

**Texas Title Insurance Guaranty Association
Guaranty Fee Fourth Quarter 2010 Report**

As of March 8, 2011, the Association has received and deposited \$1,180,898 for the Fourth quarter of 2010. This sum represents approximately 236,180 policies. The Fourth quarter was better than predicted and slightly higher than the third quarter.

At the end of the quarter, there were 584 licensed agents. Fourteen (14) agents' licenses were cancelled, revoked, or suspended throughout the quarter. We received remittances from 580 agents—44 remittances were late. At this time, five (5) agents have failed to remit fees for the quarter. Of those five (5) agents who have not remitted: one (1) agent had its license revoked during the quarter; leaving four (4) title agents failing to remit for unknown reasons.

As always, a late notice is sent to all late remitting agents reminding them of the due date. A notice is also sent to all agents who fail to remit. All information concerning both groups of agents is forwarded to the Texas Department of Insurance ("TDI") for further action.

The errors noted are below.

2010					
Errors on Guaranty Fee Quarterly Remittances		Times Occurred 1st Q	Times Occurred 2nd Q	Times Occurred 3rd Q	Times Occurred 4th Q
1.	Use of old remittance form (i.e. form not with current fee or address) or wrong form (i.e. recoupment form).	141	132	117	84
2.	Use of modified remittance form.	57	54	53	15
3.	Incorrect Company ID.	58	51	43	30
4.	Company ID left blank.	25	21	23	9
5.	Checks drawn on an operating or general account.	9	26	16	10
6.	Submission of multiple checks.	6	1	9	9
7.	Included older quarter fees with newer quarter remittance and fees (\$1).	19	13	8	9
8.	No remittance form.	3	9	4	1
9.	Incorrect arithmetic on remittance form.	2	2	4	0
10.	Submission of multiple forms.	0	0	3	1
11.	Wrong quarter dates.	1	3	2	1
12.	Remittance and check amount do not match.	0	2	2	2
13.	Number of Policies left blank.	0	1	1	0
14.	Did not notarize the remittance form.	0	0	1	3

2010					
Errors on Guaranty Fee Quarterly Remittances		Times Occurred 1st Q	Times Occurred 2nd Q	Times Occurred 3rd Q	Times Occurred 4th Q
15.	Submission by a non-licensed, cancelled, or suspended agent.	0	2	1	0
16.	Check payable to TDI, State of Texas, or other or check problems.	0	0	1	0
17.	Checks returned from financial institution for NSF, post-dated, stale-dated, or other.	1	0	0	0
18.	Unsigned check.	0	0	0	0
19.	Unsigned form.	0	0	0	1
Total Errors:		322	317	288	175

Guaranty Fee Policies by Quarters					
Year	1st Q	2nd Q	3rd Q	4th Q	Totals
2004	288,644	388,908	368,946	339,339	1,385,837
2005	312,800	393,331	407,882	358,790	1,472,803
2006	346,287	415,750	404,321	355,302	1,521,660
2007	325,214	366,145	340,542	283,709	1,315,610
2008	280,705	279,453	255,025	200,505	1,015,688
2009	212,453	266,830	254,483	233,221	966,987
2010	189,898	259,685	229,007	236,180	914,770

580 Agents Reporting		
16	2.76%	No Policies
260	44.83%	Less than 100 Policies
252	43.45%	Had 100 to 999 Policies
52	8.97%	Had 1,000 or Greater Policies