



STATE OF TEXAS TITLE INSURANCE EXPERIENCE REPORT

Calendar Years 2001 - 2005

Texas Department of Insurance

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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 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”. 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.

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**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

INCOME	2001	2002	2003	2004	2005
1. Gross Title Premiums	1,061,434,836	1,262,176,918	1,526,183,583	1,492,641,821	1,484,609,993
2. Title Premiums Retained by Agents	894,015,079	1,074,979,764	1,285,294,007	1,234,418,328	1,227,436,713
3. Title Premiums Remitted to Underwriters	167,419,757	187,197,154	240,889,576	258,223,493	257,173,280
4. Service Charges	3,411,760	2,644,882	1,606,194	2,126,421	2,971,939
5. Other Income	694,617	1,332,635	1,442,128	1,808,750	4,968,911
GROSS INCOME	171,526,134	191,174,671	243,937,898	262,158,664	265,114,130
EXPENSES					
1. Salaries:	48,611,936	49,119,502	57,493,531	56,385,631	75,904,501
2. Employee Benefits, Relations & Welfare	7,586,041	11,150,203	16,258,182	13,837,154	16,691,209
3. Examination Costs Paid Nonemployees:					
3a. Title Agents	1,099,246	1,275,348	1,812,881	1,670,541	3,272,615
3b. Others	67,679	465,111	658,765	782,269	1,130,353
4. Closing Costs Paid Nonemployees:					
4a. Title Agents	17,024,698	8,958,805	9,787,942	17,484,923	9,374,910
4b. Others	507,926	62,236	522,517	2,884,917	3,217,330
5. Rent	7,211,897	5,829,890	7,075,377	9,794,033	8,115,546
6. Utilities	234,798	196,414	206,026	340,033	266,916
7. Accounting & Auditing	1,360,273	1,733,341	2,586,119	2,480,500	3,621,524
8. Advertising and promotions	2,976,387	3,584,891	8,906,873	7,131,811	6,189,516
9. Employee travel, lodging and education	5,334,901	5,034,516	5,268,370	4,292,709	6,343,195
10. Insurance	586,170	404,246	774,204	1,244,516	930,398
11. Interest	183,317	128,194	114,069	87,405	159,509
12. Legal Expenses	615,830	1,341,857	1,557,754	5,806,261	5,379,905
13. Licenses, Taxes & Fees	13,970,912	17,196,367	23,450,119	24,042,036	23,775,144
14. Postage & Freight	499,366	567,017	440,229	678,795	864,965
15. Courier & Overnight Delivery	1,431,577	1,152,597	1,257,253	1,712,702	-164,236
16. Telephone & Facsimile	1,846,267	2,205,359	2,452,774	3,254,096	2,573,898
17. Printing/Photocopying	1,095,458	2,120,118	1,620,723	1,937,758	1,218,171
18. Office Supplies	1,455,373	1,355,459	2,508,761	2,128,271	2,897,475
19. Equipment & Vehicle Leases	2,228,256	2,560,389	4,626,566	3,554,318	4,248,572
20. Depreciation	1,573,529	3,490,703	4,647,362	10,352,985	10,429,987
21. Directors' Fees	8,741	7,470	13,153	12,920	9,058
22. Dues, Boards & Associations	187,924	289,666	398,269	400,519	250,117
23. Bad Debts	909,128	206,787	393,208	799,546	123,115
24. Loss Adjustment Expenses Incurred	5,962,340	8,951,858	8,650,764	15,806,288	18,676,305
25. Losses Incurred	10,275,100	20,575,656	29,984,223	22,414,461	23,796,120
26. Other	10,072,801	8,525,611	12,282,371	10,816,915	4,497,576
27. Allowances to Managers & Agents	0	33,344	9,299	0	9,538
28. Net Addition to Unearned Premium Reserve	9,480,991	13,198,686	20,833,908	24,143,714	18,484,082
29. Damages Paid for Bad Faith Suits	0	0	0	0	0
30. Fines or Penalties for Violation of Law	17,517	0	81	17,391	12,516
31. Donations/Lobbying	172,299	161,460	255,542	275,903	314,335
32. Trade Associations	150,330	211,779	464,762	400,937	280,375
TOTAL OPERATING EXPENSES	154,739,007	172,094,879	227,311,976	246,972,258	252,894,541
INCOME OR (LOSS) FROM OPERATIONS	16,787,127	19,079,792	16,625,922	15,186,406	12,219,589

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2001		Calendar Year 2002	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,061,434,836	618.82%	1,262,176,918	660.22%
2. Title Premiums Retained by Agents	894,015,079	521.21%	1,074,979,764	562.30%
3. Title Premiums Remitted to Underwriters	167,419,757	97.61%	187,197,154	97.92%
4. Service Charges	3,411,760	1.99%	2,644,882	1.38%
5. Other Income	694,617	0.40%	1,332,635	0.70%
GROSS INCOME	171,526,134	100.00%	191,174,671	100.00%
EXPENSES				
1. Salaries:	48,611,936	28.34%	49,119,502	25.69%
2. Employee Benefits, Relations & Welfare	7,586,041	4.42%	11,150,203	5.83%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,099,246	0.64%	1,275,348	0.67%
3b. Others	67,679	0.04%	465,111	0.24%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	17,024,698	9.93%	8,958,805	4.69%
4b. Others	507,926	0.30%	62,236	0.03%
5. Rent	7,211,897	4.20%	5,829,890	3.05%
6. Utilities	234,798	0.14%	196,414	0.10%
7. Accounting & Auditing	1,360,273	0.79%	1,733,341	0.91%
8. Advertising and promotions	2,976,387	1.74%	3,584,891	1.88%
9. Employee travel, lodging and education	5,334,901	3.11%	5,034,516	2.63%
10. Insurance	586,170	0.34%	404,246	0.21%
11. Interest	183,317	0.11%	128,194	0.07%
12. Legal Expenses	615,830	0.36%	1,341,857	0.70%
13. Licenses, Taxes & Fees	13,970,912	8.15%	17,196,367	9.00%
14. Postage & Freight	499,366	0.29%	567,017	0.30%
15. Courier & Overnight Delivery	1,431,577	0.83%	1,152,597	0.60%
16. Telephone & Facsimile	1,846,267	1.08%	2,205,359	1.15%
17. Printing/Photocopying	1,095,458	0.64%	2,120,118	1.11%
18. Office Supplies	1,455,373	0.85%	1,355,459	0.71%
19. Equipment & Vehicle Leases	2,228,256	1.30%	2,560,389	1.34%
20. Depreciation	1,573,529	0.92%	3,490,703	1.83%
21. Directors' Fees	8,741	0.01%	7,470	0.00%
22. Dues, Boards & Associations	187,924	0.11%	289,666	0.15%
23. Bad Debts	909,128	0.53%	206,787	0.11%
24. Loss Adjustment Expenses Incurred	5,962,340	3.48%	8,951,858	4.68%
25. Losses Incurred	10,275,100	5.99%	20,575,656	10.76%
26. Other	10,072,801	5.87%	8,525,611	4.46%
27. Allowances to Managers & Agents	0		33,344	0.02%
28. Net Addition to Unearned Premium Reserve	9,480,991	5.53%	13,198,686	6.90%
29. Damages Paid for Bad Faith Suits	0		0	0.00%
30. Fines or Penalties for Violation of Law	17,517		0	0.00%
31. Donations/Lobbying	172,299	0.10%	161,460	0.08%
32. Trade Associations	150,330	0.09%	211,779	0.11%
TOTAL OPERATING EXPENSES	154,739,007	90.21%	172,094,879	90.02%
INCOME OR (LOSS) FROM OPERATIONS	16,787,127	9.79%	19,079,792	9.98%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2002		Calendar Year 2003	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,262,176,918	660.22%	1,526,183,583	625.64%
2. Title Premiums Retained by Agents	1,074,979,764	562.30%	1,285,294,007	526.89%
3. Title Premiums Remitted to Underwriters	187,197,154	97.92%	240,889,576	98.75%
4. Service Charges	2,644,882	1.38%	1,606,194	0.66%
5. Other Income	1,332,635	0.70%	1,442,128	0.59%
GROSS INCOME	191,174,671	100.00%	243,937,898	100.00%
EXPENSES				
1. Salaries:	49,119,502	25.69%	57,493,531	23.57%
2. Employee Benefits, Relations & Welfare	11,150,203	5.83%	16,258,182	6.66%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,275,348	0.67%	1,812,881	0.74%
3b. Others	465,111	0.24%	658,765	0.27%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	8,958,805	4.69%	9,787,942	4.01%
4b. Others	62,236	0.03%	522,517	0.21%
5. Rent	5,829,890	3.05%	7,075,377	2.90%
6. Utilities	196,414	0.10%	206,026	0.08%
7. Accounting & Auditing	1,733,341	0.91%	2,586,119	1.06%
8. Advertising and promotions	3,584,891	1.88%	8,906,873	3.65%
9. Employee travel, lodging and education	5,034,516	2.63%	5,268,370	2.16%
10. Insurance	404,246	0.21%	774,204	0.32%
11. Interest	128,194	0.07%	114,069	0.05%
12. Legal Expenses	1,341,857	0.70%	1,557,754	0.64%
13. Licenses, Taxes & Fees	17,196,367	9.00%	23,450,119	9.61%
14. Postage & Freight	567,017	0.30%	440,229	0.18%
15. Courier & Overnight Delivery	1,152,597	0.60%	1,257,253	0.52%
16. Telephone & Facsimile	2,205,359	1.15%	2,452,774	1.01%
17. Printing/Photocopying	2,120,118	1.11%	1,620,723	0.66%
18. Office Supplies	1,355,459	0.71%	2,508,761	1.03%
19. Equipment & Vehicle Leases	2,560,389	1.34%	4,626,566	1.90%
20. Depreciation	3,490,703	1.83%	4,647,362	1.91%
21. Directors' Fees	7,470	0.00%	13,153	0.01%
22. Dues, Boards & Associations	289,666	0.15%	398,269	0.16%
23. Bad Debts	206,787	0.11%	393,208	0.16%
24. Loss Adjustment Expenses Incurred	8,951,858	4.68%	8,650,764	3.55%
25. Losses Incurred	20,575,656	10.76%	29,984,223	12.29%
26. Other	8,525,611	4.46%	12,282,371	5.04%
27. Allowances to Managers & Agents	33,344	0.02%	9,299	0.00%
28. Net Addition to Unearned Premium Reserve	13,198,686	6.90%	20,833,908	8.54%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	0	0.00%	81	0.00%
31. Donations/Lobbying	161,460	0.08%	255,542	0.10%
32. Trade Associations	211,779	0.11%	464,762	0.19%
TOTAL OPERATING EXPENSES	172,094,879	90.02%	227,311,976	93.18%
INCOME OR (LOSS) FROM OPERATIONS	19,079,792	9.98%	16,625,922	6.82%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2003		Calendar Year 2004	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,526,183,583	625.64%	1,492,641,821	569.37%
2. Title Premiums Retained by Agents	1,285,294,007	526.89%	1,234,418,328	470.87%
3. Title Premiums Remitted to Underwriters	240,889,576	98.75%	258,223,493	98.50%
4. Service Charges	1,606,194	0.66%	2,126,421	0.81%
5. Other Income	1,442,128	0.59%	1,808,750	0.69%
GROSS INCOME	243,937,898	100.00%	262,158,664	100.00%
EXPENSES				
1. Salaries:	57,493,531	23.57%	56,385,631	21.51%
2. Employee Benefits, Relations & Welfare	16,258,182	6.66%	13,837,154	5.28%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,812,881	0.74%	1,670,541	0.64%
3b. Others	658,765	0.27%	782,269	0.30%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	9,787,942	4.01%	17,484,923	6.67%
4b. Others	522,517	0.21%	2,884,917	1.10%
5. Rent	7,075,377	2.90%	9,794,033	3.74%
6. Utilities	206,026	0.08%	340,033	0.13%
7. Accounting & Auditing	2,586,119	1.06%	2,480,500	0.95%
8. Advertising and promotions	8,906,873	3.65%	7,131,811	2.72%
9. Employee travel, lodging and education	5,268,370	2.16%	4,292,709	1.64%
10. Insurance	774,204	0.32%	1,244,516	0.47%
11. Interest	114,069	0.05%	87,405	0.03%
12. Legal Expenses	1,557,754	0.64%	5,806,261	2.21%
13. Licenses, Taxes & Fees	23,450,119	9.61%	24,042,036	9.17%
14. Postage & Freight	440,229	0.18%	678,795	0.26%
15. Courier & Overnight Delivery	1,257,253	0.52%	1,712,702	0.65%
16. Telephone & Facsimile	2,452,774	1.01%	3,254,096	1.24%
17. Printing/Photocopying	1,620,723	0.66%	1,937,758	0.74%
18. Office Supplies	2,508,761	1.03%	2,128,271	0.81%
19. Equipment & Vehicle Leases	4,626,566	1.90%	3,554,318	1.36%
20. Depreciation	4,647,362	1.91%	10,352,985	3.95%
21. Directors' Fees	13,153	0.01%	12,920	0.00%
22. Dues, Boards & Associations	398,269	0.16%	400,519	0.15%
23. Bad Debts	393,208	0.16%	799,546	0.30%
24. Loss Adjustment Expenses Incurred	8,650,764	3.55%	15,806,288	6.03%
25. Losses Incurred	29,984,223	12.29%	22,414,461	8.55%
26. Other	12,282,371	5.04%	10,816,915	4.13%
27. Allowances to Managers & Agents	9,299	0.00%	0	0.00%
28. Net Addition to Unearned Premium Reserve	20,833,908	8.54%	24,143,714	9.21%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	81	0.00%	17,391	0.01%
31. Donations/Lobbying	255,542	0.10%	275,903	0.11%
32. Trade Associations	464,762	0.19%	400,937	0.15%
TOTAL OPERATING EXPENSES	227,311,976	93.18%	246,972,258	94.21%
INCOME OR (LOSS) FROM OPERATIONS	16,625,922	6.82%	15,186,406	5.79%

