b>	<b>266,723,858</b>	<b>92.71%</b>	<b>341,148,698</b>	<b>90.27%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>20,977,732</b>	<b>7.29%</b>	<b>36,781,669</b>	<b>9.73%</b>

**TEXAS TITLE INSURANCE  
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 1997		Calendar Year 1998	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	241,885,906	103.04%	344,150,319	103.59%
2. Premiums Remitted to Underwriters	42,927,858	18.29%	61,011,198	18.36%
3. Premiums Retained	198,958,048	84.75%	283,139,121	85.22%
4. Examination/Evidence Fees	3,523,954	1.50%	5,296,323	1.59%
5. Closing Fees	12,061,520	5.14%	14,972,098	4.51%
6. Tax Certificates	3,723,822	1.59%	6,499,830	1.96%
7. Recording Fees	8,664,824	3.69%	12,010,881	3.62%
8. Restrictions	853,365	0.36%	902,694	0.27%
9. Inspection Fees	48,625	0.02%	6,370	0.00%
10. Courier and Overnight Fees	4,955,601	2.11%	7,165,416	2.16%
11. Telephone and Facsimile	6,835	0.00%	34,876	0.01%
12. Interest Income	525,579	0.22%	879,326	0.26%
13. Other Income	1,429,483	0.61%	1,318,783	0.40%
<b>GROSS INCOME</b>	234,751,656	100.00%	332,225,718	100.00%
<b>EXPENSES</b>				
1a. Salaries-Employees	91,070,011	38.79%	114,094,658	34.34%
1b. Salaries-Owners/Partners	200,064	0.09%	291,089	0.09%
2a. Benefits, Relations & Welfare-Employee	14,905,343	6.35%	18,052,254	5.43%
2b. Benefits, Relations & Welfare - Owners	16,755	0.01%	33,642	0.01%
3a. Evidence/Examination Fees - Title Agen	6,361,436	2.71%	11,312,532	3.41%
3b. Evidence/Examination Fees - Others	977,727	0.42%	5,551,372	1.67%
4a. Closing Fees Paid - Title Agents	5,398,387	2.30%	5,548,605	1.67%
4b. Closing Fees Paid - Others	26,031,719	11.09%	36,330,389	10.94%
5. Rent	12,203,323	5.20%	12,596,658	3.79%
6. Utilities	992,733	0.42%	1,200,867	0.36%
7. Accounting & Auditing	1,409,713	0.60%	1,353,877	0.41%
8. Advertising	4,425,067	1.88%	5,337,352	1.61%
9. Travel, Lodging & Education	1,916,249	0.82%	1,854,707	0.56%
10. Insurance	797,188	0.34%	837,081	0.25%
11. Interest Expense	419,649	0.18%	154,124	0.05%
12. Legal Expense	498,799	0.21%	356,842	0.11%
13. Licenses, Taxes, & Fees	1,362,286	0.58%	1,495,307	0.45%
14. Postage & Freight	1,004,854	0.43%	1,534,472	0.46%
15. Courier & Overnight Delivery	6,135,255	2.61%	7,699,549	2.32%
16. Telephone & Facsimile	3,421,468	1.46%	4,139,433	1.25%
17. Printing & Photocopying	1,563,143	0.67%	2,036,353	0.61%
18. Office Supplies	3,204,277	1.36%	3,908,639	1.18%
19. Equipment & Vehicle Leases	3,178,881	1.35%	3,459,672	1.04%
20. Depreciation	4,125,864	1.76%	4,348,380	1.31%
21. Directors Fees	59,460	0.03%	56,800	0.02%
22. Dues, Boards, & Associations	587,338	0.25%	577,012	0.17%
23. Bad Debts	56,636	0.02%	112,629	0.03%
24. Loss & Loss Adjustment Expense	434,718	0.19%	814,221	0.25%
25. Tax Certificates Paid Tax Authorities	3,064,895	1.31%	5,807,682	1.75%
26. Recording Fees Paid County Clerk	8,305,568	3.54%	11,214,223	3.38%
27. Plant Lease/Updates	5,763,241	2.46%	9,342,179	2.81%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	256	0.00%	23,563	0.01%
30. Donations/Lobbying	627,756	0.27%	429,687	0.13%
31. Trade Association Fees	98,634	0.04%	105,946	0.03%
32. Other Expenses	7,008,534	2.99%	8,754,281	2.64%
<b>TOTAL OPERATING EXPENSES</b>	217,627,227	92.71%	280,766,077	84.51%
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	17,124,429	7.29%	51,459,641	15.49%

