



IMAGING COVER SHEET

NAIC #: 51535

NAIC Group Code:

Company Name: American Pioneer Title Insurance Company

Company Type: ☐ P&C ☐ Life ☐ HIC ☐ Frat ☒ Title ☐ MEWA ☐ HW ☐ MPA  
☐ DOMESTIC ☒ FOREIGN

Form Type: STATEMENTS

Sub-form Type: QUARTERLY

Transaction # (if applicable):

Effective Date: 09/30/2002

Additional Info:

Date Scanned: 11/14/02

Scanned By (initials):



**AMERICAN PIONEER**  
**TITLE INSURANCE COMPANY**

November 12, 2002

RECEIVED

NOV 13 2002

O.F.R.S.

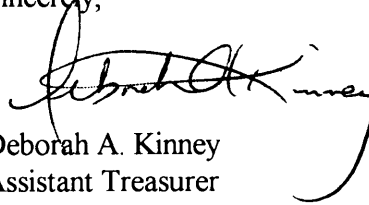
Mr. Terrance A. Miller  
State of Ohio  
Department of Insurance  
2100 Stella Court  
Columbus, OH 43215-1067

Dear Mr. Miller:

Enclosed please find the Quarterly Statement for American Pioneer Title Insurance Company for the quarter ended September 30, 2002. Also enclosed is the Filings Checklist.

Thank you in advance for your assistance with our filing. If you have any questions, or need additional information, please do not hesitate to contact me. I can be reached at 1-800-393-9762.

Sincerely,



Deborah A. Kinney  
Assistant Treasurer

DAK:dk  
Enclosures

# TITLE COMPANIES

COMPANY NAME: American Pioneer Title Insurance Co. NAIC Company Code: 51535  
 Contact: Deborah A. Kinney, Controller Telephone: 800-393-9762  
 REQUIRED FILINGS IN THE STATE OF: Ohio Filings Made During the Year 2002

(1) Check- List	(2) Line #	(3) REQUIRED FILING FOR THE ABOVE STATE	(4) NUMBER OF COPIES*			(5) DUE DATE	(6) FORM SOURCE**	(7) APPLICABLE NOTES
			Domestic		Foreign			
			State	NAIC	State			
		<b>I. NAIC FINANCIAL STATEMENTS</b>						
	1	Annual Statement (8 1/2" x 14")	1	1	1	3/1	NAIC	AB,CE,F,G,H,I,J,K
	1.1	Printed Schedule A detail	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.2	Printed Schedule B detail	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.3	Printed Schedule BA detail	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.4	Printed Schedule D - Parts 1-6 detail (excluding Part 1A)	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.5	Printed Schedule DA - Part 1 detail	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.6	Printed Schedule DB detail	1	1	xxx	3/1	NAIC	AB,E,G,I
	1.7	Printed Schedule E - Parts 1, 1A, 1B, 1C, 1D, 1E & 1F detail	1	1	xxx	3/1	NAIC	AB,E,G,I
X	2	Quarterly Financial Statement (8 1/2" x 14")	1	0	1	5/15, 8/15, 11/15	NAIC	AB,F,G,H,I,J,K
		<b>II. NAIC SUPPLEMENTS</b>						
	11	Investment Risk Interrogatories	1	1	0	4/1	NAIC	AB,E,K,L
	12	Management Discussion & Analysis	1	1	1	4/1	Company	AB,E,F,J,K
	13	Schedule SIS	1	N/A	N/A	3/1	NAIC	AB,E,K,L
	14	Statement of Actuarial Opinion	1	1	1	3/1	Company	AB,E,J,K
	15	Supplemental Compensation Exhibit	1	N/A	N/A	3/1	NAIC	AB,E,K,L
	16	Supplemental Schedule of Business Written By Agency	1	1	0	4/1	NAIC	AB,E,K,L
X	17	SVO Compliance Certification	1	1	1	3/1, 5/15, 8/15, 11/15	NAIC	AB,E,K,L
		<b>III. ELECTRONIC FILING REQUIREMENTS</b>						
	30	Annual Statement Electronic Filing	xxx	1	xxx	3/1	NAIC	
	31	March PDF Filing	xxx	1	xxx	3/1	NAIC	
	34	Supplemental Electronic Filing	xxx	1	xxx	4/1	NAIC	
	35	Supplemental PDF Filing	xxx	1	xxx	4/1	NAIC	
	33	June PDF Filing	xxx	1	xxx	6/1	NAIC	
		<b>IV. AUDITED FINANCIAL STATEMENTS</b>						
	51	Accountants Letter of Qualifications	1	N/A	N/A	6/1	Company	AB,E
INS7160	52	Audited Financial Statements	1	1	1	6/1	Company	AB,E,J,K
INS7166	53	Audited Financial Statements Exemption Affidavit	1	N/A	N/A	6/1	Company	AB,E,J,K
	54	Independent CPA	1	N/A	N/A	6/1	Company	AB,E
	55	Notification of Adverse Financial Condition	1	N/A	N/A	6/1	Company	AB,E
	56	Report of Significant Deficiencies in Internal Controls	1	N/A	N/A	8/1	Company	AB,E
	57	Request for Exemption to File	1	N/A	N/A	1/31	Company	AB,E
		<b>V. STATE REQUIRED FILINGS</b>						
	101	Filings Checklist (with Column 1 completed)	1	1	1	3/1	State	AB,E
	102	Certificate of Compliance	0	0	1	3/1	Company	AB,CE,K
	103	Certificate of Deposit	0	0	1	3/1	Company	AB,CE,K
INS7147	104	Premium Tax	0	0	1	3/1	State	B,D,E,F,K,M
INS7143	105	Franchise Tax	1	0	0	3/1	State	B,D,E,F,K,M
INS7140	106	Tax Credit	1	0	1	3/1	State	B,D,E,F,M
	107	Tax summary card & pre-addressed envelope for payment	1	0	1	3/1	State	D
INS7004	108	Application for Certificate of Authority	1	0	1	3/1	State	AB,E,F,K
INS7150	109	Computation of Deposit (Domestic Companies Only)	1	0	0	3/1	State	AB,E,F,K
INS7151	110	Computation of Deposit (Guarantee & Trust Only)	1	0	1	3/1	State	AB,E,F,K
INS7152	111	Computation of Deposit (Foreign Companies Only)	0	0	1	3/1	State	AB,E,F,K
INS7062	112	Annual Statement diskette filing information	1	0	1	3/1	State	O
INS7186	113	Actuarial Opinion Exemption Affidavit	1	0	0	3/1	State	AB,E,K
barcode	114	Bar Code Instructions	1	0	1		State	O

\*If XXX appears in this column, this state does not require this filing, if hard copy is filed with the state of domicile and the NAIC and if the data is filed electronically with the NAIC. If N/A appears in this column, the filing is required with the domiciliary state.