**TEXAS TITLE INSURANCE
UNDERWRITING COMPANY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Gross Title Premiums	1,492,641,821	569.37%	1,484,609,993	559.99%
2. Title Premiums Retained by Agents	1,234,418,328	470.87%	1,227,436,713	462.98%
3. Title Premiums Remitted to Underwriters	258,223,493	98.50%	257,173,280	97.00%
4. Service Charges	2,126,421	0.81%	2,971,939	1.12%
5. Other Income	1,808,750	0.69%	4,968,911	1.87%
GROSS INCOME	262,158,664	100.00%	265,114,130	100.00%
EXPENSES				
1. Salaries:	56,385,631	21.51%	75,904,501	28.63%
2. Employee Benefits, Relations & Welfare	13,837,154	5.28%	16,691,209	6.30%
3. Examination Costs Paid Nonemployees:				
3a. Title Agents	1,670,541	0.64%	3,272,615	1.23%
3b. Others	782,269	0.30%	1,130,353	0.43%
4. Closing Costs Paid Nonemployees:				
4a. Title Agents	17,484,923	6.67%	9,374,910	3.54%
4b. Others	2,884,917	1.10%	3,217,330	1.21%
5. Rent	9,794,033	3.74%	8,115,546	3.06%
6. Utilities	340,033	0.13%	266,916	0.10%
7. Accounting & Auditing	2,480,500	0.95%	3,621,524	1.37%
8. Advertising and promotions	7,131,811	2.72%	6,189,516	2.33%
9. Employee travel, lodging and education	4,292,709	1.64%	6,343,195	2.39%
10. Insurance	1,244,516	0.47%	930,398	0.35%
11. Interest	87,405	0.03%	159,509	0.06%
12. Legal Expenses	5,806,261	2.21%	5,379,905	2.03%
13. Licenses, Taxes & Fees	24,042,036	9.17%	23,775,144	8.97%
14. Postage & Freight	678,795	0.26%	864,965	0.33%
15. Courier & Overnight Delivery	1,712,702	0.65%	-164,236	-0.06%
16. Telephone & Facsimile	3,254,096	1.24%	2,573,898	0.97%
17. Printing/Photocopying	1,937,758	0.74%	1,218,171	0.46%
18. Office Supplies	2,128,271	0.81%	2,897,475	1.09%
19. Equipment & Vehicle Leases	3,554,318	1.36%	4,248,572	1.60%
20. Depreciation	10,352,985	3.95%	10,429,987	3.93%
21. Directors' Fees	12,920	0.00%	9,058	0.00%
22. Dues, Boards & Associations	400,519	0.15%	250,117	0.09%
23. Bad Debts	799,546	0.30%	123,115	0.05%
24. Loss Adjustment Expenses Incurred	15,806,288	6.03%	18,676,305	7.04%
25. Losses Incurred	22,414,461	8.55%	23,796,120	8.98%
26. Other	10,816,915	4.13%	4,497,576	1.70%
27. Allowances to Managers & Agents	0	0.00%	9,538	0.00%
28. Net Addition to Unearned Premium Reserve	24,143,714	9.21%	18,484,082	6.97%
29. Damages Paid for Bad Faith Suits	0	0.00%	0	0.00%
30. Fines or Penalties for Violation of Law	17,391	0.01%	12,516	0.00%
31. Donations/Lobbying	275,903	0.11%	314,335	0.12%
32. Trade Associations	400,937	0.15%	280,375	0.11%
TOTAL OPERATING EXPENSES	246,972,258	94.21%	252,894,541	95.39%
INCOME OR (LOSS) FROM OPERATIONS	15,186,406	5.79%	12,219,589	4.61%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2001		Calendar Year 2002	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	390,725,222	99.36%	457,816,465	99.33%
2. Premiums Remitted to Underwriters	58,727,656	14.93%	68,704,403	14.91%
3. Premiums Retained	331,997,566	84.43%	389,112,062	84.43%
4. Examination/Evidence Fees	16,158,092	4.11%	20,552,703	4.46%
5. Closing Fees	6,793,012	1.73%	7,220,213	1.57%
6. Tax Certificates	9,031,335	2.30%	11,385,977	2.47%
7. Recording Fees	15,729,639	4.00%	18,493,923	4.01%
8. Restrictions	625,262	0.16%	755,921	0.16%
9. Inspection Fees	67,262	0.02%	77,392	0.02%
10. Courier and Overnight Fees	6,795,300	1.73%	7,991,212	1.73%
11. Telephone and Facsimile	427,595	0.11%	483,838	0.10%
12. Interest Income	1,532,760	0.39%	1,000,955	0.22%
13. Other Income	4,071,681	1.04%	3,808,776	0.83%
GROSS INCOME	393,229,506	100.00%	460,882,971	100.00%
Number of Agencies Reporting	462		466	
EXPENSES				
1a. Salaries-Employees	130,707,584	33.24%	154,825,894	33.59%
1b. Salaries-Owners/Partners	21,773,305	5.54%	27,160,228	5.89%
2a. Benefits, Relations & Welfare-Employees	19,781,210	5.03%	24,009,948	5.21%
2b. Benefits, Relations & Welfare - Owners/Partners	2,516,330	0.64%	2,713,569	0.59%
3a. Evidence/Examination Fees - Title Agents	12,663,404	3.22%	16,458,291	3.57%
3b. Evidence/Examination Fees - Others	11,472,209	2.92%	12,799,724	2.78%
4a. Closing Fees Paid - Title Agents	8,331,188	2.12%	8,896,816	1.93%
4b. Closing Fees Paid - Others	17,199,830	4.37%	22,506,811	4.88%
5. Rent	16,883,541	4.29%	18,844,076	4.09%
6. Utilities	2,488,715	0.63%	2,541,322	0.55%
7. Accounting & Auditing	2,954,466	0.75%	3,289,188	0.71%
8. Advertising	6,190,464	1.57%	7,400,418	1.61%
9. Travel, Lodging & Education	2,721,218	0.69%	3,218,630	0.70%
10. Insurance	2,858,805	0.73%	3,133,546	0.68%
11. Interest Expense	3,135,072	0.80%	2,492,572	0.54%
12. Legal Expense	1,561,968	0.40%	2,332,181	0.51%
13. Licenses, Taxes, & Fees	1,710,274	0.43%	2,274,854	0.49%
14. Postage & Freight	1,531,578	0.39%	1,653,575	0.36%
15. Courier & Overnight Delivery	7,123,913	1.81%	8,241,885	1.79%
16. Telephone & Facsimile	6,133,806	1.56%	6,786,893	1.47%
17. Printing & Photocopying	1,700,327	0.43%	1,922,466	0.42%
18. Office Supplies	7,561,501	1.92%	8,878,992	1.93%
19. Equipment & Vehicle Leases	4,230,276	1.08%	5,015,187	1.09%
20. Depreciation	7,816,361	1.99%	8,659,304	1.88%
21. Directors Fees	888,053	0.23%	1,303,123	0.28%
22. Dues, Boards, & Associations	1,028,492	0.26%	1,058,236	0.23%
23. Bad Debts	60,232	0.02%	80,662	0.02%
24. Loss & Loss Adjustment Expense	523,764	0.13%	562,198	0.12%
25. Tax Certificates Paid Tax Authorities	9,488,290	2.41%	11,772,777	2.55%
26. Recording Fees Paid County Clerk	15,414,404	3.92%	18,347,336	3.98%
27. Plant Lease/Updates	12,270,116	3.12%	15,091,547	3.27%
28. Damages for Bad Faith Suits	4,175	0.00%	499,861	0.11%
29. Fines or Penalties	48,021	0.01%	93,395	0.02%
30. Donations/Lobbying	718,028	0.18%	897,306	0.19%
31. Trade Association Fees	200,224	0.05%	378,649	0.08%
32. Other Expenses	9,468,191	2.41%	13,116,346	2.85%
TOTAL OPERATING EXPENSES	351,159,334	89.30%	419,257,808	90.97%
INCOME OR (LOSS) FROM OPERATIONS	42,070,172	10.70%	41,625,164	9.03%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2002		Calendar Year 2003	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	457,816,465	99.33%	539,096,884	98.99%
2. Premiums Remitted to Underwriters	68,704,403	14.91%	80,918,386	14.86%
3. Premiums Retained	389,112,062	84.43%	458,178,498	84.13%
4. Examination/Evidence Fees	20,552,703	4.46%	24,516,689	4.50%
5. Closing Fees	7,220,213	1.57%	7,444,085	1.37%
6. Tax Certificates	11,385,977	2.47%	14,782,058	2.71%
7. Recording Fees	18,493,923	4.01%	24,207,305	4.44%
8. Restrictions	755,921	0.16%	852,158	0.16%
9. Inspection Fees	77,392	0.02%	116,234	0.02%
10. Courier and Overnight Fees	7,991,212	1.73%	9,687,508	1.78%
11. Telephone and Facsimile	483,838	0.10%	540,851	0.10%
12. Interest Income	1,000,955	0.22%	976,720	0.18%
13. Other Income	3,808,776	0.83%	3,310,255	0.61%
GROSS INCOME	460,882,971	100.00%	544,612,361	100.00%
Number of Agencies Reporting	466		479	
EXPENSES				
1a. Salaries-Employees	154,825,894	33.59%	182,843,065	33.57%
1b. Salaries-Owners/Partners	27,160,228	5.89%	29,369,444	5.39%
2a. Benefits, Relations & Welfare-Employees	24,009,948	5.21%	29,367,152	5.39%
2b. Benefits, Relations & Welfare - Owners/Partners	2,713,569	0.59%	3,229,056	0.59%
3a. Evidence/Examination Fees - Title Agents	16,458,291	3.57%	20,940,818	3.85%
3b. Evidence/Examination Fees - Others	12,799,724	2.78%	13,571,480	2.49%
4a. Closing Fees Paid - Title Agents	8,896,816	1.93%	9,252,730	1.70%
4b. Closing Fees Paid - Others	22,506,811	4.88%	29,333,985	5.39%
5. Rent	18,844,076	4.09%	20,201,289	3.71%
6. Utilities	2,541,322	0.55%	3,069,931	0.56%
7. Accounting & Auditing	3,289,188	0.71%	4,293,013	0.79%
8. Advertising	7,400,418	1.61%	8,898,295	1.63%
9. Travel, Lodging & Education	3,218,630	0.70%	4,062,843	0.75%
10. Insurance	3,133,546	0.68%	3,588,176	0.66%
11. Interest Expense	2,492,572	0.54%	2,352,393	0.43%
12. Legal Expense	2,332,181	0.51%	2,056,486	0.38%
13. Licenses, Taxes, & Fees	2,274,854	0.49%	2,139,780	0.39%
14. Postage & Freight	1,653,575	0.36%	1,744,774	0.32%
15. Courier & Overnight Delivery	8,241,885	1.79%	10,310,580	1.89%
16. Telephone & Facsimile	6,786,893	1.47%	7,384,057	1.36%
17. Printing & Photocopying	1,922,466	0.42%	2,118,489	0.39%
18. Office Supplies	8,878,992	1.93%	10,557,644	1.94%
19. Equipment & Vehicle Leases	5,015,187	1.09%	5,546,608	1.02%
20. Depreciation	8,659,304	1.88%	10,529,281	1.93%
21. Directors Fees	1,303,123	0.28%	1,373,393	0.25%
22. Dues, Boards, & Associations	1,058,236	0.23%	1,135,730	0.21%
23. Bad Debts	80,662	0.02%	120,138	0.02%
24. Loss & Loss Adjustment Expense	562,198	0.12%	1,045,683	0.19%
25. Tax Certificates Paid Tax Authorities	11,772,777	2.55%	15,504,838	2.85%
26. Recording Fees Paid County Clerk	18,347,336	3.98%	23,469,489	4.31%
27. Plant Lease/Updates	15,091,547	3.27%	18,756,601	3.44%
28. Damages for Bad Faith Suits	499,861	0.11%	0	0.00%
29. Fines or Penalties	93,395	0.02%	134,189	0.02%
30. Donations/Lobbying	897,306	0.19%	1,211,098	0.22%
31. Trade Association Fees	378,649	0.08%	390,124	0.07%
32. Other Expenses	13,116,346	2.85%	16,246,719	2.98%
TOTAL OPERATING EXPENSES	419,257,808	90.97%	496,149,375	91.10%
INCOME OR (LOSS) FROM OPERATIONS	41,625,164	9.03%	48,462,986	8.90%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2003		Calendar Year 2004	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	539,096,884	98.99%	481,472,349	93.25%
2. Premiums Remitted to Underwriters	80,918,386	14.86%	72,274,746	14.00%
3. Premiums Retained	458,178,498	84.13%	409,197,602	79.25%
4. Examination/Evidence Fees	24,516,689	4.50%	32,031,015	6.20%
5. Closing Fees	7,444,085	1.37%	26,139,004	5.06%
6. Tax Certificates	14,782,058	2.71%	12,439,830	2.41%
7. Recording Fees	24,207,305	4.44%	22,811,849	4.42%
8. Restrictions	852,158	0.16%	630,815	0.12%
9. Inspection Fees	116,234	0.02%	132,775	0.03%
10. Courier and Overnight Fees	9,687,508	1.78%	7,799,526	1.51%
11. Telephone and Facsimile	540,851	0.10%	520,354	0.10%
12. Interest Income	976,720	0.18%	1,086,669	0.21%
13. Other Income	3,310,255	0.61%	3,522,230	0.68%
GROSS INCOME	544,612,361	100.00%	516,311,669	100.00%
Number of Agencies Reporting	479		489	
EXPENSES				
1a. Salaries-Employees	182,843,065	33.57%	178,921,102	34.65%
1b. Salaries-Owners/Partners	29,369,444	5.39%	25,354,165	4.91%
2a. Benefits, Relations & Welfare-Employees	29,367,152	5.39%	29,702,401	5.75%
2b. Benefits, Relations & Welfare - Owners/Partners	3,229,056	0.59%	3,232,522	0.63%
3a. Evidence/Examination Fees - Title Agents	20,940,818	3.85%	12,295,667	2.38%
3b. Evidence/Examination Fees - Others	13,571,480	2.49%	14,376,228	2.78%
4a. Closing Fees Paid - Title Agents	9,252,730	1.70%	10,082,544	1.95%
4b. Closing Fees Paid - Others	29,333,985	5.39%	28,724,583	5.56%
5. Rent	20,201,289	3.71%	20,444,723	3.96%
6. Utilities	3,069,931	0.56%	3,208,187	0.62%
7. Accounting & Auditing	4,293,013	0.79%	3,511,259	0.68%
8. Advertising	8,898,295	1.63%	6,998,039	1.36%
9. Travel, Lodging & Education	4,062,843	0.75%	4,033,048	0.78%
10. Insurance	3,588,176	0.66%	4,044,362	0.78%
11. Interest Expense	2,352,393	0.43%	1,869,582	0.36%
12. Legal Expense	2,056,486	0.38%	1,637,397	0.32%
13. Licenses, Taxes, & Fees	2,139,780	0.39%	2,440,416	0.47%
14. Postage & Freight	1,744,774	0.32%	2,073,759	0.40%
15. Courier & Overnight Delivery	10,310,580	1.89%	8,901,228	1.72%
16. Telephone & Facsimile	7,384,057	1.36%	7,595,920	1.47%
17. Printing & Photocopying	2,118,489	0.39%	2,158,705	0.42%
18. Office Supplies	10,557,644	1.94%	9,894,458	1.92%
19. Equipment & Vehicle Leases	5,546,608	1.02%	5,405,755	1.05%
20. Depreciation	10,529,281	1.93%	9,082,878	1.76%
21. Directors Fees	1,373,393	0.25%	1,017,697	0.20%
22. Dues, Boards, & Associations	1,135,730	0.21%	1,286,632	0.25%
23. Bad Debts	120,138	0.02%	222,148	0.04%
24. Loss & Loss Adjustment Expense	1,045,683	0.19%	1,212,283	0.23%
25. Tax Certificates Paid Tax Authorities	15,504,838	2.85%	12,819,000	2.48%
26. Recording Fees Paid County Clerk	23,469,489	4.31%	23,353,612	4.52%
27. Plant Lease/Updates	18,756,601	3.44%	19,876,481	3.85%
28. Damages for Bad Faith Suits	0	0.00%	16,147	0.00%
29. Fines or Penalties	134,189	0.02%	121,310	0.02%
30. Donations/Lobbying	1,211,098	0.22%	876,632	0.17%
31. Trade Association Fees	390,124	0.07%	418,942	0.08%
32. Other Expenses	16,246,719	2.98%	19,318,106	3.74%
TOTAL OPERATING EXPENSES	496,149,375	91.10%	476,527,918	92.29%
INCOME OR (LOSS) FROM OPERATIONS	48,462,986	8.90%	39,783,751	7.71%