**TEXAS TITLE INSURANCE  
DIRECT OPERATION AGENCY EXPERIENCE**

	Calendar Year 1997		Calendar Year 1998	
	Amount	% of Gross Income	Amount	% of Gross Income
<b>INCOME</b>				
1. Title Premiums	151,023,413	102.72%	188,305,714	105.16%
2. Premiums Remitted to Underwriters	26,840,505	18.26%	33,399,536	18.65%
3. Premiums Retained	124,182,908	84.46%	154,906,178	86.51%
4. Examination/Evidence Fees	7,028,862	4.78%	4,305,588	2.40%
5. Closing Fees	2,299,291	1.56%	2,425,462	1.35%
6. Tax Certificates	2,716,772	1.85%	3,784,371	2.11%
7. Recording Fees	5,061,644	3.44%	4,855,292	2.71%
8. Restrictions	235,400	0.16%	215,557	0.12%
9. Inspection Fees	1,375	0.00%	1,575	0.00%
10. Courier and Overnight Fees	2,504,487	1.70%	3,562,772	1.99%
11. Telephone and Facsimile	37,033	0.03%	67,655	0.04%
12. Interest Income	955,742	0.65%	795,382	0.44%
13. Other Income	2,002,907	1.36%	4,143,146	2.31%
<b>GROSS INCOME</b>	<b>147,026,421</b>	<b>100.00%</b>	<b>179,062,978</b>	<b>100.00%</b>
<b>EXPENSES</b>				
1a. Salaries-Employees	51,713,006	35.17%	56,472,472	31.54%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employee	10,172,027	6.92%	10,391,502	5.80%
2b. Benefits, Relations & Welfare - Owners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agen	7,538,772	5.13%	5,182,408	2.89%
3b. Evidence/Examination Fees - Others	590,653	0.40%	1,037,925	0.58%
4a. Closing Fees Paid - Title Agents	2,017,733	1.37%	3,541,200	1.98%
4b. Closing Fees Paid - Others	17,046,916	11.59%	19,673,076	10.99%
5. Rent	7,420,935	5.05%	7,389,566	4.13%
6. Utilities	327,644	0.22%	361,582	0.20%
7. Accounting & Auditing	171,759	0.12%	73,661	0.04%
8. Advertising	2,078,178	1.41%	1,999,594	1.12%
9. Travel, Lodging & Education	1,293,010	0.88%	1,330,411	0.74%
10. Insurance	366,652	0.25%	146,335	0.08%
11. Interest Expense	72,029	0.05%	143,756	0.08%
12. Legal Expense	138,222	0.09%	57,268	0.03%
13. Licenses, Taxes, & Fees	2,091,590	1.42%	2,612,436	1.46%
14. Postage & Freight	817,972	0.56%	685,030	0.38%
15. Courier & Overnight Delivery	2,412,138	1.64%	3,363,084	1.88%
16. Telephone & Facsimile	2,181,236	1.48%	2,250,870	1.26%
17. Printing & Photocopying	657,648	0.45%	1,038,038	0.58%
18. Office Supplies	2,258,955	1.54%	2,095,583	1.17%
19. Equipment & Vehicle Leases	2,764,303	1.88%	2,548,807	1.42%
20. Depreciation	2,225,270	1.51%	1,818,425	1.02%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	347,001	0.24%	285,608	0.16%
23. Bad Debts	68,183	0.05%	34,738	0.02%
24. Loss & Loss Adjustment Expense	113,400	0.08%	51,702	0.03%
25. Tax Certificates Paid Tax Authorities	2,347,027	1.60%	3,595,703	2.01%
26. Recording Fees Paid County Clerk	4,803,281	3.27%	6,203,317	3.46%
27. Plant Lease/Updates	3,068,180	2.09%	3,124,613	1.74%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	20,718	0.01%	0	0.00%
30. Donations/Lobbying	158,995	0.11%	257,160	0.14%
31. Trade Association Fees	56,486	0.04%	60,134	0.03%
32. Other Expenses	4,736,004	3.22%	2,253,452	1.26%
<b>TOTAL OPERATING EXPENSES</b>	<b>132,075,923</b>	<b>89.83%</b>	<b>140,079,456</b>	<b>78.23%</b>
<b>INCOME OR (LOSS) FROM OPERATIONS</b>	<b>14,950,498</b>	<b>10.17%</b>	<b>38,983,522</b>	<b>21.77%</b>