\*\*If Form Source is NAIC, the form should be obtained from the appropriate vendor.

QUARTERLY STATEMENT

AS OF September 30, 2002  
OF THE CONDITION AND AFFAIRS OF THE

AMERICAN PIONEER TITLE INSURANCE COMPANY



51535200220100103

NAIC Group Code 1135 1135 NAIC Company Code 51535 Employer's ID Number 59-1971665  
(Current Period) (Prior Period)

Organized under the Laws of Florida , State of Domicile or Port of Entry Florida

Country of Domicile United States

Incorporated: February 4, 1980 Commenced Business: February 27, 1980

Statutory Home Office: 493 E. Semoran Boulevard Casselberry, FL 32707

Main Administrative Office: 493 E. Semoran Boulevard Casselberry, FL 32707 407-260-8050

Mail Address: 493 E. Semoran Boulevard Casselberry, FL 32707

Primary Location of Books and Records: 493 E. Semoran Boulevard Casselberry, FL 32707 407-260-8050

Internet Website Address: www.APTIC.com

Statement Contact: Deborah A. Kinney 407-260-8050 1303  
DKINNEY@APTIC.COM 407-831-5052  
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: 493 E. Semoran Boulevard Casselberry, FL 32707 407-260-8080 3210

OFFICERS

Chairman of the Board  
ROY WILLIAM LASSITER

President ROY WILLIAM LASSITER  
Secretary GEORGE PERNON MOSE DANIELS  
Treasurer RICHARD MERLE JETT  
Actuary \_\_\_\_\_

RECEIVED

NOV 13 2002

QERS

Vice-Presidents

<u>George Pernon Mose Daniels</u>	<u>Stephen Todd Rumsey</u>	<u>Barbara Lee Allen</u>	<u>Richard Merle Jett</u>
<u>Peter Hogan Johnson</u>	<u>Barry Jay Mazer</u>	<u>William Evans Sussman</u>	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DIRECTORS OR TRUSTEES

<u>Roy William Lassiter</u>	<u>George Pernon Mose Daniels</u>	<u>Stephen Todd Rumsey</u>	<u>Barbara Lee Allen</u>
<u>Walter Roger Houghton</u>	<u>John Hurtman Fulford, III</u>	<u>John Martin Lorenzen, Jr.</u>	<u>Claude Joseph Seaman</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

State of Florida  
County of Seminole ss

The officers of this reporting entity being duly sworn, each depose and say that they are the described officers of said reporting entity, and that on the reporting period stated above, all of the herein described assets were the absolute property of the said reporting entity, free and clear from any liens or claims thereon, except as herein stated, and that this statement, together with related exhibits, schedules and explanations therein contained, annexed or referred to, is a full and true statement of all the assets and liabilities and of the condition and affairs of the said reporting entity as of the reporting period stated above, and of its income and deductions therefrom for the period ended, and have been completed in accordance with the NAIC Annual Statement Instructions and Accounting Practices and Procedures manual except to the extent that: (1) state law may differ; or, (2) that state rules or regulations require differences in reporting not related to accounting practices and procedures, according to the best of their information, knowledge and belief, respectively.

Roy Lassiter  
(Signature)

ROY WILLIAM LASSITER  
(Printed Name)  
President

George Pernon Mose Daniels  
(Signature)

GEORGE PERNON MOSE DANIELS  
(Printed Name)  
Secretary

Richard Merle Jett  
(Signature)

RICHARD MERLE JETT  
(Printed Name)  
Treasurer

Subscribed and sworn to before me this  
11th day of November, 2002

Elaine L. Gimber  
Notary Public (seal)



ELAINE L. GIMBER  
Notary Public, State of Florida  
My comm. expires Feb. 15, 2005  
Comm. No. DD 998212

ASSETS

	Current Statement Date			4  December 31, Prior Year Net Admitted Assets
	1  Assets	2  Nonadmitted Assets	3  Net Admitted Assets (Cols 1 - 2)	
1. Bonds	46,436,730	688,343	45,748,387	38,375,118
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks	31,050	25,000	6,050	5,146
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	40,520		40,520	83,636
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)	1,475,692		1,475,692	1,500,907
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 17,966,400 ) and short-term investments (\$ 0 )	17,966,400		17,966,400	9,494,818
6. Other invested assets				
7. Receivable for securities				
8. Subtotals, cash and invested assets (Lines 1 to 7)	65,950,392	713,343	65,237,049	49,459,625
9. Title plants, less \$ 0, charged off	6,387,280		6,387,280	6,116,282
10. Title insurance premiums and fees receivable	1,434,059		1,434,059	975,371
11. Funds held by or deposited with reinsured companies				
12. Reinsurance recoverables on loss and loss adjustment expense payments				
13. Federal and foreign income tax recoverable and interest thereon (including \$ 0 net deferred tax asset)				
14. Guaranty funds receivable or on deposit				
15. Electronic data processing equipment and software	2,984,842	2,489,265	495,577	531,202
16. Interest, dividends and real estate income due and accrued	662,055		662,055	634,008
17. Net adjustments in assets and liabilities due to foreign exchange rates				
18. Receivable from parent, subsidiaries and affiliates				
19. Other assets nonadmitted	1,901,689	1,901,689		
20. Aggregate write-ins for other than invested assets	1,419,412	1,419,412		97,336
21. TOTALS (Lines 8 to 20)	80,739,729	6,523,709	74,216,020	57,813,824

DETAILS OF WRITE-INS				
2001. OTHER ASSETS	715,579	715,579		
2002. NOTES RECEIVABLE/CLAIMS RECEIVABLE	703,833	703,833		97,336
2003.				
2098. Summary of remaining write-ins for Line 20 from overflow page				
2099. Totals (Lines 2001 through 2003 + 2098) (Line 20 above)	1,419,412	1,419,412		97,336

A. The above assets include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserve:  
Bonds \$ 33,969,834 , Short-term investments \$ 0 ,  
Mortgages \$ 0 , Cash \$ 244,796 , Total \$ 34,214,630 .