**TEXAS TITLE INSURANCE
INDEPENDENT AGENCY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	481,472,349	93.25%	477,885,779	88.73%
2. Premiums Remitted to Underwriters	72,274,746	14.00%	71,740,758	13.32%
3. Premiums Retained	409,197,602	79.25%	406,149,603	13.32%
4. Examination/Evidence Fees	32,031,015	6.20%	34,102,487	75.41%
5. Closing Fees	26,139,004	5.06%	46,913,106	6.33%
6. Tax Certificates	12,439,830	2.41%	10,534,503	8.71%
7. Recording Fees	22,811,849	4.42%	26,454,558	1.96%
8. Restrictions	630,815	0.12%	874,499	4.91%
9. Inspection Fees	132,775	0.03%	62,393	0.16%
10. Courier and Overnight Fees	7,799,526	1.51%	7,090,111	0.01%
11. Telephone and Facsimile	520,354	0.10%	519,828	1.32%
12. Interest Income	1,086,669	0.21%	1,154,269	0.10%
13. Other Income	3,522,230	0.68%	4,716,083	0.21%
GROSS INCOME	516,311,669	100.00%	538,571,442	100.00%
Number of Agencies Reporting	489		513	
EXPENSES				
1a. Salaries-Employees	178,921,102	34.65%	186,383,441	34.61%
1b. Salaries-Owners/Partners	25,354,165	4.91%	24,943,708	4.63%
2a. Benefits, Relations & Welfare-Employees	29,702,401	5.75%	29,263,680	5.43%
2b. Benefits, Relations & Welfare - Owners/Partners	3,232,522	0.63%	3,013,179	0.56%
3a. Evidence/Examination Fees - Title Agents	12,295,667	2.38%	5,392,640	1.00%
3b. Evidence/Examination Fees - Others	14,376,228	2.78%	12,179,135	2.26%
4a. Closing Fees Paid - Title Agents	10,082,544	1.95%	13,306,635	2.47%
4b. Closing Fees Paid - Others	28,724,583	5.56%	33,387,885	6.20%
5. Rent	20,444,723	3.96%	22,416,314	4.16%
6. Utilities	3,208,187	0.62%	3,601,795	0.67%
7. Accounting & Auditing	3,511,259	0.68%	3,649,177	0.68%
8. Advertising	6,998,039	1.36%	6,687,866	1.24%
9. Travel, Lodging & Education	4,033,048	0.78%	4,136,291	0.77%
10. Insurance	4,044,362	0.78%	4,616,083	0.86%
11. Interest Expense	1,869,582	0.36%	2,289,017	0.43%
12. Legal Expense	1,637,397	0.32%	2,357,902	0.44%
13. Licenses, Taxes, & Fees	2,440,416	0.47%	2,848,537	0.53%
14. Postage & Freight	2,073,759	0.40%	2,251,693	0.42%
15. Courier & Overnight Delivery	8,901,228	1.72%	8,741,689	1.62%
16. Telephone & Facsimile	7,595,920	1.47%	7,603,148	1.41%
17. Printing & Photocopying	2,158,705	0.42%	2,438,367	0.45%
18. Office Supplies	9,894,458	1.92%	9,989,714	1.85%
19. Equipment & Vehicle Leases	5,405,755	1.05%	5,978,482	1.11%
20. Depreciation	9,082,878	1.76%	9,296,968	1.73%
21. Directors Fees	1,017,697	0.20%	960,896	0.18%
22. Dues, Boards, & Associations	1,286,632	0.25%	1,325,231	0.25%
23. Bad Debts	222,148	0.04%	154,415	0.03%
24. Loss & Loss Adjustment Expense	1,212,283	0.23%	975,266	0.18%
25. Tax Certificates Paid Tax Authorities	12,819,000	2.48%	11,401,462	2.12%
26. Recording Fees Paid County Clerk	23,353,612	4.52%	26,884,133	4.99%
27. Plant Lease/Updates	19,876,481	3.85%	22,646,629	4.20%
28. Damages for Bad Faith Suits	16,147	0.00%	0	0.00%
29. Fines or Penalties	121,310	0.02%	407,016	0.08%
30. Donations/Lobbying	876,632	0.17%	1,188,571	0.22%
31. Trade Association Fees	418,942	0.08%	371,248	0.07%
32. Other Expenses	19,318,106	3.74%	19,683,105	3.65%
TOTAL OPERATING EXPENSES	476,527,918	92.29%	492,771,316	91.50%
INCOME OR (LOSS) FROM OPERATIONS	39,783,751	7.71%	45,800,125	8.50%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2001		Calendar Year 2002	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	516,227,274	98.65%	603,484,554	99.81%
2. Premiums Remitted to Underwriters	77,447,439	14.80%	90,534,840	14.97%
3. Premiums Retained	438,779,837	83.85%	512,949,714	84.84%
4. Examination/Evidence Fees	12,013,818	2.30%	16,376,389	2.71%
5. Closing Fees	18,657,720	3.57%	15,316,237	2.53%
6. Tax Certificates	13,530,614	2.59%	15,727,583	2.60%
7. Recording Fees	20,531,056	3.92%	24,574,100	4.06%
8. Restrictions	1,633,880	0.31%	1,575,210	0.26%
9. Inspection Fees	2,614	0.00%	27,329	0.00%
10. Courier and Overnight Fees	11,020,666	2.11%	12,075,229	2.00%
11. Telephone and Facsimile	338,813	0.06%	303,158	0.05%
12. Interest Income	1,696,508	0.32%	791,388	0.13%
13. Other Income	5,070,328	0.97%	4,921,078	0.81%
GROSS INCOME	523,275,853	100.00%	604,637,414	100.00%
Number of Agencies Reporting	70		67	
EXPENSES				
1a. Salaries-Employees	182,766,480	34.93%	215,143,094	35.58%
1b. Salaries-Owners/Partners	852,056	0.16%	330,478	0.05%
2a. Benefits, Relations & Welfare-Employees	32,394,076	6.19%	39,068,391	6.46%
2b. Benefits, Relations & Welfare - Owners/Partners	58,240	0.01%	70,244	0.01%
3a. Evidence/Examination Fees - Title Agents	14,677,039	2.80%	15,668,663	2.59%
3b. Evidence/Examination Fees - Others	2,782,448	0.53%	2,532,282	0.42%
4a. Closing Fees Paid - Title Agents	7,153,747	1.37%	7,401,396	1.22%
4b. Closing Fees Paid - Others	63,723,217	12.18%	69,424,157	11.48%
5. Rent	25,848,394	4.94%	29,651,649	4.90%
6. Utilities	2,148,365	0.41%	2,133,686	0.35%
7. Accounting & Auditing	884,360	0.17%	1,105,407	0.18%
8. Advertising	9,051,722	1.73%	10,760,841	1.78%
9. Travel, Lodging & Education	5,155,395	0.99%	5,562,761	0.92%
10. Insurance	1,096,470	0.21%	1,244,756	0.21%
11. Interest Expense	156,733	0.03%	82,492	0.01%
12. Legal Expense	1,279,608	0.24%	1,407,387	0.23%
13. Licenses, Taxes, & Fees	2,997,607	0.57%	3,412,567	0.56%
14. Postage & Freight	1,796,616	0.34%	2,336,651	0.39%
15. Courier & Overnight Delivery	12,697,275	2.43%	13,637,655	2.26%
16. Telephone & Facsimile	7,770,945	1.49%	8,479,670	1.40%
17. Printing & Photocopying	3,494,556	0.67%	4,572,379	0.76%
18. Office Supplies	6,872,073	1.31%	8,191,660	1.35%
19. Equipment & Vehicle Leases	7,132,716	1.36%	7,910,705	1.31%
20. Depreciation	9,723,906	1.86%	8,153,128	1.35%
21. Directors Fees	57,883	0.01%	64,760	0.01%
22. Dues, Boards, & Associations	1,029,618	0.20%	1,244,304	0.21%
23. Bad Debts	275,376	0.05%	147,913	0.02%
24. Loss & Loss Adjustment Expense	1,457,220	0.28%	795,265	0.13%
25. Tax Certificates Paid Tax Authorities	13,658,035	2.61%	15,864,508	2.62%
26. Recording Fees Paid County Clerk	19,491,154	3.72%	23,425,112	3.87%
27. Plant Lease/Updates	10,078,883	1.93%	11,713,661	1.94%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	313,137	0.06%	44,049	0.01%
30. Donations/Lobbying	573,033	0.11%	729,592	0.12%
31. Trade Association Fees	239,877	0.05%	201,597	0.03%
32. Other Expenses	15,031,685	2.87%	14,590,573	2.41%
TOTAL OPERATING EXPENSES	464,719,940	88.81%	527,103,432	87.18%
INCOME OR (LOSS) FROM OPERATIONS	58,555,913	11.19%	77,533,982	12.82%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2002		Calendar Year 2003	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	603,484,554	99.81%	719,722,680	98.63%
2. Premiums Remitted to Underwriters	90,534,840	14.97%	108,013,302	14.80%
3. Premiums Retained	512,949,714	84.84%	611,709,377	83.83%
4. Examination/Evidence Fees	16,376,389	2.71%	22,188,549	3.04%
5. Closing Fees	15,316,237	2.53%	20,190,119	2.77%
6. Tax Certificates	15,727,583	2.60%	20,024,526	2.74%
7. Recording Fees	24,574,100	4.06%	30,225,519	4.14%
8. Restrictions	1,575,210	0.26%	1,499,513	0.21%
9. Inspection Fees	27,329	0.00%	2,650	0.00%
10. Courier and Overnight Fees	12,075,229	2.00%	14,137,957	1.94%
11. Telephone and Facsimile	303,158	0.05%	522,654	0.07%
12. Interest Income	791,388	0.13%	523,753	0.07%
13. Other Income	4,921,078	0.81%	8,662,438	1.19%
GROSS INCOME	604,637,414	100.00%	729,687,056	100.00%
Number of Agencies Reporting	67		68	
EXPENSES				
1a. Salaries-Employees	215,143,094	35.58%	245,736,423	33.68%
1b. Salaries-Owners/Partners	330,478	0.05%	117,647	0.02%
2a. Benefits, Relations & Welfare-Employees	39,068,391	6.46%	47,271,745	6.48%
2b. Benefits, Relations & Welfare - Owners/Partners	70,244	0.01%	58,451	0.01%
3a. Evidence/Examination Fees - Title Agents	15,668,663	2.59%	23,809,556	3.26%
3b. Evidence/Examination Fees - Others	2,532,282	0.42%	2,198,873	0.30%
4a. Closing Fees Paid - Title Agents	7,401,396	1.22%	5,902,629	0.81%
4b. Closing Fees Paid - Others	69,424,157	11.48%	88,332,693	12.11%
5. Rent	29,651,649	4.90%	30,529,971	4.18%
6. Utilities	2,133,686	0.35%	2,245,810	0.31%
7. Accounting & Auditing	1,105,407	0.18%	1,207,674	0.17%
8. Advertising	10,760,841	1.78%	12,435,338	1.70%
9. Travel, Lodging & Education	5,562,761	0.92%	6,604,201	0.91%
10. Insurance	1,244,756	0.21%	1,558,136	0.21%
11. Interest Expense	82,492	0.01%	46,218	0.01%
12. Legal Expense	1,407,387	0.23%	1,310,826	0.18%
13. Licenses, Taxes, & Fees	3,412,567	0.56%	941,510	0.13%
14. Postage & Freight	2,336,651	0.39%	2,371,322	0.32%
15. Courier & Overnight Delivery	13,637,655	2.26%	17,135,307	2.35%
16. Telephone & Facsimile	8,479,670	1.40%	8,188,569	1.12%
17. Printing & Photocopying	4,572,379	0.76%	4,598,001	0.63%
18. Office Supplies	8,191,660	1.35%	9,979,770	1.37%
19. Equipment & Vehicle Leases	7,910,705	1.31%	6,178,176	0.85%
20. Depreciation	8,153,128	1.35%	8,279,671	1.13%
21. Directors Fees	64,760	0.01%	58,834	0.01%
22. Dues, Boards, & Associations	1,244,304	0.21%	1,144,317	0.16%
23. Bad Debts	147,913	0.02%	37,751	0.01%
24. Loss & Loss Adjustment Expense	795,265	0.13%	889,635	0.12%
25. Tax Certificates Paid Tax Authorities	15,864,508	2.62%	20,467,396	2.80%
26. Recording Fees Paid County Clerk	23,425,112	3.87%	29,258,757	4.01%
27. Plant Lease/Updates	11,713,661	1.94%	13,807,209	1.89%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	44,049	0.01%	920	0.00%
30. Donations/Lobbying	729,592	0.12%	717,957	0.10%
31. Trade Association Fees	201,597	0.03%	491,981	0.07%
32. Other Expenses	14,590,573	2.41%	28,687,678	3.93%
TOTAL OPERATING EXPENSES	527,103,432	87.18%	622,600,951	85.32%
INCOME OR (LOSS) FROM OPERATIONS	77,533,982	12.82%	107,086,105	14.68%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2003		Calendar Year 2004	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	719,722,680	98.63%	562,512,038	91.85%
2. Premiums Remitted to Underwriters	108,013,302	14.80%	84,380,481	13.78%
3. Premiums Retained	611,709,377	83.83%	478,131,557	78.08%
4. Examination/Evidence Fees	22,188,549	3.04%	21,206,821	3.46%
5. Closing Fees	20,190,119	2.77%	51,460,234	8.40%
6. Tax Certificates	20,024,526	2.74%	15,092,525	2.46%
7. Recording Fees	30,225,519	4.14%	25,623,606	4.18%
8. Restrictions	1,499,513	0.21%	1,135,404	0.19%
9. Inspection Fees	2,650	0.00%	4,300	0.00%
10. Courier and Overnight Fees	14,137,957	1.94%	9,703,370	1.58%
11. Telephone and Facsimile	522,654	0.07%	511,077	0.08%
12. Interest Income	523,753	0.07%	766,391	0.13%
13. Other Income	8,662,438	1.19%	8,758,590	1.43%
GROSS INCOME	729,687,056	100.00%	612,393,875	100.00%
Number of Agencies Reporting	68		71	
EXPENSES				
1a. Salaries-Employees	245,736,423	33.68%	226,199,040	36.94%
1b. Salaries-Owners/Partners	117,647	0.02%	229,550	0.04%
2a. Benefits, Relations & Welfare-Employees	47,271,745	6.48%	43,358,836	7.08%
2b. Benefits, Relations & Welfare - Owners/Partners	58,451	0.01%	74,071	0.01%
3a. Evidence/Examination Fees - Title Agents	23,809,556	3.26%	11,771,876	1.92%
3b. Evidence/Examination Fees - Others	2,198,873	0.30%	1,754,017	0.29%
4a. Closing Fees Paid - Title Agents	5,902,629	0.81%	7,596,579	1.24%
4b. Closing Fees Paid - Others	88,332,693	12.11%	74,286,065	12.13%
5. Rent	30,529,971	4.18%	32,286,949	5.27%
6. Utilities	2,245,810	0.31%	2,491,243	0.41%
7. Accounting & Auditing	1,207,674	0.17%	1,182,715	0.19%
8. Advertising	12,435,338	1.70%	8,384,624	1.37%
9. Travel, Lodging & Education	6,604,201	0.91%	5,127,701	0.84%
10. Insurance	1,558,136	0.21%	1,513,445	0.25%
11. Interest Expense	46,218	0.01%	27,225	0.00%
12. Legal Expense	1,310,826	0.18%	1,526,699	0.25%
13. Licenses, Taxes, & Fees	941,510	0.13%	1,363,466	0.22%
14. Postage & Freight	2,371,322	0.32%	1,962,665	0.32%
15. Courier & Overnight Delivery	17,135,307	2.35%	13,471,940	2.20%
16. Telephone & Facsimile	8,188,569	1.12%	8,192,053	1.34%
17. Printing & Photocopying	4,598,001	0.63%	4,378,161	0.71%
18. Office Supplies	9,979,770	1.37%	7,447,025	1.22%
19. Equipment & Vehicle Leases	6,178,176	0.85%	6,037,844	0.99%
20. Depreciation	8,279,671	1.13%	8,694,983	1.42%
21. Directors Fees	58,834	0.01%	58,974	0.01%
22. Dues, Boards, & Associations	1,144,317	0.16%	1,004,794	0.16%
23. Bad Debts	37,751	0.01%	11,987	0.00%
24. Loss & Loss Adjustment Expense	889,635	0.12%	1,558,946	0.25%
25. Tax Certificates Paid Tax Authorities	20,467,396	2.80%	15,192,299	2.48%
26. Recording Fees Paid County Clerk	29,258,757	4.01%	26,611,814	4.35%
27. Plant Lease/Updates	13,807,209	1.89%	12,361,293	2.02%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	920	0.00%	9,873	0.00%
30. Donations/Lobbying	717,957	0.10%	735,056	0.12%
31. Trade Association Fees	491,981	0.07%	468,525	0.08%
32. Other Expenses	28,687,678	3.93%	28,081,151	4.59%
TOTAL OPERATING EXPENSES	622,600,951	85.32%	555,453,484	90.70%
INCOME OR (LOSS) FROM OPERATIONS	107,086,105	14.68%	56,940,391	9.30%

**TEXAS TITLE INSURANCE
AFFILIATED AGENCY EXPERIENCE**

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	562,512,038	91.85%	603,980,782	92.53%
2. Premiums Remitted to Underwriters	84,380,481	13.78%	90,602,633	13.88%
3. Premiums Retained	478,131,557	78.08%	513,378,148	13.88%
4. Examination/Evidence Fees	21,206,821	3.46%	18,252,648	78.65%
5. Closing Fees	51,460,234	8.40%	57,970,442	2.80%
6. Tax Certificates	15,092,525	2.46%	15,370,575	8.88%
7. Recording Fees	25,623,606	4.18%	29,601,025	2.35%
8. Restrictions	1,135,404	0.19%	1,022,048	4.53%
9. Inspection Fees	4,300	0.00%	37,988	0.16%
10. Courier and Overnight Fees	9,703,370	1.58%	9,346,987	0.01%
11. Telephone and Facsimile	511,077	0.08%	12,568	1.43%
12. Interest Income	766,391	0.13%	1,996,706	0.00%
13. Other Income	8,758,590	1.43%	5,781,015	0.31%
GROSS INCOME	612,393,875	100.00%	652,770,150	100.00%
Number of Agencies Reporting	71		84	
EXPENSES				
1a. Salaries-Employees	226,199,040	36.94%	248,646,217	38.09%
1b. Salaries-Owners/Partners	229,550	0.04%	1,794,153	0.27%
2a. Benefits, Relations & Welfare-Employees	43,358,836	7.08%	45,786,693	7.01%
2b. Benefits, Relations & Welfare - Owners/Partners	74,071	0.01%	121,781	0.02%
3a. Evidence/Examination Fees - Title Agents	11,771,876	1.92%	10,809,828	1.66%
3b. Evidence/Examination Fees - Others	1,754,017	0.29%	1,781,700	0.27%
4a. Closing Fees Paid - Title Agents	7,596,579	1.24%	13,133,969	2.01%
4b. Closing Fees Paid - Others	74,286,065	12.13%	72,326,623	11.08%
5. Rent	32,286,949	5.27%	35,728,606	5.47%
6. Utilities	2,491,243	0.41%	2,856,709	0.44%
7. Accounting & Auditing	1,182,715	0.19%	1,304,776	0.20%
8. Advertising	8,384,624	1.37%	9,043,185	1.39%
9. Travel, Lodging & Education	5,127,701	0.84%	4,394,157	0.67%
10. Insurance	1,513,445	0.25%	1,344,265	0.21%
11. Interest Expense	27,225	0.00%	69,661	0.01%
12. Legal Expense	1,526,699	0.25%	1,723,127	0.26%
13. Licenses, Taxes, & Fees	1,363,466	0.22%	2,201,386	0.34%
14. Postage & Freight	1,962,665	0.32%	2,126,969	0.33%
15. Courier & Overnight Delivery	13,471,940	2.20%	13,831,878	2.12%
16. Telephone & Facsimile	8,192,053	1.34%	8,060,015	1.23%
17. Printing & Photocopying	4,378,161	0.71%	3,527,921	0.54%
18. Office Supplies	7,447,025	1.22%	8,194,124	1.26%
19. Equipment & Vehicle Leases	6,037,844	0.99%	6,826,917	1.05%
20. Depreciation	8,694,983	1.42%	8,623,165	1.32%
21. Directors Fees	58,974	0.01%	62,638	0.01%
22. Dues, Boards, & Associations	1,004,794	0.16%	867,675	0.13%
23. Bad Debts	11,987	0.00%	31,245	0.00%
24. Loss & Loss Adjustment Expense	1,558,946	0.25%	5,279,787	0.81%
25. Tax Certificates Paid Tax Authorities	15,192,299	2.48%	15,302,915	2.34%
26. Recording Fees Paid County Clerk	26,611,814	4.35%	29,840,113	4.57%
27. Plant Lease/Updates	12,361,293	2.02%	12,999,407	1.99%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	9,873	0.00%	4,887	0.00%
30. Donations/Lobbying	735,056	0.12%	1,038,477	0.16%
31. Trade Association Fees	468,525	0.08%	517,589	0.08%
32. Other Expenses	28,081,151	4.59%	31,404,284	4.81%
TOTAL OPERATING EXPENSES	555,453,484	90.70%	601,606,842	92.16%
INCOME OR (LOSS) FROM OPERATIONS	56,940,391	9.30%	51,163,308	7.84%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2001		Calendar Year 2002	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	163,627,719	98.98%	199,526,535	99.64%
2. Premiums Remitted to Underwriters	24,544,159	14.85%	29,928,980	14.95%
3. Premiums Retained	139,083,560	84.14%	169,597,555	84.70%
4. Examination/Evidence Fees	7,481,875	4.53%	7,569,040	3.78%
5. Closing Fees	1,645,000	1.00%	1,487,338	0.74%
6. Tax Certificates	5,185,939	3.14%	7,900,933	3.95%
7. Recording Fees	6,995,061	4.23%	9,580,367	4.78%
8. Restrictions	168,153	0.10%	104,320	0.05%
9. Inspection Fees	400	0.00%	325	0.00%
10. Courier and Overnight Fees	4,153,332	2.51%	3,394,594	1.70%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	588	0.00%	74	0.00%
13. Other Income	591,937	0.36%	603,611	0.30%
GROSS INCOME	165,305,845	100.00%	200,238,158	100.00%
Number of Agencies Reporting	17		15	
EXPENSES				
1a. Salaries-Employees	56,149,301	33.97%	69,328,525	34.62%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	8,322,164	5.03%	11,223,898	5.61%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	8,289,645	5.01%	9,366,726	4.68%
3b. Evidence/Examination Fees - Others	1,421,988	0.86%	92,300	0.05%
4a. Closing Fees Paid - Title Agents	756,956	0.46%	2,087,313	1.04%
4b. Closing Fees Paid - Others	12,346,063	7.47%	18,355,909	9.17%
5. Rent	8,173,761	4.94%	9,780,116	4.88%
6. Utilities	314,313	0.19%	334,044	0.17%
7. Accounting & Auditing	143,271	0.09%	168,986	0.08%
8. Advertising	4,232,917	2.56%	5,491,164	2.74%
9. Travel, Lodging & Education	1,345,186	0.81%	1,583,546	0.79%
10. Insurance	366,568	0.22%	372,077	0.19%
11. Interest Expense	15	0.00%	165	0.00%
12. Legal Expense	353,007	0.21%	318,495	0.16%
13. Licenses, Taxes, & Fees	531,044	0.32%	303,097	0.15%
14. Postage & Freight	409,730	0.25%	612,216	0.31%
15. Courier & Overnight Delivery	4,635,548	2.80%	4,349,662	2.17%
16. Telephone & Facsimile	1,983,947	1.20%	2,312,042	1.15%
17. Printing & Photocopying	1,528,819	0.92%	1,423,068	0.71%
18. Office Supplies	2,109,919	1.28%	2,832,782	1.41%
19. Equipment & Vehicle Leases	1,081,961	0.65%	1,857,932	0.93%
20. Depreciation	1,724,857	1.04%	1,403,882	0.70%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	167,621	0.10%	294,263	0.15%
23. Bad Debts	49,938	0.03%	11,909	0.01%
24. Loss & Loss Adjustment Expense	117,233	0.07%	211,941	0.11%
25. Tax Certificates Paid Tax Authorities	5,542,620	3.35%	7,850,241	3.92%
26. Recording Fees Paid County Clerk	6,698,205	4.05%	9,291,383	4.64%
27. Plant Lease/Updates	2,702,429	1.63%	3,363,205	1.68%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	40	0.00%	142	0.00%
30. Donations/Lobbying	110,001	0.07%	253,146	0.13%
31. Trade Association Fees	101,339	0.06%	89,683	0.04%
32. Other Expenses	2,896,159	1.75%	3,172,053	1.58%
TOTAL OPERATING EXPENSES	134,606,567	81.43%	168,135,913	83.97%
INCOME OR (LOSS) FROM OPERATIONS	30,699,278	18.57%	32,102,244	16.03%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2002		Calendar Year 2003	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	199,526,535	99.64%	249,839,955	100.70%
2. Premiums Remitted to Underwriters	29,928,980	14.95%	37,475,993	15.10%
3. Premiums Retained	169,597,555	84.70%	212,363,961	85.59%
4. Examination/Evidence Fees	7,569,040	3.78%	7,584,562	3.06%
5. Closing Fees	1,487,338	0.74%	4,383,672	1.77%
6. Tax Certificates	7,900,933	3.95%	8,598,208	3.47%
7. Recording Fees	9,580,367	4.78%	11,355,249	4.58%
8. Restrictions	104,320	0.05%	51,588	0.02%
9. Inspection Fees	325	0.00%	475	0.00%
10. Courier and Overnight Fees	3,394,594	1.70%	3,671,598	1.48%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	74	0.00%	0	0.00%
13. Other Income	603,611	0.30%	96,611	0.04%
GROSS INCOME	200,238,158	100.00%	248,105,925	100.00%
Number of Agencies Reporting	15		15	
EXPENSES				
1a. Salaries-Employees	69,328,525	34.62%	87,784,705	35.38%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	11,223,898	5.61%	14,064,499	5.67%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	9,366,726	4.68%	9,886,640	3.98%
3b. Evidence/Examination Fees - Others	92,300	0.05%	6,286	0.00%
4a. Closing Fees Paid - Title Agents	2,087,313	1.04%	4,005,516	1.61%
4b. Closing Fees Paid - Others	18,355,909	9.17%	26,668,820	10.75%
5. Rent	9,780,116	4.88%	10,343,786	4.17%
6. Utilities	334,044	0.17%	670,980	0.27%
7. Accounting & Auditing	168,986	0.08%	172,653	0.07%
8. Advertising	5,491,164	2.74%	5,375,711	2.17%
9. Travel, Lodging & Education	1,583,546	0.79%	1,704,059	0.69%
10. Insurance	372,077	0.19%	562,986	0.23%
11. Interest Expense	165	0.00%	0	0.00%
12. Legal Expense	318,495	0.16%	450,281	0.18%
13. Licenses, Taxes, & Fees	303,097	0.15%	260,458	0.10%
14. Postage & Freight	612,216	0.31%	543,426	0.22%
15. Courier & Overnight Delivery	4,349,662	2.17%	6,193,740	2.50%
16. Telephone & Facsimile	2,312,042	1.15%	3,430,911	1.38%
17. Printing & Photocopying	1,423,068	0.71%	1,271,282	0.51%
18. Office Supplies	2,832,782	1.41%	3,072,929	1.24%
19. Equipment & Vehicle Leases	1,857,932	0.93%	2,798,186	1.13%
20. Depreciation	1,403,882	0.70%	1,103,870	0.44%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	294,263	0.15%	488,644	0.20%
23. Bad Debts	11,909	0.01%	19,792	0.01%
24. Loss & Loss Adjustment Expense	211,941	0.11%	299,708	0.12%
25. Tax Certificates Paid Tax Authorities	7,850,241	3.92%	8,824,794	3.56%
26. Recording Fees Paid County Clerk	9,291,383	4.64%	11,874,324	4.79%
27. Plant Lease/Updates	3,363,205	1.68%	4,712,234	1.90%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	142	0.00%	0	0.00%
30. Donations/Lobbying	253,146	0.13%	243,410	0.10%
31. Trade Association Fees	89,683	0.04%	99,125	0.04%
32. Other Expenses	3,172,053	1.58%	4,040,506	1.63%
TOTAL OPERATING EXPENSES	168,135,913	83.97%	210,974,260	85.03%
INCOME OR (LOSS) FROM OPERATIONS	32,102,244	16.03%	37,131,664	14.97%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2003		Calendar Year 2004	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	249,839,955	100.70%	218,508,717	98.00%
2. Premiums Remitted to Underwriters	37,475,993	15.10%	32,776,307	14.70%
3. Premiums Retained	212,363,961	85.59%	185,732,410	83.30%
4. Examination/Evidence Fees	7,584,562	3.06%	8,163,585	3.66%
5. Closing Fees	4,383,672	1.77%	15,634,219	7.01%
6. Tax Certificates	8,598,208	3.47%	4,910,723	2.20%
7. Recording Fees	11,355,249	4.58%	6,563,309	2.94%
8. Restrictions	51,588	0.02%	36,455	0.02%
9. Inspection Fees	475	0.00%	650	0.00%
10. Courier and Overnight Fees	3,671,598	1.48%	1,684,973	0.76%
11. Telephone and Facsimile	0	0.00%	0	0.00%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	96,611	0.04%	234,857	0.11%
GROSS INCOME	248,105,925	100.00%	222,961,181	100.00%
Number of Agencies Reporting	15		17	
EXPENSES				
1a. Salaries-Employees	87,784,705	35.38%	85,960,344	38.55%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	14,064,499	5.67%	13,333,014	5.98%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	9,886,640	3.98%	9,694,467	4.35%
3b. Evidence/Examination Fees - Others	6,286	0.00%	4,395,876	1.97%
4a. Closing Fees Paid - Title Agents	4,005,516	1.61%	1,958,331	0.88%
4b. Closing Fees Paid - Others	26,668,820	10.75%	23,559,162	10.57%
5. Rent	10,343,786	4.17%	10,618,494	4.76%
6. Utilities	670,980	0.27%	468,000	0.21%
7. Accounting & Auditing	172,653	0.07%	189,882	0.09%
8. Advertising	5,375,711	2.17%	3,097,888	1.39%
9. Travel, Lodging & Education	1,704,059	0.69%	2,186,423	0.98%
10. Insurance	562,986	0.23%	717,019	0.32%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	450,281	0.18%	276,867	0.12%
13. Licenses, Taxes, & Fees	260,458	0.10%	328,175	0.15%
14. Postage & Freight	543,426	0.22%	620,660	0.28%
15. Courier & Overnight Delivery	6,193,740	2.50%	5,301,926	2.38%
16. Telephone & Facsimile	3,430,911	1.38%	3,009,705	1.35%
17. Printing & Photocopying	1,271,282	0.51%	1,161,839	0.52%
18. Office Supplies	3,072,929	1.24%	2,097,252	0.94%
19. Equipment & Vehicle Leases	2,798,186	1.13%	3,098,321	1.39%
20. Depreciation	1,103,870	0.44%	1,002,422	0.45%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	488,644	0.20%	488,296	0.22%
23. Bad Debts	19,792	0.01%	(3,185)	0.00%
24. Loss & Loss Adjustment Expense	299,708	0.12%	487,329	0.22%
25. Tax Certificates Paid Tax Authorities	8,824,794	3.56%	5,561,507	2.49%
26. Recording Fees Paid County Clerk	11,874,324	4.79%	10,203,096	4.58%
27. Plant Lease/Updates	4,712,234	1.90%	3,089,246	1.39%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	0	0.00%
30. Donations/Lobbying	243,410	0.10%	233,774	0.10%
31. Trade Association Fees	99,125	0.04%	93,763	0.04%
32. Other Expenses	4,040,506	1.63%	4,502,252	2.02%
TOTAL OPERATING EXPENSES	210,974,260	85.03%	197,732,145	88.68%
INCOME OR (LOSS) FROM OPERATIONS	37,131,664	14.97%	25,229,036	11.32%