04/25/2002

**TEXAS TITLE INSURANCE**  
**NUMBER OF POLICIES WRITTEN**  
**1989 - 1998**

Calendar Year	<u>Underwriters</u>		<u>Direct Operations</u>		<u>Affiliated Agents</u>		<u>Independent Agents</u>	
	Total	Excluding "All Other"	Total	Excluding "All Other"	Total	Excluding "All Other"	Total	Excluding "All Other"
1989	601,577	484,001	45,828	38,598	108,575	78,907	402,848	311,531
1990	629,815	508,857	46,421	41,010	125,034	90,992	456,295	333,877
1991	606,727	475,900	36,322	28,940	142,754	99,092	500,111	377,196
1992	711,253	521,768	58,018	44,025	201,350	118,880	723,924	441,768
1993	1,249,161	656,454	75,337	57,627	307,695	114,855	965,905	586,240
1994	1,663,653	788,331	94,965	69,124	233,335	103,009	889,869	596,814
1995	1,077,960	660,395	95,411	75,343	198,598	97,313	693,337	528,333
1996	1,335,858	761,186	100,024	81,615	223,768	104,857	800,148	554,858
1997	1,158,663	740,042	251,623	140,216	337,245	217,153	608,855	392,248
1998	1,741,633	782,339	300,323	155,608	469,877	270,848	733,032	456,271

Revised 9/14/99



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

**All Companies, Calendar Year Ending 12/31/98**

	Texas	Elsewhere	Total
<b>INCOME FROM OPERATIONS</b>			
1. Underwriting and Examination Fees	903,050,564	5,788,707,587	6,691,758,151
2. Escrow, Settlement, and Other Fees	63,221,428	999,545,149	1,062,766,577
3. Subtotal (1 + 2)	966,271,992	6,788,252,736	7,754,524,728
4. Reinsurance Assumed	820,503	17,707,721	18,528,224
5. Reinsurance Ceded	1,204,325	18,117,386	19,321,711
6. Net Increase in Statutory Reserves	4,703,531	161,766,632	166,470,163
7. Subtotal (3 + 4 - 5 - 6)	961,184,639	6,626,076,439	7,587,261,078
8. Loss and Loss Adjustment Expenses	15,023,256	256,779,284	271,802,540
9. Commissions/Retentions	514,701,132	3,181,099,969	3,695,801,101
10. Other Identifiable Expenses	237,199,296	2,248,624,785	2,485,824,081
11. Non-Identifiable Expenses	93,310,620	621,551,761	714,862,381
12. Subtotal (8 + 9 + 10 + 11)	860,234,304	6,308,055,799	7,168,290,103
13. Interest Expense	793,612	10,313,125	11,106,737
14. Operating Expense (12 + 13)	861,027,916	6,318,368,924	7,179,396,840
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	100,156,723	307,707,515	407,864,238
<b>INCOME FROM INVESTMENTS</b>			
16. Investment Income - Tax Exempt - Before Expenses	4,425,531	32,173,786	36,599,317
17. Investment Income - Dividends - Before Expenses	3,569,903	33,148,391	36,718,294
18. Investment Income - Other - Before Expenses	15,706,082	136,908,241	152,614,323
19. Net Realized Capital Gains (Losses)	3,178,893	22,360,274	25,539,167
20. Net Unrealized Capital Gains (Losses)	48,794	8,532,571	8,581,365
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	735,077	6,948,690	7,683,767
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	26,194,126	226,174,573	252,368,699