SEGREGATED FUNDS HELD FOR OTHERS BY THE COMPANY

(Set apart in special accounts and excluded from company assets and liabilities)

B. Custodial funds in the amount of \$ 15,791,735 not included in the foregoing statement were held pursuant to the governing agreements of custody. These funds consist of \$ 15,791,735 in cash on deposit and \$ 0 in other forms of security.

LIABILITIES, SURPLUS AND OTHER FUNDS	1	2
	Current Statement Date	December 31 Prior Year
1. Known claims reserve	2,284,495	2,291,373
2. Statutory premium reserve	32,365,207	26,169,559
3. Aggregate of other reserves required by law		
4. Supplemental reserve		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	1,021,842	667,656
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	1,526,770	1,254,240
8. Federal and foreign income taxes (including \$ 2,383,558 on realized capital gains (losses) (including \$ 0 net deferred tax liability)	11,212,534	6,541,952
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance	10,118	
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others		
15. Provision for unauthorized reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates		
19. Payable for securities		
20. Aggregate write-ins for other liabilities	1,466,653	2,319,404
21. Total liabilities (Lines 1 through 20)	49,887,619	39,244,184
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	2,000,000	2,000,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	5,644,598	5,644,598
28. Unassigned funds (surplus)	16,683,803	10,925,042
29. Less treasury stock, at cost:		
29.1 0 shares common (value included in Line 23 \$ 0.)		
29.2 0 shares preferred (value included in Line 24 \$ 0.)		
30. Surplus as regards policyholders (Lines 22 to 28 less 29)	24,328,401	18,569,640
31. Totals	74,216,020	57,813,824

DETAILS OF WRITE-INS			
0301.			
0302.			
0303.			
0398.	Summary of remaining write-ins for Line 3 from overflow page		
0399.	Totals (Lines 0301 through 0303 plus 0398)(Line 3 above)		
2001.	PAYROLL	1,466,653	2,319,404
2002.			
2003.			
2098.	Summary of remaining write-ins for Line 20 from overflow page		
2099.	Totals (Lines 2001 through 2003 plus 2098)(Line 20 above)	1,466,653	2,319,404
2201.			
2202.			
2203.			
2298.	Summary of remaining write-ins for Line 22 from overflow page		
2299.	Totals (Lines 2201 through 2203 plus 2298)(Line 22 above)		
2501.			
2502.			
2503.			
2598.	Summary of remaining write-ins for Line 25 from overflow page		
2599.	Totals (Lines 2501 through 2503 plus 2598)(Line 25 above)		

OPERATIONS AND INVESTMENT EXHIBIT STATEMENT OF INCOME			
	1 Current Year to Date	2 Prior Year to Date	3 Prior Year Ended December 31
OPERATING INCOME			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	158,980,728	100,493,555	143,894,887
1.2 Escrow and settlement services	7,996,663		
1.3 Other title fees and service charges		6,550,745	9,789,047
2. Aggregate write-ins for other operating income	11,210	168,321	180,510
3. Total Operating Income (Lines 1 through 2)	166,988,601	107,212,621	153,864,444
DEDUCT:			
4. Losses and loss adjustment expenses incurred	4,105,335	2,525,620	3,707,668
5. Operating expenses incurred	151,788,170	99,756,698	142,063,593
6. Aggregate write-ins for other operating deductions			
7. Total Operating Deductions	155,893,505	102,282,318	145,771,261
8. Net operating gain or (loss) (Lines 3 minus 7)	11,095,096	4,930,303	8,093,183
INVESTMENT INCOME			
9. Net investment income earned	1,782,116	1,536,860	2,075,882
10. Net realized capital gains and (losses)			
11. Net investment gain or (loss) (Lines 9 + 10)	1,782,116	1,536,860	2,075,882
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss)			
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	12,877,212	6,467,163	10,169,065
14. Federal and foreign income taxes incurred	4,479,473	2,723,431	3,985,238
15. Net income (Lines 13 minus 14)	8,397,739	3,743,732	6,183,827
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year	18,569,640	20,345,459	20,345,459
GAINS AND (LOSSES) IN SURPLUS			
17. Net income (from Line 15)	8,397,739	3,743,732	6,183,827
18. Net unrealized capital gains or (losses)	903	(1,128)	(1,530)
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income taxes	(191,109)		(509,509)
21. Change in nonadmitted assets	(213,931)	(263,936)	(2,456,117)
22. Change in provision for unauthorized reinsurance			
23. Change in supplemental reserves			
24. Change in surplus notes			
25. Cumulative effect of changes in accounting principles			(1,715,730)
26. Capital Changes:			
26.1 Paid in			
26.2 Transferred from surplus (Stock Dividend)			
26.3 Transferred to surplus			
27. Surplus Adjustments:			
27.1 Paid in			
27.2 Transferred to capital (Stock Dividend)			
27.3 Transferred from capital			
28. Dividends to stockholders	(2,500,000)	(2,500,000)	(2,500,000)
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus	265,159	(776,760)	(776,760)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	5,758,761	201,908	(1,775,819)
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	24,328,401	20,547,367	18,569,640

DETAILS OF WRITE-INS			
0201. SETTLEMENT AND ESCROW INTEREST-NET OF RELATED SERVICE CHARGES	11,210	168,321	180,510
0202.			
0203.			
0298. Summary of remaining write-ins from overflow page			
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)	11,210	168,321	180,510
0601.			
0602.			
0603.			
0698. Summary of remaining write-ins from overflow page			
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)			
1201.			
1202.			
1203.			
1298. Summary of remaining write-ins from overflow page			
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)			
3001. REALLOCATON OF ACCRUAL	270,018		
3002. BOND AMORTIZATION	(4,859)		
3003. CLAIMS RECEIVABLE		(776,760)	(776,760)
3098. Summary of remaining write-ins from overflow page			
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)	265,159	(776,760)	(776,760)