TEXAS TITLE INSURANCE
DIRECT OPERATION AGENCY EXPERIENCE

	Calendar Year 2004		Calendar Year 2005	
	Amount	% of Gross Income	Amount	% of Gross Income
INCOME				
1. Title Premiums	218,508,717	98.00%	213,355,989	92.78%
2. Premiums Remitted to Underwriters	32,776,307	14.70%	32,003,397	13.92%
3. Premiums Retained	185,732,410	83.30%	181,352,592	13.92%
4. Examination/Evidence Fees	8,163,585	3.66%	11,198,044	78.86%
5. Closing Fees	15,634,219	7.01%	22,884,003	4.87%
6. Tax Certificates	4,910,723	2.20%	4,951,398	9.95%
7. Recording Fees	6,563,309	2.94%	7,951,125	2.15%
8. Restrictions	36,455	0.02%	83,578	3.46%
9. Inspection Fees	650	0.00%	350	0.04%
10. Courier and Overnight Fees	1,684,973	0.76%	1,417,960	0.00%
11. Telephone and Facsimile	0	0.00%	0	0.62%
12. Interest Income	0	0.00%	0	0.00%
13. Other Income	234,857	0.11%	115,449	0.00%
GROSS INCOME	222,961,181	100.00%	229,954,499	100.00%
Number of Agencies Reporting	17		17	
EXPENSES				
1a. Salaries-Employees	85,960,344	38.55%	82,108,099	35.71%
1b. Salaries-Owners/Partners	0	0.00%	0	0.00%
2a. Benefits, Relations & Welfare-Employees	13,333,014	5.98%	13,888,664	6.04%
2b. Benefits, Relations & Welfare - Owners/Partners	0	0.00%	0	0.00%
3a. Evidence/Examination Fees - Title Agents	9,694,467	4.35%	1,238,335	0.54%
3b. Evidence/Examination Fees - Others	4,395,876	1.97%	420	0.00%
4a. Closing Fees Paid - Title Agents	1,958,331	0.88%	16,071,001	6.99%
4b. Closing Fees Paid - Others	23,559,162	10.57%	29,013,273	12.62%
5. Rent	10,618,494	4.76%	11,065,903	4.81%
6. Utilities	468,000	0.21%	522,836	0.23%
7. Accounting & Auditing	189,882	0.09%	201,011	0.09%
8. Advertising	3,097,888	1.39%	3,079,800	1.34%
9. Travel, Lodging & Education	2,186,423	0.98%	2,255,098	0.98%
10. Insurance	717,019	0.32%	653,800	0.28%
11. Interest Expense	0	0.00%	0	0.00%
12. Legal Expense	276,867	0.12%	396,111	0.17%
13. Licenses, Taxes, & Fees	328,175	0.15%	322,703	0.14%
14. Postage & Freight	620,660	0.28%	736,660	0.32%
15. Courier & Overnight Delivery	5,301,926	2.38%	4,583,101	1.99%
16. Telephone & Facsimile	3,009,705	1.35%	2,520,480	1.10%
17. Printing & Photocopying	1,161,839	0.52%	1,245,178	0.54%
18. Office Supplies	2,097,252	0.94%	2,181,945	0.95%
19. Equipment & Vehicle Leases	3,098,321	1.39%	3,171,879	1.38%
20. Depreciation	1,002,422	0.45%	805,527	0.35%
21. Directors Fees	0	0.00%	0	0.00%
22. Dues, Boards, & Associations	488,296	0.22%	396,801	0.17%
23. Bad Debts	(3,185)	0.00%	26,815	0.01%
24. Loss & Loss Adjustment Expense	487,329	0.22%	496,605	0.22%
25. Tax Certificates Paid Tax Authorities	5,561,507	2.49%	6,580,463	2.86%
26. Recording Fees Paid County Clerk	10,203,096	4.58%	11,580,703	5.04%
27. Plant Lease/Updates	3,089,246	1.39%	4,145,877	1.80%
28. Damages for Bad Faith Suits	0	0.00%	0	0.00%
29. Fines or Penalties	0	0.00%	36	0.00%
30. Donations/Lobbying	233,774	0.10%	415,149	0.18%
31. Trade Association Fees	93,763	0.04%	146,150	0.06%
32. Other Expenses	4,502,252	2.02%	4,941,346	2.15%
TOTAL OPERATING EXPENSES	197,732,145	88.68%	204,791,769	89.06%
INCOME OR (LOSS) FROM OPERATIONS	25,229,036	11.32%	25,162,731	10.94%

**TEXAS TITLE INSURANCE
NUMBER OF POLICIES WRITTEN
ALL COMPANIES
1996 - 2005**

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"
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	476,761
1999	1,782,626	1,001,657	162,574	117,893	909,356	459,208	811,225	453,762
2000	1,454,384	893,501	144,862	120,032	762,892	420,139	719,557	429,897
2001	1,709,036	992,703	234,396	182,540	958,057	469,228	738,412	440,384
2002	2,285,682	1,126,706	309,824	196,482	1,229,468	519,674	893,041	497,241
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

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**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2001**

Summary of All Companies	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,018,733,026	7,335,254,979	8,353,988,005
2. Escrow, Settlement, and Other Fees	89,578,860	1,313,847,715	1,403,426,575
3. Subtotal (1 + 2)	1,108,311,886	8,649,102,694	9,757,414,580
4. Reinsurance Assumed	2,059,890	22,191,501	24,251,391
5. Reinsurance Ceded	2,249,291	20,974,931	23,224,222
6. Net Increase in Statutory Reserves	9,110,110	201,963,077	211,073,187
7. Subtotal (3 + 4 - 5 - 6)	1,099,012,375	8,448,356,187	9,547,368,561
8. Loss and Loss Adjustment Expenses	18,308,667	401,844,812	420,153,478
9. Commissions/Retentions	505,812,569	4,066,599,217	4,572,411,786
10. Other Identifiable Expenses	337,663,743	2,857,097,868	3,194,761,611
11. Non-Identifiable Expenses	148,402,077	728,906,449	877,308,525
12. Subtotal (8 + 9 + 10 + 11)	1,010,187,056	8,054,448,345	9,064,635,401
13. Interest Expense	451,987	12,453,153	12,905,140
14. Operating Expense (12 + 13)	1,010,639,043	8,066,901,498	9,077,540,541
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	88,373,332	381,454,689	469,828,021
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	9,201,258	37,275,778	46,477,035
17. Investment Income - Dividends - Before Expenses	3,978,000	15,729,663	19,707,663
18. Investment Income - Other - Before Expenses	25,793,199	161,774,194	187,567,394
19. Net Realized Capital Gains (Losses)	2,001,916	1,628,275	3,630,192
20. Net Unrealized Capital Gains (Losses)	5,079,477	24,380,235	29,459,712
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	1,388,886	12,143,133	13,532,019
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	44,664,964	228,645,013	273,309,977

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2001**

Summary of All Companies	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	39,876,160	245,632,377	285,508,537
2. Other Identifiable Admitted Assets	218,701,371	970,025,958	1,188,727,329
3. Non-Identifiable Admitted Assets	563,272,886	3,665,879,893	4,229,152,778
4. Subtotal (1 + 2 + 3)	821,850,417	4,881,538,228	5,703,388,645
Non-Admitted Assets			
5. Abstract Plants and Title Plants	8,826,598	14,670,673	23,497,271
6. Other Identifiable Non-Admitted Assets	9,673,021	128,730,986	138,404,007
7. Non-Identifiable Non-Admitted Assets	95,397,193	487,345,995	582,743,188
8. Subtotal (5 + 6 + 7)	113,896,812	630,747,654	744,644,466
9. TOTAL ASSETS (4 + 8)	935,747,229	5,512,285,882	6,448,033,111
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	21,627,512	383,063,235	404,690,747
11. Statutory Reinsurance Reserves	147,180,029	2,107,825,621	2,255,005,650
12. Surplus As Regards Policyholders	428,928,360	1,511,066,985	1,939,995,345
13. Contribution to Surplus of Non-Admitted Assets	123,827,649	620,638,524	744,466,173
14. Net Worth (12 + 13)	552,756,008	2,131,705,509	2,684,461,517
15. Total Debt Funds	72,492,655	49,377,815	121,870,470
16. Capital (10 + 11 + 14 + 15)	794,056,205	4,671,972,180	5,466,028,385
17. Other Liabilities	141,691,024	840,313,697	982,004,721
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	935,747,229	5,512,285,877	6,448,033,106

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2002**

Summary of All Companies	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,260,636,849	9,913,053,982	11,173,690,831
2. Escrow, Settlement, and Other Fees	103,002,391	1,645,623,851	1,748,626,242
3. Subtotal (1 + 2)	1,363,639,240	11,558,677,833	12,922,317,073
4. Reinsurance Assumed	844,177	19,963,822	20,807,999
5. Reinsurance Ceded	1,055,632	6,892,078	7,947,710
6. Net Increase in Statutory Reserves	13,198,686	162,874,013	176,072,698
7. Subtotal (3 + 4 - 5 - 6)	1,350,229,099	11,408,875,564	12,759,104,663
8. Loss and Loss Adjustment Expenses	31,638,293	520,124,614	551,762,907
9. Commissions/Retentions	617,549,802	5,818,738,931	6,436,288,733
10. Other Identifiable Expenses	403,543,712	3,408,058,224	3,811,601,936
11. Non-Identifiable Expenses	174,366,378	862,804,629	1,037,171,007
12. Subtotal (8 + 9 + 10 + 11)	1,227,098,185	10,609,726,397	11,836,824,583
13. Interest Expense	279,221	9,206,175	9,485,396
14. Operating Expense (12 + 13)	1,227,377,406	10,618,932,572	11,846,309,979
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	122,851,693	789,942,992	912,794,685
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	8,913,778	40,591,681	49,505,459
17. Investment Income - Dividends - Before Expenses	4,331,509	36,803,394	41,134,903
18. Investment Income - Other - Before Expenses	19,053,680	112,838,289	131,891,969
19. Net Realized Capital Gains (Losses)	-596,172	13,073,698	12,477,526
20. Net Unrealized Capital Gains (Losses)	6,309,720	24,207,843	30,517,563
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	1,455,315	12,657,285	14,112,600
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	36,557,200	214,857,620	251,414,820

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2002**

Summary of All Companies	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	46,891,291	276,720,443	323,611,734
2. Other Identifiable Admitted Assets	170,775,658	1,248,277,086	1,419,052,744
3. Non-Identifiable Admitted Assets	677,441,147	4,309,669,043	4,987,110,190
4. Subtotal (1 + 2 + 3)	895,108,096	5,834,666,572	6,729,774,668
Non-Admitted Assets			
5. Abstract Plants and Title Plants	7,400,689	17,880,730	25,281,419
6. Other Identifiable Non-Admitted Assets	11,872,979	192,626,107	204,499,086
7. Non-Identifiable Non-Admitted Assets	87,059,304	419,412,747	506,472,051
8. Subtotal (5 + 6 + 7)	106,332,973	629,919,584	736,252,556
9. TOTAL ASSETS (4 + 8)	1,001,441,069	6,464,586,156	7,466,027,224
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	23,671,757	458,857,469	482,529,226
11. Statutory Reinsurance Reserves	147,109,091	2,429,359,933	2,576,469,023
12. Surplus As Regards Policyholders	532,292,594	1,833,004,835	2,365,297,429
13. Contribution to Surplus of Non-Admitted Assets	107,947,134	628,057,104	736,004,238
14. Net Worth (12 + 13)	640,239,728	2,461,061,939	3,101,301,667
15. Total Debt Funds	66,468,746	48,706,040	115,174,786
16. Capital (10 + 11 + 14 + 15)	877,489,322	5,397,985,380	6,275,474,702
17. Other Liabilities	123,951,747	1,066,600,775	1,190,552,522
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,001,441,069	6,464,586,155	7,466,027,224

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2003**

Summary of All Companies	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,527,614,704	13,052,833,493	14,580,448,197
2. Escrow, Settlement, and Other Fees	127,228,544	2,123,365,691	2,250,594,235
3. Subtotal (1 + 2)	1,654,843,248	15,176,199,184	16,831,042,432
4. Reinsurance Assumed	773,388	21,045,293	21,818,681
5. Reinsurance Ceded	1,258,099	6,097,589	7,355,688
6. Net Increase in Statutory Reserves	20,834,124	235,133,814	255,967,938
7. Subtotal (3 + 4 - 5 - 6)	1,633,524,413	14,956,013,074	16,589,537,487
8. Loss and Loss Adjustment Expenses	36,422,516	603,524,394	639,946,910
9. Commissions/Retentions	722,848,686	7,664,304,131	8,387,152,817
10. Other Identifiable Expenses	600,910,855	4,564,385,464	5,165,296,319
11. Non-Identifiable Expenses	113,495,281	692,457,674	805,952,954
12. Subtotal (8 + 9 + 10 + 11)	1,473,677,337	13,524,671,663	14,998,349,000
13. Interest Expense	278,436	8,208,705	8,487,141
14. Operating Expense (12 + 13)	1,473,955,773	13,532,880,368	15,006,836,141
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	159,568,639	1,423,132,706	1,582,701,346
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	8,946,993	42,103,761	51,050,754
17. Investment Income - Dividends - Before Expenses	8,110,729	39,473,545	47,584,274
18. Investment Income - Other - Before Expenses	18,614,684	138,573,402	157,188,086
19. Net Realized Capital Gains (Losses)	11,383,739	115,802,396	127,186,135
20. Net Unrealized Capital Gains (Losses)	23,828,931	102,862,310	126,691,241
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	1,815,666	15,267,860	17,083,526
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19 + 20 - 21)	69,069,409	423,547,554	492,616,963

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2003**

Summary of All Companies	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	46,597,389	300,982,108	347,579,497
2. Other Identifiable Admitted Assets	217,180,950	1,399,639,361	1,616,820,311
3. Non-Identifiable Admitted Assets	746,296,075	5,352,732,729	6,099,028,804
4. Subtotal (1 + 2 + 3)	1,010,074,414	7,053,354,198	8,063,428,612
Non-Admitted Assets			
5. Abstract Plants and Title Plants	7,091,193	16,630,611	23,721,804
6. Other Identifiable Non-Admitted Assets	11,785,779	302,668,151	314,453,930
7. Non-Identifiable Non-Admitted Assets	92,255,715	785,886,453	878,142,168
8. Subtotal (5 + 6 + 7)	111,132,687	1,105,185,215	1,216,317,902
9. TOTAL ASSETS (4 + 8)	1,121,207,100	8,158,539,413	9,279,746,514
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	29,341,969	521,577,108	550,919,077
11. Statutory Reinsurance Reserves	166,119,970	2,872,973,426	3,039,093,396
12. Surplus As Regards Policyholders	571,433,772	2,319,177,900	2,890,611,673
13. Contribution to Surplus of Non-Admitted Assets	146,643,984	1,069,328,724	1,215,972,708
14. Net Worth (12 + 13)	718,077,756	3,388,506,624	4,106,584,381
15. Total Debt Funds	70,304,467	32,652,993	102,957,460
16. Capital (10 + 11 + 14 + 15)	983,844,162	6,815,710,151	7,799,554,313
17. Other Liabilities	137,362,937	1,342,829,256	1,480,192,194
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,121,207,099	8,158,539,407	9,279,746,507