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

**All Companies, Calendar Year Ending 12/31/98**

	Texas	Elsewhere	Total
<b>ASSETS</b>			
<b>Admitted Assets</b>			
1. Abstract Plants and Title Plants	40,045,343	186,956,141	227,001,484
2. Other Identifiable Admitted Assets	63,272,149	854,160,021	917,432,170
3. Non-Identifiable Admitted Assets	388,650,948	2,672,683,394	3,061,334,342
4. Subtotal (1 + 2 + 3)	491,968,440	3,713,799,556	4,205,767,996
<b>Non-Admitted Assets</b>			
5. Abstract Plants and Title Plants	3,885,246	27,523,860	31,409,106
6. Other Identifiable Non-Admitted Assets	6,053,229	136,657,181	142,710,410
7. Non-Identifiable Non-Admitted Assets	35,062,731	384,878,677	419,941,408
8. Subtotal (5 + 6 + 7)	45,001,206	549,059,718	594,060,924
9. TOTAL ASSETS (4 + 8)	536,969,646	4,262,859,274	4,799,828,920
<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>			
10. Loss Reserves	17,900,067	260,016,511	277,916,578
11. Statutory Reinsurance Reserves	125,092,408	1,550,467,156	1,675,559,564
12. Surplus As Regards Policyholders	218,179,295	1,182,496,148	1,400,675,443
13. Contribution to Surplus of Non-Admitted Assets	58,276,421	535,780,758	594,057,179
14. Net Worth (12 + 13)	276,455,716	1,718,276,906	1,994,732,622
15. Total Debt Funds	9,344,601	35,484,053	44,828,654
16. Capital (10 + 11 + 14 + 15)	428,792,792	3,564,244,626	3,993,037,418
17. Other Liabilities	108,176,854	698,614,648	806,791,502
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	536,969,646	4,262,859,274	4,799,828,920

## LIABILITY DISTRIBUTION REPORT

ALL COMPANIES  
ALL TRANSACTION TYPES  
For Experience Period January 1, 1998 - December 31, 1998

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
	0	27,472	8,679,674
0 -	4.5	13,891	1,908,454
4.5 -	10	21,371	4,905,442
10 -	20	49,955	12,309,066
20 -	30	55,915	16,878,274
30 -	40	58,789	20,866,722
40 -	50	66,733	26,201,217
50 -	60	73,022	31,774,349
60 -	70	74,349	36,593,155
70 -	80	74,100	38,549,736
80 -	90	68,413	38,461,753
90 -	100	58,864	35,226,181
100 -	200	242,277	188,483,522
200 -	300	67,786	74,121,907
300 -	400	18,674	31,679,643
400 -	500	8,700	17,999,934
500 -	1,000	12,207	39,427,752
1,000 -	2,000	5,223	33,139,338
2,000 -	3,000	2,081	17,283,463
3,000 -	4,000	1,083	14,507,496
4,000 -	5,000	681	11,177,544
5,000 -	15,000	1,988	55,223,583
15,000 -	25,000	447	19,761,620
25,000 -	50,000	189	13,600,502
50,000 -	75,000	41	4,706,998
75,000 -	100,000	19	2,408,871
Over 100000		62	12,227,508
ALL		1,004,332	808,103,704

**TITLE INSURANCE CLAIMS BY ALTA CLAIM CODES**

ALL COMPANIES SUMMARY

CALENDAR YEAR ENDED DECEMBER 31, 1998

ALTA RISK CODE	NUM OF CLAIMS MADE	NUM OF CLAIMS PD	NUM OF CLAIMS DENIED	INCURRED LOSSES	ALAE	RECOVERIES FROM AGENTS
[ 1 ]	[ 2 ]	[ 3 ]	[ 4 ]	[ 5 ]	[ 6 ]	[ 7 ]
A1	37	56	5	954,261	558,720	(18,851)
A1A	4	2	1	(25,422)	1,102	0
A1B	7	3	1	30,000	5,038	0
A1C	1	0	1	0	(22,680)	0
A2	28	20	3	447,852	275,024	(529)
A2A	5	3		31,258	6,637	0
A3	8	15	2	292,111	157,692	19,080
A3A	1	1		5,825	1,237	0
A4	20	23	2	94,535	17,618	0
A4A	1	1		240	51	0
A5	4	5	1	45,271	35,626	0
A6	47	49	0	2,830	190,899	(60,443)
A7	25	32	0	9,120	278,357	0
B1	153	149	71	235,477	27,873	37,841
B1A	8	17	0	11,277	18,295	(450)
B1B	75	75	0	155,915	30,394	(21,200)
B2	4	3	3	105,982	32,203	7,381
B3	53	40	27	152,217	120,465	24,395
B4	44	50	14	215,990	163,759	1,300
B4A	12	2	2	68,500	47,075	(600)
B4B	56	44		308,234	65,453	0
B4C	3	23	0	167,907	26,891	(22,444)
B4D	1	1		(381)	(81)	0
B4H	1	0	1	0	475	0
B4J	0	0	0	0	0	0
B4L	28	26	0	164,148	20,671	0
B4O	1	0	1	0	(8,276)	0
B4Q	1	6	0	10,757	3,239	(17,000)
B4R	50	30	0	311,586	28,533	0
B5	18	19	0	(8,606)	134,508	0
C	193	176	148	1,516,024	345,342	34,815
C1	6	12	1	69,552	13,282	0
C2	17	18	8	202,864	103,664	30,681
C2A	57	33	0	132,673	32,335	0
C2B	34	6	0	16,604	16,076	(138,138)
C2C	18	15	0	336,049	50,476	(1,500)
C2D	37	25	0	236,929	33,741	0
C2E	23	0	0	99,000	8,882	0
C2F	1	26	0	(20,976)	4,725	(10,000)
C2G	0	10	0	(5,587)	308	0
C2H	17	37	0	23,172	12,079	(7,500)
C3	109	112	0	1,030,058	464,024	229,658
C4	6	8	1	40,632	9,733	20,200
C5	3	1	0	(41,358)	6,704	0
D	26	22	10	703,822	192,312	6,019
D1	73	58	2	634,176	253,612	26,369
D2	43	26	0	(80,347)	189,597	(83,800)
D3	11	5	0	6,166	8,398	0