CASH FLOW		1	2
		Current Year to Date	Prior Year Ended December 31
1.	Premiums and other charges collected	173,173,039	160,037,234
2.	Loss and loss adjustment expenses paid (net of salvage and subrogation)	3,605,410	2,866,767
3.	Total operating expenses paid	151,788,171	142,063,593
4.	Cash from operations (Line 1 minus Line 2 minus Line 3)	17,779,458	15,106,874
5.	Investment income (net of investment expense)	1,782,116	2,075,882
6.	Other income received (expenses paid)	11,210	180,510
7.	Federal income taxes (paid) recovered		(5,735,782)
8.	Net cash from operations (Lines 4 to 7)	19,572,784	11,627,484
9.	Proceeds from investments sold, matured or repaid:		
9.1	Bonds	700,000	900,000
9.2	Stocks		
9.3	Mortgage loans	43,117	40,974
9.4	Real estate		
9.5	Other invested assets		
9.6	Net gains or (losses) on cash and short-term investments		
9.7	Miscellaneous proceeds	245,000	100,000
9.8	Total investment proceeds (Lines 9.1 to 9.7)	988,117	1,040,974
10.	Other cash provided:		
10.1	Net transfers from affiliates		
10.2	Borrowed funds received		
10.3	Capital paid in		
10.4	Surplus paid in		
10.5	Other sources		242,858
10.6	Total other cash provided (Lines 10.1 to 10.5)		242,858
11.	Total (Line 8 plus Line 9.8 plus Line 10.6)	20,560,901	12,911,316
12.	Cost of investments acquired (long-term only):		
12.1	Bonds	8,051,619	8,138,225
12.2	Stocks		
12.3	Mortgage loans		41,000
12.4	Real estate		
12.5	Other invested assets		
12.6	Miscellaneous applications	1,537,700	210,000
12.7	Total investments acquired (Lines 12.1 to 12.6)	9,589,319	8,389,225
13.	Other cash applied:		
13.1	Dividends to stockholders paid	2,500,000	2,500,000
13.2	Net transfers to affiliates		
13.3	Borrowed funds repaid		
13.4	Other applications		
13.5	Total other cash applied (Lines 13.1 to 13.4)	2,500,000	2,500,000
14.	Total (Line 12.7 plus Line 13.5)	12,089,319	10,889,225
15.	Net change in cash and short-term investments (Line 11 minus Line 14)	8,471,582	2,022,091
RECONCILIATION			
16.	Cash and short-term investments:		
16.1	Beginning of year	9,494,818	7,472,727
16.2	End of period (Line 15 plus Line 16.1)	17,966,400	9,494,818

NOTES TO FINANCIAL STATEMENTS

THE COMPANY

American Pioneer Title Insurance Company (the Company) is a wholly-owned subsidiary of The PMI Group, Inc. (TPG). The Company is primarily engaged in the title insurance business with direct and agency operations. The Company is licensed in 45 states and the District of Columbia.

BASIS OF PRESENTATION

The accompanying financial statements of American Pioneer Title Insurance Company (the Company) have been prepared in conformity with statutory accounting practices prescribed or permitted by the Florida Department of Insurance.

The Florida Department of Insurance recognizes only statutory accounting practices prescribed or permitted by the State of Florida for determining and reporting the financial condition and results of operations of an insurance company, for determining its solvency under the Florida Insurance Law. The National Association of Insurance Commissioners' Accounting Practices and Procedures manual (NAIC SAP) has been adopted as a component of prescribed or permitted practices by the state of Florida to the extent it is not contradicted by Florida Statutes. The state has adopted certain prescribed accounting practices that differ from those found in NAIC SAP. Specifically, 1) Statutory Premium Reserves—The Company, in accordance with statutory requirements, has deferred 10% of premiums written each year through June 30, 1992 as unearned premiums. Effective July 1, 1992, the Company set aside \$.30 for each \$1,000 of net retained liability under each title insurance policy written in Florida. Such amounts are reduced annually in accordance with statutory requirements and are held in trust. Effective July 1, 1999, such amounts are reduced annually as follows:

Year 1	30%	Years 7-8	3%
Year 2	15%	Years 9-15	2%
Years 3-4	10%	Years 16-20	1%
Years 5-6	5%		

For premiums written in other states, statutory premium reserves are set aside in accordance with the statutes of the State. If no statute exists, reserves are set aside in accordance with Florida's statutory requirement.

The Commissioner of Insurance has the right to permit other specific practices that deviate from prescribed practices.

GENERAL INTERROGATORIES

(Responses to these interrogatories should be based on changes that have occurred since prior year end unless otherwise noted)

PART 1 - COMMON INTERROGATORIES

GENERAL

- 1.1

Did the reporting entity implement any significant accounting policy changes which would require disclosure in the Notes to the Financial Statements?

Yes [ ] No [X]
- 1.2

If yes, explain:
- 2.1

Did the reporting entity experience any material transactions requiring the filing of Disclosure of Material Transactions with the State of Domicile, as required by the Model Act?

Yes [ ] No [X]
- 2.2

If yes, has the report been filed with the domiciliary state?

Yes [ ] No [X]
- 3.1

Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity?

Yes [ ] No [X]
- 3.2

If yes, date of change:

If not previously filed, furnish herewith a certified copy of the instrument as amended.
4.

Have there been any substantial changes in the organizational chart since the prior quarter end?

Yes [ ] No [X]
- If yes, attach an organizational chart.
- 5.1

Has the reporting entity been a party to a merger or consolidation during the period covered by this statement?

Yes [ ] No [X]
- 5.2

If yes, provide the name of entity, NAIC Company Code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

1	2	3
Name of Entity	NAIC Company Code	State of Domicile

6.

If the reporting entity is subject to a management agreement, including third-party administrator(s), managing general agent(s), attorney-in-fact, or similar agreement, have there been any significant changes regarding the terms of the agreement or principals involved?

Yes [ ] No [ ] N/A [X]
- If yes, attach an explanation.
- 7.1

State as of what date the latest financial examination of the reporting entity was made or is being made.