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2004**

Summary of All Companies	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,491,637,089	12,648,189,159	14,139,826,248
2. Escrow, Settlement, and Other Fees	90,093,735	1,498,496,692	1,588,590,427
3. Subtotal (1 + 2)	1,581,730,824	14,146,685,851	15,728,416,675
4. Reinsurance Assumed	1,840,472	25,908,983	27,749,455
5. Reinsurance Ceded	1,968,611	32,646,716	34,615,327
6. Net Increase in Statutory Reserves	24,143,714	323,862,448	348,006,162
7. Subtotal (3 + 4 - 5 - 6)	1,557,458,971	13,816,085,670	15,373,544,641
8. Loss and Loss Adjustment Expenses	40,339,225	624,074,663	664,413,888
9. Commissions/Retentions	760,190,845	8,368,359,678	9,128,550,523
10. Other Identifiable Expenses	517,803,251	3,475,487,926	3,993,291,177
11. Non-Identifiable Expenses	126,795,108	629,435,343	756,230,451
12. Subtotal (8 + 9 + 10 + 11)	1,445,128,429	13,097,357,610	14,542,486,039
13. Interest Expense	700,350	7,817,143	8,517,493
14. Operating Expense (12 + 13)	1,445,828,779	13,105,174,753	14,551,003,532
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	111,630,192	710,910,917	822,541,109
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	8,036,808	47,491,952	55,528,760
17. Investment Income - Dividends - Before Expenses	8,200,073	86,474,683	94,674,756
18. Investment Income - Other - Before Expenses	18,420,883	120,757,485	139,178,368
19. Net Realized Capital Gains (Losses)	6,895,347	61,470,789	68,366,136
20. Net Unrealized Capital Gains (Losses)	-11,495,019	-158,901,434	-170,396,453
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,221,598	14,616,116	16,837,714
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	27,836,494	142,677,359	170,513,853

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2004**

Summary of All Companies	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	51,705,242	241,302,345	293,007,587
2. Other Identifiable Admitted Assets	342,737,826	1,284,534,251	1,627,272,077
3. Non-Identifiable Admitted Assets	706,527,266	5,497,155,997	6,203,683,262
4. Subtotal (1 + 2 + 3)	1,100,970,334	7,022,992,592	8,123,962,926
Non-Admitted Assets			
5. Abstract Plants and Title Plants	6,577,907	16,285,658	22,863,565
6. Other Identifiable Non-Admitted Assets	15,810,446	297,220,166	313,030,612
7. Non-Identifiable Non-Admitted Assets	103,289,664	741,028,590	844,318,254
8. Subtotal (5 + 6 + 7)	125,678,017	1,054,534,414	1,180,212,431
9. TOTAL ASSETS (4 + 8)	1,226,648,351	8,077,527,006	9,304,175,357
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	32,487,168	531,317,861	563,805,029
11. Statutory Reinsurance Reserves	206,301,688	3,125,621,034	3,331,922,722
12. Surplus As Regards Policyholders	555,566,841	2,310,305,713	2,865,872,554
13. Contribution to Surplus of Non-Admitted Assets	173,815,127	1,006,397,299	1,180,212,426
14. Net Worth (12 + 13)	729,381,967	3,316,703,012	4,046,084,980
15. Total Debt Funds	46,355,168	16,896,730	63,251,898
16. Capital (10 + 11 + 14 + 15)	1,014,525,992	6,990,538,637	8,005,064,629
17. Other Liabilities	212,122,362	1,086,988,368	1,299,110,730
18. TOTAL LIABILITIES, SURPLUS AND OTHER FUNDS (16 + 17)	1,226,648,354	8,077,527,005	9,304,175,359

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
INCOME STATEMENT SUMMARY
EXPERIENCE YEAR 2005**

Summary of All Companies

	Texas	Elsewhere	Total
INCOME FROM OPERATIONS			
1. Underwriting and Examination Fees	1,487,467,229	13,819,929,418	15,307,396,647
2. Escrow, Settlement, and Other Fees	162,645,852	2,003,828,567	2,166,474,419
3. Subtotal (1 + 2)	1,650,113,081	15,823,757,985	17,473,871,066
4. Reinsurance Assumed	2,527,069	31,689,776	34,216,845
5. Reinsurance Ceded	1,656,024	20,290,745	21,946,769
6. Net Increase in Statutory Reserves	18,244,424	317,663,703	335,908,127
7. Subtotal (3 + 4 - 5 - 6)	1,632,739,702	15,517,493,313	17,150,233,015
8. Loss and Loss Adjustment Expenses	49,373,283	821,304,016	870,677,299
9. Commissions/Retentions	670,839,807	8,236,620,658	8,907,460,465
10. Other Identifiable Expenses	737,277,891	4,790,691,258	5,527,969,149
11. Non-Identifiable Expenses	101,057,295	731,652,216	832,709,511
12. Subtotal (8 + 9 + 10 + 11)	1,558,548,276	14,580,268,148	16,138,816,424
13. Interest Expense	941,325	7,128,380	8,069,705
14. Operating Expense (12 + 13)	1,559,489,601	14,587,396,528	16,146,886,129
15. TOTAL INCOME FROM OPERATIONS (7 - 14)	73,250,101	930,096,785	1,003,346,886
INCOME FROM INVESTMENTS			
16. Investment Income - Tax Exempt - Before Expenses	7,766,334	51,359,440	59,125,774
17. Investment Income - Dividends - Before Expenses	14,907,013	141,363,305	156,270,318
18. Investment Income - Other - Before Expenses	24,698,524	187,267,979	211,966,503
19. Net Realized Capital Gains (Losses)	10,058,967	112,770,355	122,829,322
20. Net Unrealized Capital Gains (Losses)	-10,804,317	-122,790,024	-133,594,341
21. Investment Expenses and Other Deductions (Excludes Interest Paid on Borrowed Money, Notes and Encumbrances on Real Estate, See Line 13)	2,514,978	20,219,223	22,734,201
22. TOTAL INCOME FROM INVESTMENTS (16 + 17 + 18 + 19+ 20 - 21)	44,111,543	349,751,832	393,863,375

**AMERICAN LAND TITLE ASSOCIATION
UNIFORM FINANCIAL REPORTING PLAN
BALANCE SHEET SUMMARY
EXPERIENCE YEAR 2005**

Summary of All Companies

	Texas	Elsewhere	Total
ASSETS			
Admitted Assets			
1. Abstract Plants and Title Plants	66,199,333	261,808,656	328,007,989
2. Other Identifiable Admitted Assets	424,817,666	1,485,632,911	1,910,450,577
3. Non-Identifiable Admitted Assets	758,640,892	6,310,487,202	7,069,128,094
4. Subtotal (1 + 2 + 3)	1,249,657,891	8,057,928,769	9,307,586,660
Non-Admitted Assets			
5. Abstract Plants and Title Plants	10,198,445	15,604,654	25,803,099
6. Other Identifiable Non-Admitted Assets	68,631,792	741,153,576	809,785,368
7. Non-Identifiable Non-Admitted Assets	102,433,533	968,658,486	1,071,092,019
8. Subtotal (5 + 6 + 7)	181,263,770	1,725,416,716	1,906,680,486
9. TOTAL ASSETS (4 + 8)	1,430,921,661	9,783,345,485	11,214,267,146
LIABILITIES, SURPLUS AND OTHER FUNDS			
10. Loss Reserves	40,742,129	643,008,408	683,750,537
11. Statutory Reinsurance Reserves	228,585,686	3,420,216,578	3,648,802,264
12. Surplus As Regards Policyholders	562,674,165	2,571,430,426	3,134,104,591
13. Contribution to Surplus of Non-Admitted Assets	263,895,798	1,641,206,143	1,905,101,941
14. Net Worth (12 + 13)	826,569,963	4,212,636,569	5,039,206,532
15. Total Debt Funds	72,192,419	18,744,549	90,936,968
16. Capital (10 + 11 + 14 + 15)	1,168,090,197	8,294,606,104	9,462,696,301
17. Other Liabilities	262,831,465	1,488,739,381	1,751,570,846
TOTAL LIABILITIES, SURPLUS AND OTHER 18. FUNDS (16 + 17)	1,430,921,662	9,783,345,485	11,214,267,147

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2001 - December 31, 2001

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	35,514	8,083,233
0 -	4.5	6,500	2,503,592
4.5 -	10	17,399	3,964,694
10 -	20	42,100	10,060,910
20 -	30	47,511	13,861,476
30 -	40	47,949	16,329,643
40 -	50	52,601	20,392,665
50 -	60	59,678	25,610,611
60 -	70	64,303	30,099,525
70 -	80	67,646	34,292,475
80 -	90	66,955	37,214,993
90 -	100	61,388	36,058,072
100 -	200	354,124	264,662,113
200 -	300	90,560	108,721,519
300 -	400	26,458	46,324,155
400 -	500	12,904	27,186,044
500 -	1,000	18,852	57,736,559
1,000 -	2,001	6,474	38,922,809
2,000 -	3,000	2,090	20,810,780
3,000 -	4,000	1,153	15,663,150
4,000 -	5,000	654	11,218,940
5,000 -	15,000	2,223	57,424,816
15,000 -	25,000	521	22,545,494
25,000 -	50,000	248	18,547,893
50,000 -	75,000	127	8,898,421
75,000 -	100,000	20	1,734,338
Over 100000		26	6,204,132
ALL		1,085,979	945,073,054

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2002 - December 31, 2002**

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	32,166	8,245,405
0 -	4.5	8,203	1,803,315
4.5 -	10	17,144	4,087,227
10 -	20	43,716	10,914,317
20 -	30	51,265	15,235,096
30 -	40	52,009	18,010,006
40 -	50	58,747	23,629,483
50 -	60	68,644	30,553,425
60 -	70	76,169	37,184,633
70 -	80	81,841	43,194,354
80 -	90	82,518	47,033,278
90 -	100	78,461	47,246,058
100 -	200	459,653	355,671,501
200 -	300	111,438	135,646,511
300 -	400	34,940	59,000,324
400 -	500	15,889	33,405,393
500 -	1,000	23,632	72,422,603
1,000 -	2,000	7,880	46,889,998
2,000 -	3,000	2,401	23,254,956
3,000 -	4,000	1,243	16,294,081
4,000 -	5,000	841	13,774,578
5,000 -	15,000	2,137	54,272,115
15,000 -	25,000	510	24,210,249
25,000 -	50,000	280	19,366,780
50,000 -	75,000	68	6,490,351
75,000 -	100,000	26	4,040,032
	Over 100000	53	7,716,439
ALL		1,311,876	1,159,592,506

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2003 - December 31, 2003**

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	29,953	7,998,872
0 -	4.5	6,612	2,678,523
4.5 -	10	14,959	3,430,040
10 -	20	39,484	9,796,885
20 -	30	47,316	13,156,532
30 -	40	51,916	17,564,387
40 -	50	61,086	24,354,273
50 -	60	75,779	34,145,451
60 -	70	88,666	44,094,017
70 -	80	97,467	52,216,649
80 -	90	98,714	56,680,628
90 -	100	97,670	59,527,041
100 -	200	598,090	457,093,514
200 -	300	139,143	164,546,823
300 -	400	44,893	72,138,273
400 -	500	19,333	39,275,500
500 -	1,000	27,672	80,943,671
1,000 -	2,000	8,324	48,045,903
2,000 -	3,000	2,444	21,887,706
3,000 -	4,000	1,395	17,133,192
4,000 -	5,000	772	12,538,475
5,000 -	15,000	2,124	52,618,034
15,000 -	25,000	511	20,403,839
25,000 -	50,000	287	15,135,372
50,000 -	75,000	44	4,171,702
75,000 -	100,000	18	2,244,384
	Over 100000	54	7,541,703
ALL		1,554,726	1,341,361,385

LIABILITY DISTRIBUTION REPORT

ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2004 - December 31, 2004

Liability Range (\$000) [5]		Number of Transactions	Gross Revenue Excluding Special Charges and Credits And Endorsements [7]
More Than	But No More Than		
	0	23,463	6,711,919
0 -	4.5	6,035	1,531,835
4.5 -	10	15,831	3,515,776
10 -	20	41,417	9,119,924
20 -	30	52,279	13,323,309
30 -	40	52,030	16,650,231
40 -	50	56,271	21,015,429
50 -	60	68,653	28,929,799
60 -	70	76,694	35,535,563
70 -	80	84,223	42,096,818
80 -	90	84,781	45,348,652
90 -	100	87,550	48,547,393
100 -	200	529,658	382,111,570
200 -	300	127,368	145,697,062
300 -	400	46,382	72,683,528
400 -	500	20,761	41,297,024
500 -	1,000	31,924	91,855,014
1,000 -	2,000	10,809	60,141,192
2,000 -	3,000	3,228	28,902,368
3,000 -	4,000	1,589	18,815,761
4,000 -	5,000	994	15,934,900
5,000 -	15,000	2,554	61,991,837
15,000 -	25,000	576	26,526,544
25,000 -	50,000	309	20,275,067
50,000 -	75,000	81	7,360,966
75,000 -	100,000	33	4,481,705
	Over 100000	51	12,883,542
ALL		1,425,545	1,263,284,729

LIABILITY DISTRIBUTION REPORT

**ALL COMPANIES
ALL TRANSACTION TYPES
For Experience Period January 1, 2005 - December 31, 2005**

Liability Range (\$000) [5]			
More Than	But No More Than	Number of Transactions	Special Charges and Credits And Endorsements [7]
	0	18,992	4,673,492
0 -	4.5	6,344	1,705,677
4.5 -	10	16,746	3,442,827
10 -	20	48,368	9,347,551
20 -	30	64,620	13,591,945
30 -	40	55,484	15,367,624
40 -	50	53,986	18,047,496
50 -	60	64,472	24,154,219
60 -	70	70,105	28,600,270
70 -	80	78,630	35,107,064
80 -	90	80,381	39,585,994
90 -	100	94,898	48,935,186
100 -	200	541,762	360,150,261
200 -	300	135,345	141,038,865
300 -	400	52,173	73,122,495
400 -	500	23,141	43,663,060
500 -	1,000	34,377	89,556,480
1,000 -	2,000	12,312	60,532,054
2,000 -	3,000	3,937	32,104,027
3,000 -	4,000	1,801	20,215,572
4,000 -	5,000	1,234	17,479,992
5,000 -	15,000	3,313	71,363,766
15,000 -	25,000	753	31,426,402
25,000 -	50,000	464	26,891,699
50,000 -	75,000	91	8,090,750
75,000 -	100,000	47	5,424,832
	Over 100000	77	15,570,489
ALL		1,463,856	1,239,190,086

TITLE POLICIES WITH T-42 ENDORSEMENT
ALL COMPANIES DETAIL
Click on [+] to see detail.

CALENDAR YEAR

2001	Number of Policies w/T-42	36,214
	Number of Policies w/T-42.1	15,860
	Total Premium on above policies including endorsements	\$23,435,120
2002	Number of Policies w/T-42	60,071
	Number of Policies w/T-42.1	26,556
	Total Premium on above policies including endorsements	\$52,848,568
2003	Number of Policies w/T-42	80,782
	Number of Policies w/T-42.1	40,817
	Total Premium on above policies including endorsements	\$93,550,405
2004	Number of Policies w/T-42	71,164
	Number of Policies w/T-42.1	44,188
	Total Premium on above policies including endorsements	\$73,867,468
2005	Number of Policies w/T-42	91,356
	Number of Policies w/T-42.1	54,574
	Total Premium on above policies including endorsements	\$62,730,789

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2001

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
A - Basic Risks						
A1	159	99	4	950,153	1,110,868	(3,653)
A1a	2	2		20,000	23,230	
A1b	3	3		14,832	56,641	
A1c	1	1	1		182	
A2	25	34		478,501	195,502	(25)
A3	8	13		211,310	164,242	
A4	20	24	1	109,540	61,255	59,626
A5	8	7		(21,880)	36,627	6,229
A6	17	14		(63,031)	178,604	7,273
A6b		3		(308,789)	4,766	
A6x	36	25		92,051	108,844	
A7	33	26		102,232	40,928	
B - Special Risks						
B1	95	109	4	468,036	130,204	22,988
B1A	12	26	1	(114,594)	39,917	(2,886)
B1B	3	2	1	21,857	5,500	
B2	12	2		14,079	(21,200)	
B3	5	13		55,489	53,254	
B4	98	118		1,137,317	586,173	839
B4A	5	26		(215,329)	146,841	(1,875)
B4B						
B4C						
B4D						
B4E						
B4F						
B4G	1			2,200		
B4H						
B4I						
B4J	4	4		41,882	45,000	
B4K						
B4L						
B4M						
B4N						
B4O						
B4P						
B4Q						
B4R	1					
B5	17	21		81,780	64,700	89,125

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2001

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
C - Plant, Searching and Abstracting Procedures						
C1	9	12		244,469	60,347	
C2	51	109	3	1,355,292	508,899	86,907
C2A	4	59		890,126	168,190	(33,052)
C2B						
C2C						
C2D						
C2E						
C2F						
C2G						
C2H						
C3	197	190	3	1,552,612	446,035	209,505
C4	21	26		(168,353)	47,064	
C5	12	8	3	89,771	107,705	
D - Examination and Opinions Error						
D	41	60		835,313	422,326	46,378
D1	27	53	4	409,831	402,138	(232)
D2	22	28	1	510,514	152,804	21,120
D3	13	17		452,180	172,358	4,807
D4	7	4		33,400	26,774	4,022
E - Survey Inspection/Description Matters						
E1	65	52	1	855,754	362,736	696
E1A	9	19		24,836	64,795	
E1B						
E1C						
E1D						
E2	56	44	2	253,243	139,986	5,564
F - Closing Procedures						
F1	140	150	1	503,026	165,830	(5,692)
F2	63	67	1	498,818	200,460	12,732
F3	34	37	2	185,743	49,687	60,397
F3A	14	12		13,925	5,448	(81)
F4	39	43		350,862	237,080	2,092
F5	10	19	1	(127,829)	3,873	
F6	44	20		114,369	59,977	
G - Typing or Policy Review Error						
G	5	2		(4,980)	334	
G1	2	1	-	22,560	2,507	

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2001

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
H - Taxes and Special Assessments						
H	319	312	3	322,556	117,239	12,023
H1	246	390	4	597,393	176,174	(122,613)
H2	9	6		39,457	25	
H3	5	6		49,141	3,210	
H4						
H5						
H6						
H7		7		14,022	9	
I - Escrows						
I	8	4		36,664	10,923	
I1						
I2						
I3		1		(32,357)	29,930	
I4	-	3		(4)	2,482	
I5		2		(22,002)	4,275	
I6		1		(378)		
I7						
I8		5		(1,370)	10,833	
J - Title Indemnities						
J1						
J2						
J3						
J4						
J5						
J6						
J7						
J8						
K - Land Trusts						
K1						
K2						
K3						
K4						
K5						
K6						
K7						
K8						

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2001

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
L - Trusts						
L1						
L2						
L3						
L4						
L5						
L6						
L7						
R - Fidelity						
R1						
R2						
R3						
R4						
S - Unauthorized Risk						
S1						
S2						
S3						
S4						
T - Error or Omission						
T1						
T2						
T3						
T4						
U - Company Practice Risk						
Totals	2037	2341	41	12,976,240	7,194,527	482,214

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

*Note: ALTA Codes in italics are company specific codes.