*This report provides claim data on a calendar year basis versus policy year basis therefore, columns [2], [3] and [4] may not correspond to one another.*

**TITLE INSURANCE CLAIMS BY ALTA CLAIM CODES**

ALL COMPANIES SUMMARY

CALENDAR YEAR ENDED DECEMBER 31, 1998

ALTA RISK CODE [ 1 ]	NUM OF CLAIMS MADE [ 2 ]	NUM OF CLAIMS PD [ 3 ]	NUM OF CLAIMS DENIED [ 4 ]	INCURRED LOSSES [ 5 ]	ALAE [ 6 ]	RECOVERIES FROM AGENTS [ 7 ]
D4	0	0	0	1	0	0
E1	41	38	24	166,604	67,255	19,105
E1A	6	7	0	31,925	6,849	0
E1B	10	18	0	111,836	9,987	(115)
E1D	5	3	0	27,432	4,096	0
E2	32	28	5	46,216	59,514	8,320
E2A	5	5		16,147	3,429	0
F1	18	33	0	73,636	(855)	4,960
F2	41	50	15	93,457	100,425	17,245
F3	97	76	42	176,697	64,397	4,962
F3A	70	62	0	21,421	5,162	(24,679)
F4	8	5	1	18,078	4,458	0
F5	64	52	35	410,453	294,015	21,615
F5F	0	3	0	943	219	0
F6	12	11	0	146,464	(2,388)	0
G	5	5	4	141,653	133	0
G1	5	5	0	(19,292)	873	2,732
H	179	157	86	334,357	70,276	1,010
H1	766	589	13	1,132,250	191,337	(134,900)
H3	0	0	0	(6,685)	18,454	0
H4	3	1	0	50,273	11,001	0
H5	2	1	0	15,473	401	0
H6	12	13	0	23,708	11,723	(22,500)
H7	44	38	0	52,129	4,810	0
I1	0	0	0	11,500	1,032	0
I5	12	35	0	75,180	7,871	(73,758)
I8	9	13	0	51,876	6,613	(2,995)
J4	0	0	0	0	118	0
J8	19	19	0	14,992	1,345	0
TBD	2	0	0	0	0	0
UNKNOWN	23	19	10	206,726	75,264	509
<b>TOTAL :</b>	<b>2860</b>	<b>2571</b>	<b>540</b>	<b>\$12,111,787</b>	<b>\$4,979,902</b>	<b>(\$123,205)</b>

*This report provides claim data on a calendar year basis versus policy year basis therefore, columns [2], [3] and [4] may not correspond to one another.*

**TITLE POLICIES WITH T-42 ENDORSEMENT**

**Calendar Year Ended December 31, 1998**

**ALL COMPANIES**

Number of Policies w/T-42

8,569

Number of Policies w/T-42.1

24

Total Premium on above policies including  
endorsements

\$3,254,282



Texas Department of Insurance  
333 Guadalupe  
Austin, Texas 78701