03/01/2001
- 7.2

State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released.

12/31/2000
- 7.3

State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date).

04/18/2002
- 7.4

By what department or departments? Florida Department of Insurance
- 8.1

Has this reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? (You need not report an action, either formal or informal, if a confidentiality clause is part of the agreement.)

Yes [ ] No [X]
- 8.2

If yes, give full information

GENERAL INTERROGATORIES (Continued)  
(Responses to these interrogatories should be based on changes that have occurred since prior year end unless otherwise noted)  
INVESTMENT

- 9.1 Has there been any change in the reporting entity's own preferred or common stock?

Yes [ ] No [X]
- 9.2 If yes, explain
- 10.1 Were any of the stocks, bonds, or other assets of the reporting entity loaned, placed under option agreement, or otherwise made available for use by another person? (Exclude securities under securities lending agreements.)

Yes [ ] No [X]
- 10.2 If yes, give full and complete information relating thereto:
11. Amount of real estate and mortgages held in other invested assets in Schedule BA:

\$ 0
12. Amount of real estate and mortgages held in short-term investments:

\$ 0
- 13.1 Does the reporting entity have any investments in parent, subsidiaries and affiliates?

Yes [ ] No [X]
- 13.2 If yes, please complete the following:

	1	2
	Prior Year-End Statement Value	Current Quarter Statement Value
13.21 Bonds	\$ 0	\$ 0
13.22 Preferred Stock	\$ 0	\$ 0
13.23 Common Stock	\$ 0	\$ 0
13.24 Short-Term Investments	\$ 0	\$ 0
13.25 Mortgages, Loans or Real Estate	\$ 0	\$ 0
13.26 All Other	\$ 0	\$ 0
13.27 Total Investment in Parent, Subsidiaries and Affiliates (Subtotal Lines 13.21 to 13.26)	\$ 0	\$ 0
13.28 Total Investment in Parent included in Lines 13.21 to 13.26 above	\$ 0	\$ 0
13.29 Receivable from Parent not included in Lines 13.21 to 13.26 above	\$ 0	\$ 0

- 14.1 Does the reporting entity have any hedging transactions reported on Schedule DB?

Yes [ ] No [X]
- 14.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state?

Yes [ ] No [X]

If no, attach a description with this statement.
15. Excluding items in Schedule E, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Part 1-General, Section IV. H-Custodial or Safekeeping Agreements of the NAIC Financial Condition Examiners Handbook?

Yes [X] No [ ]
- 15.1 For all agreements that comply with the requirements of the NAIC Financial Condition Examiners Handbook, complete the following:

1	2
Name of Custodian(s)	Custodian Address
Morgan Stanley Dean Witter	201 E. Pine Street, 11th Floor, Orlando, FL 32801
SunTrust Bank, N.A.	P.O. Box 3833, Orlando, FL 32802

- 15.2 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1	2	3
Name(s)	Location(s)	Complete Explanation(s)

- 15.3 Have there been any changes, including name changes, in the custodian(s) identified in 15.1 during the current year?

Yes [ ] No [X]
- 15.4 If yes, give full and complete information relating thereto:

1	2	3	4
Old Custodian	New Custodian	Date of Change	Reason

- 15.5 Identify all investment advisors, brokers/dealers or individuals acting on behalf of broker/dealers that have access to the investment accounts, handle securities and have authority to make investments on behalf of the reporting entity:

1	2	3
Central Registration Depository	Name(s)	Address

GENERAL INTERROGATORIES

(continued)

PART 2 - TITLE

1.

If the reporting entity is a member of a pooling arrangement, did the agreement or the reporting entity's participation change?  
If yes, attach an explanation.

Yes [ ] No [ ] N/A [X]
2.

Has the reporting entity reinsured any risk with any other reporting entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk, or portion thereof, reinsured?  
If yes, attach an explanation.

Yes [ ] No [X]
- 3.1

Have any of the reporting entity's primary reinsurance contracts been canceled?

Yes [ ] No [X]
- 3.2

If yes, give full and complete information thereto
- 4.1

Are any of the liabilities for unpaid losses and loss adjustment expenses discounted to present value at a rate of interest greater than zero.

Yes [ ] No [X]
- 4.2

If yes, complete the following schedule:

1  Line of Business	2  Maximum Interest	3  Discount Rate	TOTAL DISCOUNT				DISCOUNT TAKEN DURING PERIOD			
			4  Unpaid Losses	5  Unpaid LAE	6  IBNR	7  TOTAL	8  Unpaid Losses	9  Unpaid LAE	10  IBNR	11  TOTAL
	0.000	0.000	0	0	0	0	0	0	0	0
	0.000	0.000	0	0	0	0	0	0	0	0
	0.000	0.000	0	0	0	0	0	0	0	0
	0.000	0.000	0	0	0	0	0	0	0	0
TOTAL			0	0	0	0	0	0	0	0

SCHEDULE A - VERIFICATION

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value, beginning of period	1,500,907	1,487,261	1,473,615	1,515,723
2. Increase (decrease) by adjustment	(13,646)	(13,646)	(13,951)	(53,389)
3. Cost of acquired				
4. Cost of additions to and permanent improvements			16,028	38,573
5. Total profit (loss) on sales				
6. Increase (decrease) by foreign exchange adjustment:				
7. Amount received on sales				
8. Book/adjusted carrying value at end of current period	1,487,261	1,473,615	1,475,692	1,500,907
9. Total valuation allowance				
10. Subtotal (Lines 8 plus 9)	1,487,261	1,473,615	1,475,692	1,500,907
11. Total nonadmitted amounts				
12. Statement value, current period (Page 2, real estate lines, current period)	1,487,261	1,473,615	1,475,692	1,500,907

