

**Texas Title Insurance Guaranty Association
Guaranty Fee Second Quarter 2011 Report**

As of August 25, 2011, the Association received and deposited \$1,152,288 for the second quarter of 2011. This sum represents approximately 230,458 policies. Historically, the second quarter is usually the highest quarter of each year. This sum represents a drop of 45% in policies written from the highest second quarter, which was in 2006. See the history of the collections in the Table entitled, “Guaranty Fee Policies by Quarters” on the next page.

At the end of the quarter, there were 576 licensed agents. Two (2) agents’ licenses were cancelled, revoked, or suspended during the quarter, and two agents had their licenses cancelled in a previous year, but remitted due to their final audit. We received remittances from 574 agents—15 remittances were late. At this time, four (4) agents have failed to remit fees for the quarter. Of those four (4) agents who have not remitted, all are 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 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.

2011					
Errors on Guaranty Fee Quarterly Remittances		Times Occurred 1st Q	Times Occurred 2nd Q	Times Occurred 3rd Q	Times Occurred 4th Q (10)
1.	Use of old remittance form (i.e. form not with current fee or address) or wrong form (i.e. recoupment form).	24	9	0	84
2.	Use of modified remittance form.	15	13	0	15
3.	Incorrect Company ID.	15	6	0	30
4.	Company ID left blank.	11	4	0	9
5.	Checks drawn on an operating or general account.	11	11	0	10
6.	Submission of multiple checks.	6	4	0	9
7.	Included older quarter fees with newer quarter remittance and fees (\$1).	6	2	0	9
8.	No remittance form.	0	0	0	1
9.	Incorrect arithmetic on remittance form.	3	0	0	0
10.	Submission of multiple forms.	1	0	0	1
11.	Wrong quarter dates.	0	0	0	1
12.	Remittance and check amount do not match.	1	2	0	2
13.	Number of Policies left blank.	0	1	0	0

2011					
Errors on Guaranty Fee Quarterly Remittances		Times Occurred 1st Q	Times Occurred 2nd Q	Times Occurred 3rd Q	Times Occurred 4th Q (10)
14.	Did not notarize the remittance form.	1	2	0	3
15.	Submission by a non-licensed, cancelled, or suspended agent.	1	2	0	0
16.	Check payable to TDI, State of Texas, or other or check problems.	0	1	0	0
17.	Checks returned from financial institution for NSF, post-dated, stale-dated, or other.	1	0	0	0
18.	Unsigned check.	2	0	0	0
19.	Unsigned form.	1	1	0	1
Total Errors:		99	58	0	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
2011	191,988	230,458	0	0	422,446

574 Agents Reporting		
20	3.48%	No Policies
249	43.38%	Less than 100 Policies
260	45.30%	100 to 999 Policies
45	7.84%	1,000 or Greater Policies