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2002

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
A - Basic Risks						
A1	47	108	2	1,863,285	605,202	(22,463)
A1A	4	4	0	0	10,911	0
A1B	5	5	0	139,147	41,059	0
A1C	2	2	0	8,000	5,000	0
A2	22	34	1	107,414	278,872	0
A3	7	11	0	1,279,757	223,020	0
A4	29	35	0	712,119	215,653	12,992
A5	13	5	0	11,171	13,301	0
A6	48	34	0	1,137,113	709,426	47,134
A6a	4	0	0	0	0	0
A6b	9	13	0	36,765	10,361	0
A6D	1	1	0	13,219	0	0
A6e	1	0	0	0	0	0
A6h	1	1	0	1,000	0	0
A6r	1	1	0	1,940	0	0
A6t	4	2	0	11,094	0	0
A6x	65	53	0	124,268	83,019	0
A7	0	0	0	0	500	0
B - Special Risks						
B1	174	120	2	1,318,402	266,124	6,968
B1A	17	14	0	110,189	130,314	0
B1B	3	4	0	12,181	5,654	0
B2	16	0	0	0	0	0
B3	14	14	0	78,777	83,778	0
B4	186	113	0	1,375,603	693,693	38,263
B4/B5/C1/D1	0	0	0	0	(405)	0
B4A	42	41	0	388,451	95,764	(20,742)
B4bb	3	13	0	(95,832)	35,593	0
B4c	19	6	0	74,267	3,515	0
B4J	8	8	0	106,114	59,688	0
B4l	1	1	0	5,500	0	0
B4p	2	0	0	0	0	0
B4q	4	4	0	1,700	1,782	0
B4r	3	3	0	39,391	2,569	0
B5	6	2	0	11,664	93,146	0
C - Plant, Searching and Abstracting Procedures						
C1	3	7	0	243,918	25,617	(15,500)
C2	45	83	2	1,100,203	344,623	60,530
C2A	2	32	0	86,995	84,683	(109,847)
C3	155	204	2	2,160,472	755,365	(71,425)
C3/C4/C5	30	8	11	166,753	96,094	7,500
C4	15	20	0	308,973	8,421	1,375
C5	31	17	0	497,593	184,207	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2002

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
D - Examination and Opinions Error						
D	95	67	0	1,456,140	482,737	60,630
D1	41	49	0	214,659	357,863	571
D2	23	26	2	577,130	408,369	7,398
D3	23	29	0	200,028	68,544	0
D4	10	8	2	82,489	11,382	0
E - Survey Inspection/Description Matters						
E1	59	48	1	977,395	381,329	6,935
E1A	5	11	0	79,712	40,687	0
E2	75	69	3	234,484	150,126	0
F - Closing Procedures						
F	0	1	0	246	0	0
F1	181	178	0	740,574	238,670	108,031
F1/F4	2	0	0	0	0	0
F2	69	66	0	1,640,832	345,916	62,647
F2/F3	2	1	0	2,220	17,832	9,500
F3	44	50	0	333,578	25,185	1,500
F3A	12	17	0	76,983	1,031	0
F4	72	53	0	998,380	333,969	0
F5	55	16	1	494,135	64,230	6,439
F6	45	40	0	334,464	26,832	0
G - Typing or Policy Review Error						
G	3	4	0	24,552	881	0
G1	1	1	0	(10,083)	73,314	0
H - Taxes and Special Assessments						
H	344	358	0	678,930	274,959	3,235
H1	252	333	4	731,807	98,002	(17,289)
H2	3	0	0	5,372	8,620	0
H3	0	1	0	0	24,837	0
H4	0	0	0	(1,895)	0	1,895
H5	1	1	0	1,400	0	0
H6	8	8	0	13,462	0	18
I - Escrows						
I	24	14	0	415,815	169,312	0
I1	1	0	0	0	0	0
I2	3	0	0	0	0	0
I3	18	6	0	(6,527)	804	0
I4	7	3	0	2,353	1,131	0
I5	0	1	0	0	0	(750)
I8	0	6	0	(14,281)	3,573	0
J - Title Indemnities						
K - Land Trusts						
L - Trusts						
L7	1	1	0	10,000	10,000	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2002

Summary of All Companies

ALTA Risk Code* [1]	Number of Claims Made [2]	Number of Claims Paid [3]	Number of Claims Denied [4]	Incurred Losses [5]	ALAE [6]	Recoveries from Agents [7]
R - Fidelity S - Unauthorized Risk T - Error or Omission U - Company Practice Risk						
Grand Total	2,521	2,489	33	23,731,961	8,786,683	185,545

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2003

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	43	61	1	\$524,960	\$612,906	-\$6,000
A1A Total	4	3	0	\$120,000	\$56,631	\$0
A1B Total	8	8	0	\$27,529	\$14,982	\$0
A1C Total	2	1	0	\$28,000	\$120,380	\$0
A2 Total	37	41	1	\$945,684	\$163,686	\$36,703
A3 Total	20	17	0	\$596,755	\$84,044	\$0
A4 Total	52	39	1	\$447,721	\$66,954	\$0
A5 Total	22	13	0	\$147,858	\$13,731	\$44,621
A6 Total	56	80	0	\$2,018,911	\$640,255	\$3,681
A6a Total	5	3	1	\$35,000	\$0	\$0
A6b Total	9	11	1	-\$6,830	\$15,006	\$0
A6D Total	1	0	0	\$0	-\$3,178	\$0
A6h Total	0	1	0	-\$1,000	\$0	\$0
A6i Total	3	2	0	\$0	\$0	\$0
A6r Total	0	1	0	-\$1,283	\$0	\$0
A6t Total	4	5	0	\$200	\$0	\$0
A6u Total	2	2	0	\$0	\$0	\$0
A6x Total	3	14	0	\$43,154	\$0	\$0
A7 Total	21	1	1	\$14,163	\$1,763	\$0
B - Special Risks						
B1 Total	190	153	2	\$1,295,540	\$209,687	\$10,653
B1A Total	15	10	0	\$203,864	\$287,704	-\$741
B1B Total	2	1	1	\$11,625	\$1,077	\$0
B2 Total	3	2	0	\$6,455	\$12,976	\$0
B3 Total	2	25	0	\$8,134	\$70,135	\$0
B4 Total	438	132	0	\$2,369,738	\$947,442	\$162
B4A Total	75	57	0	\$900,691	\$101,422	-\$121,261
B4C Total	8	8	0	\$216,725	\$35,000	\$0
B4J Total	8	6	1	\$29,215	\$54,803	\$0
B4L Total	2	2	0	\$0	\$75,000	\$0
B4P Total	1	1	0	\$18,895	\$336	\$0
B4R Total	1	2	1	-\$10,500	\$56	\$0
B4T Total	1	1	0	\$100,000	\$105,000	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2003

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
B5 Total	5	6	0	\$30,962	\$31,491	\$0
BRW Total	2	2	0	\$23,000	-\$1,050	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	13	65	0	\$270,375	\$21,014	\$75,000
C2 Total	62	87	0	\$446,559	\$181,117	\$16,262
C3 Total	115	96	8	\$1,541,831	\$548,677	\$115,098
C4 Total	4	8	0	\$60,978	-\$14,929	\$0
C5 Total	47	66	0	\$186,071	\$31,160	\$3,937
D - Examination and Opinions Error						
D Total	109	97	0	\$1,375,526	\$496,824	\$14,426
D1 Total	69	66	2	\$559,200	\$138,852	-\$3,968
D2 Total	19	18	0	\$212,416	\$85,135	\$15,998
D3 Total	53	17	2	\$397,438	\$98,583	\$0
D4 Total	12	11	0	\$356,109	\$43,538	\$0
E - Survey Inspection/Description Matters						
E1 Total	40	57	0	\$355,119	\$251,964	\$4,585
E1A Total	4	8	0	\$35,464	\$10,954	-\$5,794
E2 Total	76	41	4	\$339,706	\$82,601	\$0
F - Closing Procedures						
F1 Total	166	173	0	\$613,725	\$271,498	\$80,381
F2 Total	79	86	0	\$997,562	\$593,889	\$5,247
F3 Total	86	53	0	\$707,487	\$95,907	\$83,198
F3A Total	37	37	0	\$425,351	\$21,205	-\$13,712
F4 Total	119	92	0	\$4,402,273	\$809,721	\$4,502
F5 Total	200	79	3	\$215,970	\$72,941	\$963
F6 Total	59	35	0	\$1,033,901	\$104,791	\$0
G - Typing or Policy Review Error						
G Total	5	8	0	\$40,378	\$174,290	-\$35,000
G1 Total	5	39	0	\$14,600	\$165,321	\$0
G2 Total	0	26	0	\$0	\$111,538	\$0
H - Taxes and Special Assessments						
H Total	290	333	1	\$1,007,162	\$65,775	-\$44,633
H1 Total	246	164	7	\$1,126,369	\$124,567	\$26,656
H2 Total	0	0	0	-\$2,878	\$17,880	\$0
H3 Total	0	98	0	\$0	\$6,694	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2003

All Companies Combined

ALTA Risk Code	Number of Claims Made	Number of Claims Paid	Number of Claims Denied	Incurred Losses	ALAE	Recoveries from Agents
H5 Total	0	0	0	-\$702	\$0	\$698
H6 Total	3	2	0	-\$4,891	\$541	\$6,601
H7 Total	1	1	0	\$1,021	\$0	\$0
I - Escrows						
I Total	33	17	0	\$341,333	\$333,355	\$0
I1 Total	33	21	0	\$978,685	\$38,298	\$0
I2 Total	19	10	1	\$52,659	\$24,648	\$0
I3 Total	1	0	0	\$0	\$0	\$0
I4 Total	88	23	0	\$265,578	\$11,772	\$0
I5 Total	0	0	0	\$0	\$0	\$0
I6 Total	0	0	0	\$0	\$0	\$0
I8 Total	0	0	0	\$0	\$0	\$0
J - Title Indemnities						
J1 Total	1	0	0	\$0	-\$1,269	\$0
K - Land Trusts						
K1 Total	2	1	0	\$50,000	\$63,347	\$0
L - Trusts						
L7 Total	1	1	0	(\$10,000)	(\$5,843)	\$0
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T1 Total	18	11	1	\$243,614	\$116,698	\$5,000
T2 Total	1	1	0	\$9,400	\$587	\$0
T3 Total	0	1	0	-\$1,562	\$1,606	\$0
U - Company Practice Risk						
U Total	16	3	1	\$144,505	\$63,863	\$0
Grand Total	3,177	2,663	41	\$28,933,495	\$8,977,349	\$323,264

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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	77	84	0	1,562,389	607,717	23,280
A1A Total	5	3	0	(7,000)	17,078	-
A1B Total	7	6	2	43,970	69,113	-
A1C Total	5	4	1	71,331	143,978	-
A2 Total	41	49	0	1,103,446	299,294	17,010
A3 Total	17	20	1	173,796	322,047	2,967
A4 Total	39	49	0	348,088	56,367	4,387
A5 Total	22	19	0	711,339	94,466	-
A6 Total	25	12	0	196,559	461,071	5,954
A6a Total	15	10	-	138,113	149,059	-
A6b Total	18	16	0	271,378	107,700	-
A6c Total	7	5	0	28,853	3,000	-
A6d Total	0	1	0	8,636	27,092	-
A6e Total	8	7	0	-	183,452	-
A6h Total	6	2	0	13,672	25,613	-
A6i Total	2	2	1	27,000	25,111	-
A6j Total	1	1	0	-	-	-
A6k Total	5	2	0	96,864	2,013	-
A6l Total	1	1	0	26,096	2,500	-
A6m Total	0	1	0	-	2,267	-
A6n Total	1	0	0	-	-	-
A6q Total	1	1	0	(1,044)	(1,313)	-
A6t Total	8	25	0	213,458	39,041	-
A6u Total	10	10	0	7,422	1,590	-
A6x Total	4	27	1	(242,320)	18,578	-
A7 Total	1	0	1	-	-	-
B - Special Risks						
B1 Total	173	183	2	1,018,086	540,470	237
B1A Total	2	2	0	20,249	-	-
B1B Total	1	1	0	(2,776)	-	-
B2 Total	7	1	0	396,044	42,207	-
B3 Total	8	10	0	(5,939)	110,526	-
B4 Total	140	79	0	536,544	333,497	25,096
B4a Total	3	2	0	11,913	8,755	-
B4b Total	1	0	0	-	-	-
B4bb Total	5	23	-	(23,509)	37,678	-
B4c Total	264	133	0	2,207,712	77,868	-
B4J Total	18	17	2	209,050	150,925	-
B4k Total	1	1	0	-	-	-
B4l Total	8	4	0	898,744	2,711	-
B4n Total	1	1	0	-	9,707	-
B4q Total	3	5	1	-	5,040	-
B4r Total	4	6	0	24,757	2,080,348	-
B4s Total	1	0	0	-	-	-
B4t Total	5	4	0	-	(80,000)	-
B4U Total	1	0	1	-	-	-

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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						
B4w Total	5	5	0	27,998	2,200	-
B5 Total	6	8	0	32,591	11,004	-
B6 Total	1	0	0	10,000	-	-
C - Plant, Searching and Abstracting Procedures						
C1 Total	13	17	0	48,165	28,940	1,949
C2 Total	86	74	1	963,400	192,417	162,180
C3 Total	118	130	6	949,487	182,226	219,309
C4 Total	14	18	0	165,816	12,130	-
C5 Total	51	47	1	412,951	19,207	10,512
D - Examination and Opinions Error						
D Total	102	94	0	995,662	681,839	14,465
D1 Total	38	41	1	738,056	224,031	10,000
D2 Total	23	22	0	327,797	31,765	69,800
D3 Total	83	50	2	742,131	197,936	24,183
D4 Total	7	11	0	14,712	178,559	-
E - Survey Inspection/Description Matters						
E1 Total	48	61	5	475,259	327,614	420
E2 Total	132	95	2	298,861	68,585	-
F - Closing Procedures						
F1 Total	126	130	0	347,637	176,991	36,189
F2 Total	104	75	0	822,877	456,234	23,457
F3 Total	110	184	3	908,816	190,976	22,132
F4 Total	83	50	1	3,335,310	799,944	15,484
F5 Total	154	96	6	254,669	80,256	29,988
F6 Total	87	70	-	644,941	111,398	-
G - Typing or Policy Review Error						
G Total	10	7	1	40,722	103,364	744
G1 Total	1	1	0	(5,167)	15,000	-
H - Taxes and Special Assessments						
H Total	296	470	2	1,059,834	331,078	30,322
H1 Total	153	136	7	759,379	133,643	114,384
H2 Total	0	1	0	(3,579)	35,404	-
H3 Total	0	0	0	-	6,424	-
H5 Total	2	2	0	4,773	-	-
H6 Total	2	2	0	5,315	-	1,905
I - Escrows						
I Total	39	17	0	265,155	418,890	70,000
I1 Total	31	30	-	311,046	441,248	-
I2 Total	19	18	1	247,387	429,762	-
I3 Total	8	2	3	5,100	3,100	-
I4 Total	146	63	-	278,942	92,188	-
I6 Total	1	0	0	-	-	-
J - Title Indemnities						
J-8 Total	5	0	0	-	-	-
K - Land Trusts						
K1 Total	4	5	1	(10,000)	60,874	-

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2004

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						
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T1 Total	13	3	0	48,524	5,628	-
T3 Total	0	0	0	-	8	-
U - Company Practice Risk						
U Total	30	3	9	25,406	66,586	62,972
Grand Total	3,123	2,867	65	25,632,891	12,094,017	999,326

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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	80	1	\$ 983,232	\$ 325,676	\$ 9,430
A1A Total	3	2	0	\$0	\$22,155	0
A1B Total	26	10	7	\$365,786	\$230,079	0
A1C Total	8	5	1	\$198,960	\$82,557	0
A1D Total	1	0	0	\$0	\$0	0
A2 Total	35	46	0	219,669	\$155,379	\$9,000
A3 Total	34	25	1	\$521,835	\$782,493	\$1,520
A4 Total	42	40	0	\$289,260	\$34,670	\$0
A5 Total	14	13	0	\$24,077	\$103,511	\$0
A6 Total	35	10	1	\$675,870	\$491,795	\$13,807
A6a Total	7	8	0	\$510,545	\$923,270	\$0
A6b Total	21	24	1	433,203	\$76,744	\$1,489
A6c Total	3	4	1	-\$507	\$20,055	0
A6d Total	1	1	0	\$0	-\$4,499	\$0
A6e Total	4	3	0	\$22,000	\$57,486	0
A6f Total	3	0	0	\$0	\$0	\$0
A6g Total	6	3	2	\$61,052	\$5,352	0
A6h Total	3	4	0	\$10,694	\$12,937	\$0
A6i Total	9	6	0	-\$17,112	-\$10,000	\$0
A6j Total	1	0	0	\$0	\$0	\$0
A6k Total	1	1	0	\$ -	\$ (1,000)	\$0
A6l Total	0	1	0	\$ 24,718	\$ (2,500)	\$0
A6l Total	5	1	2	\$4,162	\$9,663	0
A6m Total	1	1	0	\$0	\$387	\$0
A6n Total	2	0	0	\$40,000	\$0	0
A6o Total	2	0	2	\$0	\$0	0
A6p Total	5	1	0	\$7,000	\$0	0
A6q Total	3	2	0	\$ 197,589	\$ 2,500	\$ -
A6S Total	1	0	0	\$0	\$436	0
A6t Total	11	14	0	84,022	\$93,804	\$0
A6u Total	25	26	4	\$123,240	\$511	0
A6x Total	9	19	0	\$2,939	\$114,397	\$6,607
B - Special Risks						
B1 Total	176	132	2	-\$69,668	\$693,012	\$4,170
B1A Total	1	1	0	-\$6,720	\$0	\$0
B1b Total	1	2	0	-\$10,184	\$5,000	0
B2 Total	7	4	0	\$77,582	\$183,096	\$0
B3 Total	10	15	0	\$394,370	\$55,122	\$106
B4 Total	103	77	1	\$3,973,007	\$690,365	\$3,502,473
B4a Total	7	2	0	\$11,567	\$527	\$0
B4bb Total	1	16	0	-\$41,466	-\$97,524	\$0
B4c Total	239	134	2	\$1,105,241	\$177,386	\$0
B4e Total	2	0	0	\$ -	\$ -	\$0
B4j Total	28	20	11	\$164,701	\$320,201	0
B4k Total	0	1	0	-\$5,000	\$0	\$0
B4l Total	11	5	1	\$4,500	\$242,429	0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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						
B4n Total	7	4	1	\$17,149	\$17,619	0
B4p Total	0	1	0	\$11,500	\$55	\$0
B4q Total	2	3	0	\$125,359	\$5,796	\$0
B4r Total	2	2	0	\$752,734	\$20,763	\$0
B4T Total	5	5	1	\$ 10,018	\$ 25,568	\$0
B4w Total	5	2	4	\$24,247	\$2,249	0
B4Y Total	2	0	0	\$5,000	\$519	0
B5 Total	2	6	0	\$106,904	\$2,657	\$5,135
B6 Total	0	0	0	-\$349	\$108,746	\$0
C - Plant, Searching and Abstracting Procedures						
C1 Total	7	6	0	\$2,703	\$25,215	\$8,137
C2 Total	138	96	4	\$2,195,368	\$521,823	\$41,635
C2b Total	1	0	0	\$0	\$0	\$0
C3 Total	169	131	5	\$3,465,372	\$554,036	\$217,452
C4 Total	39	25	2	\$198,492	\$59,601	\$0
C5 Total	73	67	1	\$395,835	\$159,861	\$6,268
D - Examination and Opinion Irregularities						
D Total	113	92	0	\$839,036	\$604,096	\$10,688
D1 Total	31	27	3	\$527,038	\$79,435	\$0
D2 Total	33	25	3	\$282,249	\$46,289	\$0
D3 Total	136	61	3	\$966,315	\$271,586	\$5,000
D4 Total	11	10	0	\$142,839	\$187,037	\$8,333
E - Survey-Inspection/Description Matters						
E1 Total	77	56	7	\$365,478	\$234,312	\$131,834
E2 Total	190	93	1	\$373,991	\$138,505	\$680
F - Closing Procedures						
F Total	1	1	0	\$ -	\$ (3,000)	\$ -
F1 Total	31	41	2	\$275,512	\$156,843	\$12,195
F2 Total	136	83	2	\$825,375	\$906,987	\$56,524
F3 Total	156	196	13	\$1,775,392	-\$27,151	\$29,007
F4 Total	181	138	0	-\$580,394	\$998,313	\$751,073
F5 Total	117	56	1	\$226,564	\$53,275	\$2,800
F6 Total	60	73	0	\$784,749	\$372,902	\$15,000
G - Typing or Policy Review						
G Total	2	4	0	\$9,500	\$43,561	\$0
G1 Total	3	2	0	\$8,244	\$2,634	\$0
H - Taxes and Special Assessments						
H Total	285	336	0	\$650,398	\$238,748	\$34,570
H1 Total	160	144	23	\$497,848	\$149,344	\$30,897
H2 Total	0	1	0	\$0	\$0	\$0
H3 Total	0	0	0	\$0	\$1,797	\$0
H5 Total	2	2	0	\$5,730	\$748	\$5,571
H6 Total	4	4	0	\$4,119	\$0	\$0
I - Escrows						
I Total	24	9	0	\$11,703	\$113,909	\$0
I1 Total	15	25	2	\$1,114,387	\$151,472	\$0