SCHEDULE B - VERIFICATION

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/recorded investment excluding accrued interest on mortgages owned, beginning of period	83,636	83,467	40,628	83,610
2. Amount loaned during period:				
2.1 Actual cost at time of acquisitions				41,000
2.2 Additional investment made after acquisitions				
3. Accrual of discount and mortgage interest points and commitment fees				
4. Increase (decrease) by adjustment				
5. Total profit (loss) on sale				
6. Amounts paid on account or in full during the period	169	42,839	108	40,974
7. Amortization of premium				
8. Increase (decrease) by foreign exchange adjustment				
9. Book value/recorded investment excluding accrued interest on mortgages owned at end of current period	83,467	40,628	40,520	83,636
10. Total valuation allowance				
11. Subtotal (Lines 9 plus 10)	83,467	40,628	40,520	83,636
12. Total nonadmitted amounts				
13. Statement value of mortgages owned at end of current period	83,467	40,628	40,520	83,636

SCHEDULE BA - VERIFICATION  
Other Invested Assets Included in Schedule BA

	1	2	3	4
Description	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value of long-term invested assets owned, beginning of period				
2. Cost of acquisitions during period:				
2.1 Actual cost at time of acquisitions				
2.2 Additional investment made after acquisitions				
3. Accrual of discount				
4. Increase (decrease) by adjustment				
5. Total profit (loss) on sale				
6. Amounts paid on account or in full during the period				
7. Amortization of premium				
8. Increase (decrease) by foreign exchange adjustment				
9. Book/adjusted carrying value of long-term invested assets at end of current period				
10. Total valuation allowance				
11. Subtotal (Lines 9 plus 10)				
12. Total nonadmitted amounts				
13. Statement value of long term invested assets at end of current period				

NONE

SCHEDULE D - PART 1B

Showing the Acquisitions, Dispositions and Non-Trading Activity  
During the Current Quarter for all Bonds and Preferred Stock by Rating Class

	1	2	3	4	5	6	7	8
	Statement Value Beginning of Current Quarter	Acquisitions During Current Quarter	Dispositions During Current Quarter	Non-Trading Activity During Current Quarter	Statement Value End of First Quarter	Statement Value End of Second Quarter	Statement Value End of Third Quarter	Statement Value December 31 Prior Year
BONDS								
1. Class 1	43,222,333	2,921,880		292,517	38,317,014	43,222,333	46,436,730	38,509,846
2. Class 2								
3. Class 3								
4. Class 4								
5. Class 5								
6. Class 6								
7. Total Bonds	43,222,333	2,921,880		292,517	38,317,014	43,222,333	46,436,730	38,509,846
PREFERRED STOCK								
8. Class 1								
9. Class 2								
10. Class 3								
11. Class 4								
12. Class 5								
13. Class 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	43,222,333	2,921,880		292,517	38,317,014	43,222,333	46,436,730	38,509,846

SCHEDULE DA - PART 1

Short-Term Investments Owned End of Current Quarter

	1	2	3	4	5
	Book/Adjusted Carrying Value	Par Value	Actual Cost	Amount of Interest Received Current Quarter	Paid for Accrued Interest
8099999Totals		X X X			

SCHEDULE DA - PART 2 - Verification

Short-Term Investments Owned

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value, beginning of period				
2. Cost of short-term investments acquired				
3. Increase (decrease) by adjustment				
4. Increase (decrease) by foreign exchange adjustment				
5. Total profit (loss) on disposal of short-term investments				
6. Consideration received on disposal of short-term investments				
7. Book/adjusted carrying value, current period				
8. Total valuation allowance				
9. Subtotal (Lines 7 plus 8)				
10. Total nonadmitted amounts				
11. Statement value (Lines 9 minus 10)				
12. Income collected during period				
13. Income earned during period				

SCHEDULE DB - PART F - SECTION 1  
Summary of Replicated (Synthetic) Assets Open

Replicated (Synthetic) Asset					Components of the Replicated (Synthetic) Asset							
1  Replication RSAT Number	2  Description	3  NAIC Designation or Other Description	4  Statement Value	5  Fair Value	Derivative Instruments Open		8  CUSIP	9  Description	Cash Instrument(s) Held			12  NAIC Designation or Other Description
					6  Description	7  Fair Value			10  Statement Value	11  Fair Value		
			</									

SCHEDULE DB - PART F - SECTION 2

Reconciliation of Replicated (Synthetic) Assets Open

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year-To-Date	
	1 Number of Positions	2 Total Replicated (Synthetic) Assets Statement Value	3 Number of Positions	4 Total Replicated (Synthetic) Assets Statement Value	5 Number of Positions	6 Total Replicated (Synthetic) Assets Statement Value	7 Number of Positions	8 Total Replicated (Synthetic) Assets Statement Value	9 Number of Positions	10 Total Replicated (Synthetic) Assets Statement Value
1. Beginning Inventory										
2. Add: Opened or Acquired Transactions										
3. Add: Increases in Replicated Asset Statement Value	X X X		X X X		X X X		X X X		X X X	
4. Less: Closed or Disposed of Transactions										
5. Less: Positions Disposed of for Failing Effectiveness Criteria										
6. Less: Decreases in Replicated (Synthetic) Asset Statement Value	X X X		X X X		X X X		X X X		X X X	
7. Ending Inventory										



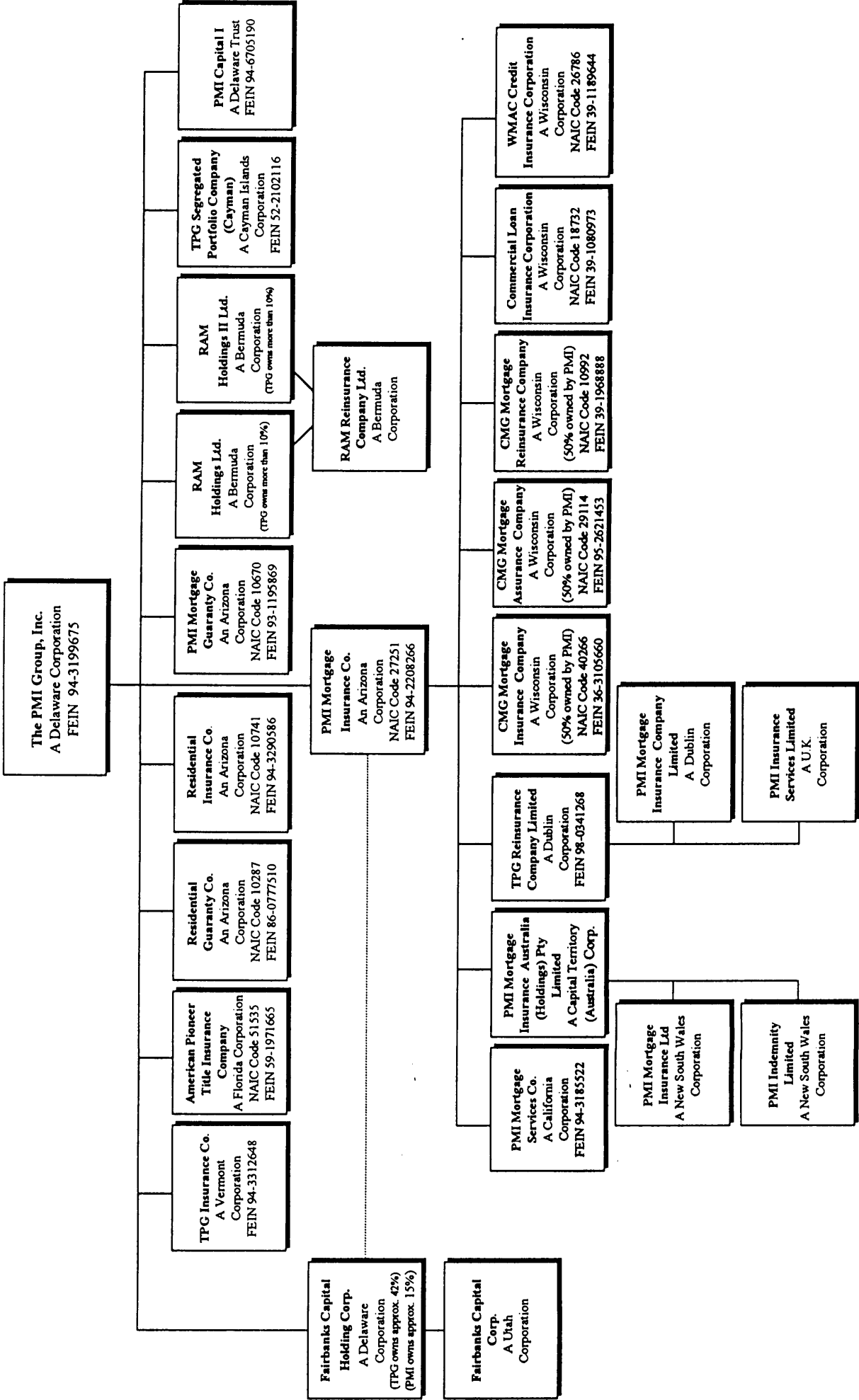
SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

Current Year to Date - Allocated by States and Territories

States, etc.		1  Is Insurer Licensed? (Yes or No)	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Losses Unpaid	
			2 Current Year To Date	3 Prior Year To Date	4 Current Year To Date	5 Prior Year To Date	6 Current Year To Date	7 Prior Year To Date
1. Alabama	AL	YES	1,377,653	1,308,126	36,024	41,320	25,000	5,000
2. Alaska	AK	NO						
3. Arizona	AZ	YES	13,921,390	8,326,270	82,628	3,742	380,564	12,393
4. Arkansas	AR	YES	128,554	111,334	10,846	44,777	88,084	15,651
5. California	CA	YES	3,661,740	991,556				
6. Colorado	CO	YES	1,808,534	721,218	10,000			
7. Connecticut	CT	YES	835,792	835,512				
8. Delaware	DE	YES	313,576	223,329	31,248			5,000
9. Dist. Columbia	DC	YES						
10. Florida	FL	YES	77,280,540	53,373,795	973,240	(381,169)	680,026	691,611
11. Georgia	GA	YES	6,348,897	4,369,610	1,189,083	174,099	253,430	660,902
12. Hawaii	HI	NO						
13. Idaho	ID	YES						
14. Illinois	IL	YES	1,195,886	409,930	104,937	253,778	89,027	400,260
15. Indiana	IN	YES	694,642	359,275	34,277	22,768	17,965	23,241
16. Iowa	IA	NO	90,330	57,231	40			
17. Kansas	KS	YES	299,549	236,482	1,487	1,000	3,513	
18. Kentucky	KY	YES	278,382	160,530	(12,900)	585	2,301	11,500
19. Louisiana	LA	YES	1,035,931	504,961	6,678	68,904	9,626	14,814
20. Maine	ME	YES	91,010	55,963				
21. Maryland	MD	YES	5,809,096	3,394,577	143,469	(6,073)	20,587	21,514
22. Massachusetts	MA	YES	1,229,933	592,099				
23. Michigan	MI	YES	11,242,661	7,522,038	127,243	415,045	260,469	190,351
24. Minnesota	MN	YES	4,013,816	1,842,181	44,296	110,896	2,661	3,396
25. Mississippi	MS	YES	222,256	536,018	84,868	70,417	83,922	91,521
26. Missouri	MO	YES	1,702,522	1,109,057	144,459	4,359	42,919	69,500
27. Montana	MT	YES	94,358	66,619				
28. Nebraska	NE	YES	469,369	209,373	1,241	5,742	6,945	9,078
29. Nevada	NV	YES	29,184					
30. New Hampshire	NH	YES	11,062					
31. New Jersey	NJ	YES	1,941,203	1,714,824	141,493	3,735	5,000	40,000
32. New Mexico	NM	YES						
33. New York	NY	YES	9,028,714	4,099,883	6,756	22,691	116,367	51,367
34. North Carolina	NC	YES	913,840	414,374	35,108	49,608	38,507	21,227
35. North Dakota	ND	YES	25,457	8,081	391			
36. Ohio	OH	YES	2,526,448	1,385,204	19,674	14,552	2,790	
37. Oklahoma	OK	YES	156,802	167,241				
38. Oregon	OR	NO						
39. Pennsylvania	PA	YES	4,604,929	3,356,091	63,601	252,254	1,557	8,000
40. Rhode Island	RI	YES	131,022	115,576	1,006			
41. So. Carolina	SC	YES	572,388	589,678	17,877			
42. So. Dakota	SD	YES						
43. Tennessee	TN	YES	3,191,189	2,183,821	233,880	(7,336)	133,068	124,382
44. Texas	TX	YES	385,564					
45. Utah	UT	YES		97,605		2,963		147
46. Vermont	VT	YES	30,249	44,267				
47. Virginia	VA	YES	6,572,998	3,231,063	70,198	(114,308)	14,929	17,624
48. Washington	WA	NO						
49. West Virginia	WV	YES	92,197	14,981				
50. Wisconsin	WI	YES	1,081,428	377,743	2,262		5,238	
51. Wyoming	WY	YES						
52. American Samoa	AS	NO						
53. Guam	GU	NO						
54. Puerto Rico	PR	NO						
55. U.S. Virgin Is.	VI	NO						
56. Canada	CN	NO						
57. Aggregate Other Alien	OT	X X X						
58. Totals	(a)	46	165,441,091	105,117,516	3,605,410	1,054,349	2,284,495	2,488,479
DETAILS OF WRITE-INS								
5701.		X X X						
5702.		X X X						
5703.		X X X						
5798. Summary of remaining write-ins for Line 57 from overflow page		X X X						
5799. TOTALS (Lines 5701 thru 5703 plus 5798) (Line 57 above)		X X X						