FORM 10
TITLE INSURANCE CLAIMS BY ALTA RISK CODES
Calendar Year Ended December 31, 2005

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						
I2 Total	14	14	2	\$6,271	\$61,611	\$0
I3 Total	3	3	0	\$ (100)	\$ (500)	\$ -
I4 Total	139	97	0	\$1,348,150	\$472,733	\$0
I8 Total	1	0	0	\$93,070	\$3,961	\$0
J - Title Indemnities						
J-8 Total	7	0	0	\$0	\$0	\$0
K - Land Trusts						
K1 Total	7	2	2	\$15,000	\$95,711	\$0
K3 Total	1	0	1	\$0	\$0	0
L - Trusts						
R - Fidelity						
S - Unauthorized Risk						
T - Error or Omission						
T1 Total	18	5	3	\$55,292	\$60,762	\$5,000
U - Company Practice Risk Total						
U Total	19	5	6	61,158	173,849	5,000
Grand Total	3,398	2,712	132	28,380,411	12,891,752	4,931,402

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/02

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	108,301,449
CHICAGO TITLE INS COMPANY	167,871,749
FIDELITY NATIONAL TITLE INS COMPANY	124,718,130
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	7,503
NATIONS TITLE INS OF NEW YORK INC.	0
SECURITY UNION TITLE INS COMPANY	8,143,902
TICOR TITLE INS COMPANY	20,729,777
TOTAL FIDELITY NATIONAL FINANCIAL INC.	429,772,510
FIRST AMERICAN TITLE INS COMPANY	165,788,592
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	165,788,592
COMMONWEALTH LAND TITLE INS COMPANY	106,035,494
LAWYERS TITLE INS CORPORATION	196,274,773
TITLE INS COMPANY OF AMERICA	10,154,995
TRANSNATION TITLE INS COMPANY	3,238,152
TOTAL LANDAMERICA	315,703,414
AMERICAN PIONEER	926,682
COMMERCE TITLE INSURANCE COMPANY	7,595,379
INVESTORS TITLE INS COMPANY	0
NORTH AMERICAN TITLE INSURANCE CORPORATION	14,593,828
OLD REPUBLIC NATIONAL TITLE INS COMPANY	44,176,845
SOUTHERN TITLE INSURANCE CORPORATION	0
STEWART TITLE GUARANTY COMPANY	206,688,230
TITLE RESOURCES GUARANTY COMPANY	60,868,240
UNITED GENERAL TITLE INS COMPANY	15,889,911
WESTCOR LAND TITLE INSURANCE COMPANY	173,287
TOTAL ALL OTHERS	350,912,402
TOTAL ALL COMPANIES	1,262,176,918

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/03

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	133,259,022
CHICAGO TITLE INS COMPANY	200,361,552
FIDELITY NATIONAL TITLE INS COMPANY	161,138,324
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	436,779
SECURITY UNION TITLE INS COMPANY	9,570,164
TICOR TITLE INS COMPANY	23,021,021
TOTAL FIDELITY NATIONAL FINANCIAL INC.	527,786,862
FIRST AMERICAN TITLE INS COMPANY	204,500,579
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	204,500,579
COMMONWEALTH LAND TITLE INS COMPANY	126,698,869
LAWYERS TITLE INS CORPORATION	233,923,525
TITLE INS COMPANY OF AMERICA	12,545,001
TRANSNATION TITLE INS COMPANY	2,804,623
TOTAL LANDAMERICA	375,972,018
AMERICAN PIONEER	2,304,185
COMMERCE TITLE INSURANCE COMPANY	8,348,332
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	376,451
NORTH AMERICAN TITLE INSURANCE CORPORATION	16,556,499
OLD REPUBLIC NATIONAL TITLE INS COMPANY	56,955,003
STEWART TITLE GUARANTY COMPANY	230,335,220
TITLE RESOURCES GUARANTY COMPANY	78,680,701
UNITED GENERAL TITLE INS COMPANY	24,193,063
WESTCOR LAND TITLE INSURANCE COMPANY	174,670
TOTAL ALL OTHERS	417,924,124
TOTAL ALL COMPANIES	1,526,183,583

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/04

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	113,332,912
CHICAGO TITLE INS COMPANY	202,939,490
FIDELITY NATIONAL TITLE INS COMPANY	160,984,384
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	0
SECURITY UNION TITLE INS COMPANY	10,966,301
TICOR TITLE INS COMPANY	24,812,714
TICOR FLORIDA	1,389,572
TOTAL FIDELITY NATIONAL FINANCIAL INC.	514,425,373
CENSTAR TITLE	475,168
FIRST AMERICAN TITLE INS COMPANY	227,916,000
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	228,391,168
COMMONWEALTH LAND TITLE INS COMPANY	113,145,107
LAWYERS TITLE INS CORPORATION	210,557,857
TITLE INS COMPANY OF AMERICA	10,679,635
TRANSNATION TITLE INS COMPANY	2,728,549
TOTAL LANDAMERICA	337,111,148
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	1,735,521
COMMERCE TITLE INSURANCE COMPANY	15,327,916
NATIONAL LAND TITLE INSURANCE CO	84,000
NORTH AMERICAN TITLE INSURANCE CORPORATION	18,518,756
OLD REPUBLIC NATIONAL TITLE INS COMPANY	43,738,806
SOUTHERN TITLE INSURANCE COMPANY	222,953
STEWART TITLE GUARANTY COMPANY	237,524,039
TITLE RESOURCES GUARANTY COMPANY	70,319,472
UNITED GENERAL TITLE INS COMPANY	24,983,798
WESTCOR LAND TITLE INSURANCE COMPANY	258,871
TOTAL ALL OTHERS	412,714,132
TOTAL ALL COMPANIES	1,492,641,821

APPENDIX A
TITLE INSURANCE UNDERWRITERS BY GROUP
Experience Year Ending 12/31/05

COMPANY/GROUP	GROSS PREMIUMS
ALAMO TITLE INS	109,274,838
CHICAGO TITLE INS COMPANY	199,965,485
FIDELITY NATIONAL TITLE INS COMPANY	142,344,087
FIDELITY NATIONAL TITLE INS COMPANY OF NEW YORK	0
SECURITY UNION TITLE INS COMPANY	2,935,341
TICOR TITLE INS COMPANY	19,418,679
TICOR FLORIDA	2,473,738
TOTAL FIDELITY NATIONAL FINANCIAL INC.	476,412,168
CENSTAR TITLE	1,269,086
FIRST AMERICAN TITLE INS COMPANY	257,481,997
FIRST AMERICAN TITLE INS COMPANY OF TEXAS	0
TOTAL FIRST AMERICAN TITLE	258,751,083
COMMONWEALTH LAND TITLE INS COMPANY	121,159,857
LAWYERS TITLE INS CORPORATION	199,889,788
TITLE INS COMPANY OF AMERICA	11,271,102
TRANSNATION TITLE INS COMPANY	2,136,172
TOTAL LANDAMERICA	334,456,919
COLUMBIAN NATIONAL TITLE INSURANCE COMPANY	776,980
COMMERCE TITLE INSURANCE COMPANY	13,941,446
NATIONAL LAND TITLE INSURANCE CO	46,533
NORTH AMERICAN TITLE INSURANCE CORPORATION	13,653,709
OLD REPUBLIC NATIONAL TITLE INS COMPANY	44,097,516
SOUTHERN TITLE INSURANCE COMPANY	6,046,296
STEWART TITLE GUARANTY COMPANY	249,924,890
TITLE RESOURCES GUARANTY COMPANY	63,993,738
UNITED GENERAL TITLE INS COMPANY	22,239,055
WESTCOR LAND TITLE INSURANCE COMPANY	269,660
TOTAL ALL OTHERS	414,989,823
TOTAL ALL COMPANIES	1,484,609,993

Appendix B
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2001
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 Book (Sum of Columns A-F)
		Underwriters	Direct Operations	Independent Agents	Affiliated Agents			
PREMIUM INCOME								
1	Gross premiums - other than home office issue		166,223,352	463,837,239	414,340,569			1,044,401,160
2	Premiums allocated to agency function-other than home office issue		141,289,849	393,767,668	352,081,324			887,138,841
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	157,262,319						157,262,319
4	Gross premiums - home office issue	14,292,281	0		2,741,395			17,033,676
5	Premiums allocated to agency function - home office issue		367,280	4,117,678	2,391,280			6,876,238
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	10,157,438						10,157,438
7	Gross premiums - Total (Line 1 + Line 4)	14,292,281	166,223,352	463,837,239	417,081,964			1,061,434,836
8	Total premiums allocated to agency function (Line 2 + Line 5)		141,657,129		354,472,604			496,129,733
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	167,419,757						167,419,757
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					9,201,531		9,201,531
11	Investment income-dividends-before expenses					3,978,335		3,978,335
12	Investment income-other-before expenses					25,793,572		25,793,572
13	Net realized capital gains (losses)					2,002,388		2,002,388
14	Net unrealized capital gains (losses)					7,082,477		7,082,477
15	Total (Sum of lines 10 through 14)					48,058,303		48,058,303
OTHER INCOME								
16	Reinsurance fees (acquired)						1,970,202	1,970,202
17	Service charges (from Form 4)	3,411,760	9,058,585		59,493,970	169,600	2,978	72,136,893
18	Escrow & abstract fees						34,501,011	34,501,011
19	Miscellaneous (from Form 4)	694,617	8,032,381		49,302,160	0	27,925,477	85,954,635
20	Total (Sum of lines 16 through 19)	4,106,377	17,090,966		108,796,130	169,600	64,399,668	194,562,741
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	171,526,134	158,748,095		463,268,734	48,227,903	64,399,668	906,170,534
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	490,897	163,949	337,857			716,333	1,709,036

Appendix B
FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2001
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		52,754,929	157,637,047		35,995,494	246,387,470
1b	Salaries - owners & partners			223,700		28,100	251,800
1c	Salaries - Total	48,611,936			122,458		48,734,394
2	Employee benefits, relations & welfare	7,586,041	6,226,902	29,118,305	18,135	4,536,038	47,485,421
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,099,246	6,374,983	13,960,921			21,435,150
3b	Fees paid for title examination & furnishing title evidence - Others	67,679	1,862,027	1,732,201			3,661,907
4a	Closing costs paid non-employees - Title Agents	17,024,698	668,674	6,762,278			24,455,650
4b	Closing costs paid non-employees - Others	507,926	7,338,967	55,607,696			63,454,589
5	Rent	7,211,897	7,726,747	22,087,919		5,223,042	42,249,605
6	Utilities	234,798	309,028	1,971,900		389,717	2,905,443
7	Accounting & auditing	1,360,273	142,794	478,444	167,335	103,081	2,251,927
8	Advertising and promotions	2,976,387	4,095,178	7,965,481		1,390,917	16,427,963
9	Employee travel, lodging and education	5,334,901	836,699	4,718,747		1,146,509	12,036,856
10	Insurance	586,170	343,765	853,463		186,191	1,969,589
11	Interest expense	183,317	15	144,078	3,698	243,867	574,975
12	Legal expense	615,830	348,203	879,773		288,738	2,132,544
13	Licenses, taxes & fees	13,970,912	2,276,712	3,069,703		681,675	19,999,002
14	Postage & freight	499,366	385,615	1,588,798		291,856	2,765,635
15	Courier & overnight delivery	1,431,577	3,885,977	10,485,298			15,802,852
16	Telephone & facsimile	1,846,267	1,853,872	6,721,694		1,386,506	11,808,339
17	Printing & photocopying	1,095,458	1,431,560	2,867,091		691,581	6,085,690
18	Office supplies	1,455,373	1,967,650	5,420,344		1,190,621	10,033,988
19	Equipment & vehicle leases	2,228,256	1,076,151	6,220,995		967,988	10,493,390
20	Depreciation	1,573,529	1,563,841	9,230,903	23,241	1,789,860	14,181,374

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2001
Texas Experience Only

Summary of All Companies

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	8,741		57,284		8,016	74,041
22	Dues, boards & associations	187,924	171,083	892,030		266,266	1,517,303
23	Bad debts	909,128	50,569	274,732		56,992	1,291,421
24	Loss adjustment expenses incurred	5,962,340	117,233	523,640			6,603,213
25	Losses incurred	10,275,100		513,495			10,788,595
26	Reinsurance charges (ceded)		315,263			1,101,890	1,417,153
27	Other	10,072,801	3,271,302	14,889,380	512,214	4,253,448	32,999,145
28	Tax certificates		3,934,988	9,500,880			13,435,868
29	Recording fees		3,997,573	15,636,229			19,633,802
30	Plant lease/update costs		2,754,342	8,136,029		-11,832	10,878,539
31	Allowances to managers & agents				7,442		7,442
32	Net addition to unearned premium reserve	9,480,991					9,480,991
33	Abstract costs						
34	Real estate expenses				33,203		33,203
35	Real estate taxes				190,177		190,177
36	Damages paid for bad faith suits						
37	Fines or penalties for violation of law	17,517	40	313,137		64	330,758
38	Donations/lobbying	172,299	111,562	496,530		51,426	831,817
39	Trade association fees	150,330	101,525	232,007		157,922	641,784
40	Total Expenses (Sum of lines 1 through 39)	154,739,007	118,295,769	401,212,152	1,077,903	62,415,973	737,740,804
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	16,787,127	40,452,326	62,056,582	47,150,000	1,983,695	168,429,730

Appendix B
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2002
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		202,101,751	551,413,881	482,029,126			1,235,544,758
2	Premiums allocated to agency function-other than home office issue		171,786,490	481,553,789	409,729,774			1,063,070,053
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	172,474,705						172,474,705
4	Gross premiums - home office issue	19,187,271	3,785,384		3,659,505			26,632,160
5	Premiums allocated to agency function - home office issue		2,723,388	6,075,744	3,110,579			11,909,711
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	14,722,449						14,722,449
7	Gross premiums - Total (Line 1 + Line 4)	19,187,271	205,887,135	551,413,881	485,688,631			1,262,176,918
8	Total premiums allocated to agency function (Line 2 + Line 5)		174,509,878		412,840,353			587,350,231
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	187,197,154						187,197,154
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					8,913,778		8,913,778
11	Investment income-dividends-before expenses					4,331,509		4,331,509
12	Investment income-other-before expenses					19,053,680		19,053,680
13	Net realized capital gains (losses)					-596,172		-596,172
14	Net unrealized capital gains (losses)					6,309,720		6,309,720
15	Total (Sum of lines 10 through 14)					38,012,515		38,012,515
OTHER INCOME								
16	Reinsurance fees (acquired)						726,584	726,584
17	Service charges (from Form 4)	2,644,882	19,590,640		70,896,842	64,121	1,003	93,197,488
18	Escrow & abstract fees						44,277,274	44,277,274
19	Miscellaneous (from Form 4)	1,332,635	-478,628		37,403,577	0	33,296,508	71,554,092
20	Total (Sum of lines 16 through 19)	3,977,517	19,112,012		108,300,419	64,121	78,301,369	209,755,438
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	191,174,671	193,621,890		521,140,772	38,076,636	78,301,369	1,022,315,338
		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	496,847	259,578	370,281	1,158,976			2,285,682

Appendix B
FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2002
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		69,995,649	183,726,448		30,912,148	284,634,245
1b	Salaries - owners & partners		0	268,549		32,451	301,000
1c	Salaries - Total	49,119,502			137,232		49,256,734
2	Employee benefits, relations & welfare	11,150,203	11,371,524	33,830,109	30,911	5,524,923	61,907,670
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,275,348	7,855,790	14,365,139			23,496,277
3b	Fees paid for title examination & furnishing title evidence - Others	465,111	1,214,294	1,391,988			3,071,393
4a	Closing costs paid non-employees - Title Agents	8,958,805	2,106,168	6,358,922			17,423,895
4b	Closing costs paid non-employees - Others	62,236	14,815,725	57,989,577			72,867,538
5	Rent	5,829,890	9,958,462	25,001,696	0	4,021,470	44,811,518
6	Utilities	196,414	345,891	1,961,901	0	288,918	2,793,124
7	Accounting & auditing	1,733,341	172,532	674,636	174,863	119,979	2,875,351
8	Advertising and promotions	3,584,891	5,504,892	9,564,660	0	1,635,685	20,290,128
9	Employee travel, lodging and education	5,034,516	1,589,838	4,811,407	0	897,556	12,333,317
10	Insurance	404,246	374,995	931,199	0	140,779	1,851,219
11	Interest expense	128,194	165	68,068	52,745	168,774	417,946
12	Legal expense	1,341,857	148,747	1,051,901	0	122,325	2,664,830
13	Licenses, taxes & fees	17,196,367	214,873	3,221,166	0	401,815	21,034,221
14	Postage & freight	567,017	616,261	2,085,651	0	314,934	3,583,863
15	Courier & overnight delivery	1,152,597	4,377,093	11,207,772	0	16	16,737,478
16	Telephone & facsimile	2,205,359	2,353,643	7,225,023	0	1,079,583	12,863,608
17	Printing & photocopying	2,120,118	1,430,830	3,584,965	0	593,865	7,729,778
18	Office supplies	1,355,459	2,848,024	6,113,018	0	1,062,529	11,379,030
19	Equipment & vehicle leases	2,560,389	1,892,060	6,936,006	0	906,001	12,294,456
20	Depreciation	3,490,703	1,443,962	7,279,681	79,640	1,347,993	13,641,979