(a) Insert the number of yes responses except for Canada and Other Alien.

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP  
PART 1 - ORGANIZATIONAL CHART



PART 1 - LOSS EXPERIENCE

	Current Year to Date				5 Prior Year to Date Direct Loss Percentage
	1 Direct Premiums Written	2 Other Income (Page 4, Lines 1.2 + 1.3 + 2)	3 Direct Losses Incurred	4 Direct Loss Percentage Cols. 3 / (1 + 2)	
1. Direct operations	4,778,072	8,007,873	437,672	3.423	0.400
2. Agency operations:					
2.1 Non-affiliated agency operations	160,663,019		3,667,663	2.283	2.460
2.2 Affiliated agency operations					
3. Totals	165,441,091	8,007,873	4,105,335	2.367	2.260

PART 2 - DIRECT PREMIUMS WRITTEN

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations	1,751,909	4,778,072	4,056,488
2. Agency operations:			
2.1 Non-affiliated agency operations	61,367,130	160,663,019	101,061,028
2.2 Affiliated agency operations			
3. Totals	63,119,039	165,441,091	105,117,516

SUPPLEMENTAL EXHIBITS AND SCHEDULES

INTERROGATORIES

The following supplemental reports are required to be filed as part of your statement filing. However, in the event that your company does not transact the type of business for which the special report must be filed, your response of NO to the specific interrogatory will be accepted in lieu of filing a "NONE" report and bar code will be printed below. If the supplement is required of your company but is not being filed for whatever reason enter SEE EXPLANATION and provide an explanation following the interrogatory questions.

1. Will the SVO Compliance Certification be filed with this statement?

RESPONSE

YES

EXPLANATION:

BAR CODE:





SCHEDULE BA - PART 1

Showing Other Long-Term Invested Assets ACQUIRED during the Current Quarter

1 Number of Units and Description	Location		4 Name of Vendor	5 Date Acquired	6 Actual Cost	7 Amount of Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances	9 Increase (Decrease) by Adjustment	10 Increase (Decrease) by Foreign Exchange Adjustment
	2 City	3 State							
			NONE						

SCHEDULE BA - PART 2

Showing Other Long-Term Invested Assets SOLD, transferred or paid in full during the Current Quarter

1 Number of Units and Description	Location			5 Date Acquired	6 Book/Adjusted Carrying Value Less Encumbrances Prior Year	7 Increase (Decrease) by Adjustment	8 Increase (Decrease) by Foreign Exchange Adjustment	9 Book/Adjusted Carrying Value Less Encumbrances at Disposition	10 Consideration Received	11 Foreign Exchange Profit (Loss) on Sale	12 Realized Profit (Loss) on Sale	13 Total Profit (Loss) on Sale
	2 City	3 State	4 Name of Purchaser or Nature of Disposition									
			NONE									









### Month End Depository Balances

**E 0 8**



AMERICAN PIONEER TITLE INSURANCE COMPANY

51535

51535200247000103

Company Name

NAIC Code

### SVO COMPLIANCE CERTIFICATION

"The undersigned is an officer of the insurer responsible for reporting investments to the SVO and/or with performing all filings with appropriate state regulatory officials and the NAIC and is therefore required to be familiar with the requirements of such filings. The undersigned officer certifies that, to the best of his or her knowledge, information, and belief, all prices or NAIC designations for the securities reported in this statement have been obtained directly from the SVO except as specifically identified below. The officer further certifies that, to the best of his or her knowledge, information, and belief, since the last filing of a quarterly or annual statement:

1. All securities previously valued by the insurer and identified by a Z suffix have now been submitted to the SVO for a valuation or disposed of by sale or otherwise with the result that all prices and NAIC Designations reported in this statement have been provided by the SVO, except for new purchases identified in Schedule D and DA with a Z suffix or items submitted but not yet processed by the SVO.
2. Any newly purchased securities now identified with a Z suffix will be submitted to the SVO within 120 days of purchase.
3. All necessary information on securities that have been previously designated NR (not rated due to lack of current information) by the SVO have either been submitted to the SVO by the insurer for a valuation or disposed of by the insurer.
4. All material issuer events (as defined below) have been reported to the SVO."

A material issuer event is a generic or transaction specific credit event of which the insurer is currently aware, which by its nature would signify to a reasonably prudent insurer that a material change in the credit quality or price of the investment or security has occurred.

As an illustration, and not by way of limitation, the following shall be deemed to constitute material issuer events:

- a. Recapitalizations or capital restructuring whether within or without Chapter 11 of the U.S. Bankruptcy Code;
- b. Nonpayment, deferral, or payment in kind through waiver of any principal or contractual interest payment;
- c. Any change in the maturity of a security;
- d. Changes in the lender's collateral position, including releases of collateral, or the taking of a collateral position whether by operation of negative pledge covenant or otherwise;
- e. Events of a like character or of a like effect, which would be considered material to an investment professional.
- f. Exceptions \_\_\_\_\_

---

---

---

---

---

Richard Monte Jett

Name of Investment Officer

Signature of Investment Officer

Vice President/CFO/Treasurer

Title of Signatory

11/11/2002

Date