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2002

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2002
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	7,470	0	64,060	0	10,182	81,712
22	Dues, boards & associations	289,666	302,822	1,031,260	0	260,720	1,884,468
23	Bad debts	206,787	-641	143,877	0	54,397	404,420
24	Loss adjustment expenses incurred	8,951,858	0	349,564	0	0	9,301,422
25	Losses incurred	20,575,656	88,071	214,997			20,878,724
26	Reinsurance charges (ceded)		171,724	0		707,299	879,023
27	Other	8,525,611	3,198,892	14,564,395	587,107	3,709,673	30,585,678
28	Tax certificates		6,472,624	12,566,158		0	19,038,782
29	Recording fees		6,544,500	19,988,024		0	26,532,524
30	Plant lease/update costs		3,426,060	9,535,890		43,401	13,005,351
31	Allowances to managers & agents	33,344	0	0	0	0	33,344
32	Net addition to unearned premium reserve	13,198,686					13,198,686
33	Abstract costs					0	0
34	Real estate expenses				6,163		6,163
35	Real estate taxes				166,941		166,941
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	0	142	44,049	0	4,937	49,128
38	Donations/lobbying	161,460	254,200	659,140	0	93,225	1,168,025
39	Trade association fees	211,779	89,754	207,180	0	29,605	538,318
40	Total Expenses (Sum of lines 1 through 39)	172,094,879	161,179,566	449,018,076	1,235,602	54,485,183	838,013,305
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	19,079,792	32,442,324	72,122,696	36,841,034	23,816,186	184,302,033

Appendix B
FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2003
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		254,443,684	661,645,284	575,613,553			1,491,702,521
2	Premiums allocated to agency function-other than home office issue		216,277,131	562,333,048	489,261,935			1,267,872,114
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	223,830,407						223,830,407
4	Gross premiums - home office issue	34,481,062	0		0			34,481,062
5	Premiums allocated to agency function - home office issue		8,390,760	9,031,133	0			17,421,893
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	17,059,169						17,059,169
7	Gross premiums - Total (Line 1 + Line 4)	34,481,062	254,443,684	661,645,284	575,613,553			1,526,183,583
8	Total premiums allocated to agency function (Line 2 + Line 5)		224,667,891		489,261,935			713,929,826
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	240,889,576						240,889,576
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					8,939,823		8,939,823
11	Investment income-dividends-before expenses					8,110,729		8,110,729
12	Investment income-other-before expenses					18,614,371		18,614,371
13	Net realized capital gains (losses)					11,383,534		11,383,534
14	Net unrealized capital gains (losses)					23,828,931		23,828,931
15	Total (Sum of lines 10 through 14)					70,877,388		70,877,388
OTHER INCOME								
16	Reinsurance fees (acquired)						746,789	746,789
17	Service charges (from Form 4)	1,606,194	24,373,498		96,828,827	52,877	989	122,862,385
18	Escrow & abstract fees						58,324,637	58,324,637
19	Miscellaneous (from Form 4)	1,442,128	-8,095,512		73,236,418	0	40,749,675	107,332,709
20	Total (Sum of lines 16 through 19)	3,048,322	16,277,986		170,065,245	52,877	99,822,090	289,266,520
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	243,937,898	240,945,877		659,327,180	70,930,265	99,822,090	1,314,963,310
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	499,382	379,628	359,103			1,738,534	2,976,647

Appendix B
FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2003
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		88,997,540	222,873,658		45,702,978	357,574,176
1b	Salaries - owners & partners		0	45,647		10,020	55,667
1c	Salaries - Total	57,493,531			156,783		57,650,314
2	Employee benefits, relations & welfare	16,258,182	14,315,854	44,143,188	30,174	9,513,580	84,260,978
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,812,881	8,012,290	22,190,729			32,015,900
3b	Fees paid for title examination & furnishing title evidence - Others	658,765	75,010	2,006,332			2,740,107
4a	Closing costs paid non-employees - Title Agents	9,787,942	4,005,310	4,854,384			18,647,636
4b	Closing costs paid non-employees - Others	522,517	23,410,844	74,905,586			98,838,947
5	Rent	7,075,377	10,532,120	27,557,703	0	5,243,562	50,408,762
6	Utilities	206,026	688,914	2,121,127	0	439,731	3,455,798
7	Accounting & auditing	2,586,119	180,103	684,197	308,708	230,117	3,989,244
8	Advertising and promotions	8,906,873	5,439,052	12,204,904	0	2,236,175	28,787,004
9	Employee travel, lodging and education	5,268,370	1,546,344	6,318,372	0	1,222,075	14,355,161
10	Insurance	774,204	565,082	1,361,007	0	192,860	2,893,153
11	Interest expense	114,069	0	41,417	33,855	156,667	346,008
12	Legal expense	1,557,754	450,429	972,299	0	218,219	3,198,701
13	Licenses, taxes & fees	23,450,119	261,452	863,440	7,424	561,164	25,143,599
14	Postage & freight	440,229	550,949	2,187,179	0	402,809	3,581,166
15	Courier & overnight delivery	1,257,253	6,221,023	15,230,545	0	9	22,708,830
16	Telephone & facsimile	2,452,774	3,498,881	8,065,604	0	1,522,575	15,539,834
17	Printing & photocopying	1,620,723	1,249,278	3,921,811	0	715,111	7,506,923
18	Office supplies	2,508,761	3,114,566	7,883,489	0	1,461,859	14,968,675
19	Equipment & vehicle leases	4,626,566	2,815,392	5,655,778	0	1,260,180	14,357,916
20	Depreciation	4,647,362	1,149,626	8,099,328	90,345	1,459,075	15,445,736

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2003
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	13,153	0	57,834	0	10,691	81,678
22	Dues, boards & associations	398,269	496,157	1,024,854	0	177,764	2,097,044
23	Bad debts	393,208	21,763	35,780	0	122,416	573,167
24	Loss adjustment expenses incurred	8,650,764	299,708	188,414	0	0	9,138,886
25	Losses incurred	29,984,223	0	494,713			25,301,999
26	Reinsurance charges (ceded)		0	0		825,406	825,406
27	Other	12,282,371	4,292,408	20,534,906	696,344	8,603,681	46,409,710
28	Tax certificates		7,160,790	17,114,611		0	24,275,401
29	Recording fees		8,541,990	26,410,376		0	34,952,366
30	Plant lease/update costs		4,835,940	19,169,698		23,815	24,029,453
31	Allowances to managers & agents	9,299	0	0	0	0	9,299
32	Net addition to unearned premium reserve	20,833,908					20,833,908
33	Abstract costs					0	0
34	Real estate expenses				6,573		6,573
35	Real estate taxes				173,741		173,741
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	81	0	920	0	10	1,011
38	Donations/lobbying	255,542	256,696	616,435	0	136,863	1,265,536
39	Trade association fees	464,762	106,169	484,937	0	164,462	1,220,330
40	Total Expenses (Sum of lines 1 through 39)	227,311,976	203,091,680	560,321,202	1,503,947	82,613,874	1,069,665,742
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	16,625,922	37,854,197	99,005,978	69,426,318	17,208,216	245,297,568

Appendix B
FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2004
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		224,814,533	663,566,465	474,555,938			1,362,936,936
2	Premiums allocated to agency function-other than home office issue		191,092,353	564,315,868	403,366,832			1,158,775,053
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	204,161,883						204,161,883
4	Gross premiums - home office issue	114,020,169	0		15,684,716			129,704,885
5	Premiums allocated to agency function - home office issue		1,159,818	53,788,041	20,695,415			75,643,274
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	54,061,611						54,061,611
7	Gross premiums - Total (Line 1 + Line 4)	114,020,169	224,814,533	663,566,465	490,240,654			1,492,641,821
8	Total premiums allocated to agency function (Line 2 + Line 5)		192,252,171		424,062,247			616,314,418
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	258,223,493						258,223,493
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					8,036,808		8,036,808
11	Investment income-dividends-before expenses					8,200,073		8,200,073
12	Investment income-other-before expenses					18,420,883		18,420,883
13	Net realized capital gains (losses)					6,895,347		6,895,347
14	Net unrealized capital gains (losses)					-11,495,019		-11,495,019
15	Total (Sum of lines 10 through 14)					30,058,093		30,058,093
OTHER INCOME								
16	Reinsurance fees (acquired)						1,064,272	1,064,272
17	Service charges (from Form 4)	2,126,421	36,710,153		112,781,246	16,262	1,218	151,635,300
18	Escrow & abstract fees						64,992,315	64,992,315
19	Miscellaneous (from Form 4)	1,808,750	553,755		43,155,570	0	48,785,759	94,303,834
20	Total (Sum of lines 16 through 19)	3,935,171	37,263,908		155,936,816	16,262	114,843,564	311,995,721
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	262,158,664	229,516,079		579,999,064	30,074,355	114,843,564	1,216,591,725
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	530,640	253,872	409,444			1,336,004	2,529,960

Appendix B
FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2004
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		87,039,012	208,529,979		50,028,937	345,597,928
1b	Salaries - owners & partners		0	155,150		29,463	184,613
1c	Salaries - Total	56,385,631			147,641		56,533,272
2	Employee benefits, relations & welfare	13,837,154	13,536,524	40,652,753	26,390	8,458,686	76,511,507
3a	Fees paid for title examination & furnishing title evidence - Title Agents	1,670,541	10,679,967	14,738,325			27,088,833
3b	Fees paid for title examination & furnishing title evidence - Others	782,269	4,395,877	1,631,121			6,809,267
4a	Closing costs paid non-employees - Title Agents	17,484,923	1,760,173	7,260,077			26,505,173
4b	Closing costs paid non-employees - Others	2,884,917	25,211,979	63,722,421			91,819,317
5	Rent	9,794,033	10,802,623	29,444,293	0	6,565,984	56,606,933
6	Utilities	340,033	485,233	2,280,659	0	472,526	3,578,451
7	Accounting & auditing	2,480,500	197,709	717,285	249,581	207,490	3,852,565
8	Advertising and promotions	7,131,811	3,135,766	8,033,869	0	1,556,438	19,857,884
9	Employee travel, lodging and education	4,292,709	2,193,353	4,749,704	0	1,361,740	12,597,506
10	Insurance	1,244,516	719,165	1,275,371	0	137,339	3,376,391
11	Interest expense	87,405	4,597	36,509	0	221,785	350,296
12	Legal expense	5,806,261	272,614	988,185	0	271,336	7,338,396
13	Licenses, taxes & fees	24,042,036	337,529	1,253,958	0	536,558	26,170,081
14	Postage & freight	678,795	623,354	1,823,230	0	443,514	3,568,893
15	Courier & overnight delivery	1,712,702	5,327,334	12,173,022	0	2,962	19,216,020
16	Telephone & facsimile	3,254,096	3,117,718	9,423,837	0	1,893,277	17,688,928
17	Printing & photocopying	1,937,758	1,183,370	3,793,407	0	805,558	7,720,093
18	Office supplies	2,128,271	2,125,235	6,147,102	0	1,296,570	11,697,178
19	Equipment & vehicle leases	3,554,318	3,118,938	5,763,778	0	1,633,034	14,070,068
20	Depreciation	10,352,985	1,023,793	8,450,064	1,074	1,652,871	21,480,787

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2004
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	12,920	0	57,878	0	12,264	83,062
22	Dues, boards & associations	400,519	491,164	927,479	0	192,730	2,011,892
23	Bad debts	799,546	-5,063	-2,534	0	1,030	792,979
24	Loss adjustment expenses incurred	15,806,288	125,603	382,837	0	0	16,314,728
25	Losses incurred	22,414,461	361,726	623,960			23,400,147
26	Reinsurance charges (ceded)		0	595,090		1,950,262	2,545,352
27	Other	10,816,915	4,217,998	15,835,502	668,568	11,030,327	42,569,310
28	Tax certificates		5,522,281	12,947,634		94,876	18,564,791
29	Recording fees		10,248,908	24,419,353		-306,278	34,361,983
30	Plant lease/update costs		3,184,769	14,445,689		8,381,896	26,012,354
31	Allowances to managers & agents	0	0	0	0	0	0
32	Net addition to unearned premium reserve	24,143,714					24,143,714
33	Abstract costs					-500	-500
34	Real estate expenses				3,562		3,562
35	Real estate taxes				203,877		203,877
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	17,391	-580	9,909	0	5,260	31,980
38	Donations/lobbying	275,903	242,078	620,306	0	117,218	1,255,505
39	Trade association fees	400,937	100,573	465,280	0	184,296	1,151,086
40	Total Expenses (Sum of lines 1 through 39)	246,972,258	201,781,320	504,372,482	1,300,693	99,239,449	1,053,666,202
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	15,186,406	27,734,759	75,626,582	28,773,662	15,604,115	162,925,523

Appendix B
FORM 1
TITLE INSURANCE INCOME EXHIBIT
Calendar Year Ended December 31, 2005
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		382,167,100	595,771,633	352,452,479			1,330,391,212
2	Premiums allocated to agency function-other than home office issue		324,842,035	504,948,971	299,571,065			1,129,362,071
3	Premiums allocated to underwriter function-other than home office issue (Line 1G - Line 2G)	201,029,141						201,029,141
4	Gross premiums - home office issue	148,329,497	1,156,387		4,732,897			154,218,781
5	Premiums allocated to agency function - home office issue		982,929	93,068,770	4,022,943			98,074,642
6	Premiums allocated to underwriter function - home office issue (Line 4G - Line 5G)	56,144,139						56,144,139
7	Gross premiums - Total (Line 1 + Line 4)	148,329,497	383,323,487	595,771,633	357,185,376			1,484,609,993
8	Total premiums allocated to agency function (Line 2 + Line 5)		325,824,964		303,594,008			629,418,972
9	Total premiums allocated to underwriter function (Line 3 + Line 6)	257,173,280						257,173,280
INVESTMENT INCOME								
10	Investment income-tax exempt-before expenses					7,766,334		7,766,334
11	Investment income-dividends-before expenses					14,907,013		14,907,013
12	Investment income-other-before expenses					24,698,525		24,698,525
13	Net realized capital gains (losses)					10,058,967		10,058,967
14	Net unrealized capital gains (losses)					-10,804,317		-10,804,317
15	Total (Sum of lines 10 through 14)					46,626,522		46,626,522
OTHER INCOME								
16	Reinsurance fees (acquired)						2,031,586	2,031,586
17	Service charges (from Form 4)	2,971,939	82,348,253		84,282,322	0	2,887	169,605,401
18	Escrow & abstract fees						99,399,842	99,399,842
19	Miscellaneous (from Form 4)	4,968,911	4,988,091		49,365,852	0	27,659,827	86,982,680
20	Total (Sum of lines 16 through 19)	7,940,850	87,336,344		133,648,174	0	129,094,142	358,019,509
21	TOTAL INCOME (Sum of lines 8,9,15 & 20)	265,114,130	413,161,307		437,242,182	46,626,522	129,094,142	1,291,238,283
22	NUMBER OF TITLE POLICIES ISSUED IN TEXAS	602,885	188,377	523,628			1,525,400	2,840,290

Appendix B

FORM 2
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2005
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		143,712,536	170,934,275		52,648,017	367,294,828
1b	Salaries - owners & partners		0	195,046		38,017	233,063
1c	Salaries - Total	75,904,501			165,027		76,069,528
2	Employee benefits, relations & welfare	16,691,209	24,799,486	34,327,926	29,059	10,005,630	85,853,309
3a	Fees paid for title examination & furnishing title evidence - Title Agents	3,272,615	2,860,801	10,524,468			16,657,884
3b	Fees paid for title examination & furnishing title evidence - Others	1,130,353	8,544	2,106,404			3,245,301
4a	Closing costs paid non-employees - Title Agents	9,374,910	24,624,686	9,220,656			43,220,253
4b	Closing costs paid non-employees - Others	3,217,330	62,993,003	31,268,559			97,478,892
5	Rent	8,115,546	19,973,793	24,058,628	0	7,459,478	59,607,446
6	Utilities	266,916	1,108,975	2,196,678	0	565,160	4,137,729
7	Accounting & auditing	3,621,524	272,516	710,813	292,002	249,590	5,146,446
8	Advertising and promotions	6,189,516	4,377,968	6,858,942	0	1,785,784	19,212,210
9	Employee travel, lodging and education	6,343,195	4,351,873	2,653,073	0	1,376,047	14,724,189
10	Insurance	930,398	667,063	1,150,392	0	484,085	3,231,938
11	Interest expense	159,509	31	86,734	0	499,834	746,108
12	Legal expense	5,379,905	628,519	760,587	0	271,539	7,040,550
13	Licenses, taxes & fees	23,775,144	1,476,743	996,026	0	577,828	26,825,742
14	Postage & freight	864,965	1,108,734	1,620,103	0	535,837	4,129,639
15	Courier & overnight delivery	-164,236	7,312,951	9,666,770	0	0	16,815,484
16	Telephone & facsimile	2,573,898	4,158,918	5,635,692	0	1,811,631	14,180,140
17	Printing & photocopying	1,218,171	1,780,059	2,566,760	0	789,363	6,354,353
18	Office supplies	2,897,475	4,076,579	4,789,606	0	1,505,234	13,268,893
19	Equipment & vehicle leases	4,248,572	4,354,777	5,385,906	0	1,805,049	15,794,305
20	Depreciation	10,429,987	3,443,639	5,764,277	1,171	1,681,897	21,320,971

Appendix B

FORM 2 (Continued)
TITLE INSURANCE EXPENSE EXHIBIT
Calendar Year Ended December 31, 2005
Texas Experience Only

All Companies Combined

Expenses		(A)	(B)	(C)	(D)	(E)	(F)
		Title Insurance			Investment	Escrow, Abstract & Other Business	Gross Amount Per Books (Sum of Columns A - E)
		Underwriters	Direct Operations	Affiliated Agents			
21	Directors fees	9,058	0	61,738	0	8,696	79,492
22	Dues, boards & associations	250,117	576,478	619,975	0	185,129	1,631,699
23	Bad debts	123,115	11,655	113,816	0	9,674	258,260
24	Loss adjustment expenses incurred	18,676,305	17,490	869,928	0	0	19,563,723
25	Losses incurred	23,796,120	1,390,799	4,320,022			29,506,941
26	Reinsurance charges (ceded)		0	451,181		1,629,638	2,080,819
27	Other	4,497,576	21,491,208	9,988,405	1,280,419	17,776,100	55,033,708
28	Tax certificates		9,389,369	10,747,612		-3,677	20,133,304
29	Recording fees		17,092,673	21,589,268		4,605	38,686,546
30	Plant lease/update costs		7,312,955	9,370,615		9,315,151	25,998,720
31	Allowances to managers & agents	9,538	0	0	0	0	9,538
32	Net addition to unearned premium reserve	18,484,082					18,484,082
33	Abstract costs					5,736,966	5,736,966
34	Real estate expenses				88,757		88,757
35	Real estate taxes				177,871		177,871
36	Damages paid for bad faith suits	0	0	0	0	0	0
37	Fines or penalties for violation of law	12,516	36	4,887	0	1,557	18,996
38	Donations/lobbying	314,335	625,539	745,508	0	191,528	1,876,909
39	Trade association fees	280,375	353,546	307,292	0	172,180	1,113,394
40	Total Expenses (Sum of lines 1 through 39)	252,894,541	376,353,941	392,668,568	2,034,306	119,117,569	1,143,068,924
41	Profit or (Loss) before federal income tax (Form 1, line 21 - Form 2, line 40)	12,219,589	36,807,366	44,573,614	44,592,216	9,976,573	148,169,359



Texas Department of Insurance
333 Guadalupe
Austin, TX 78701