



**ANNUAL STATEMENT**  
 FOR THE YEAR ENDED DECEMBER 31, 2012  
 OF THE CONDITION AND AFFAIRS OF THE  
**REAL ADVANTAGE TITLE INSURANCE COMPANY**

NAIC Group Code 0000, 0000 NAIC Company Code 50440 Employer's ID Number 31-1132482  
(Current Period) (Prior Period)

Organized under the Laws of OHIO, State of Domicile or Port of Entry Ohio

Country of Domicile US

Incorporated/Organized November 29, 1984 Commenced Business June 13, 1985

Statutory Home Office 41 SOUTH HIGH STREET, COLUMBUS, Ohio 43215  
(Street and Number, City or Town, State, Country and Zip Code)

Main Administrative Office 640 N. TUSTIN AVENUE, STE 106, SANTA ANA, California 92705 714-558-2836  
(Street and Number, City or Town, State, Country and Zip Code) (Area Code) (Telephone Number)

Mail Address 640 N. TUSTIN AVENUE, STE 106, SANTA ANA, California 92705  
(Street and Number or P.O. Box, City or Town, State, Country and Zip Code)

Primary Location of Books and Records 640 N. TUSTIN AVENUE, STE 106, SANTA ANA, California 92705  
(Street and Number, City or Town, State, Country and Zip Code)  
714-558-2836  
(Area Code) (Telephone Number)

Internet Website Address N/A

Statutory Statement Contact BILL BURDING 714-245-7771  
(Name) (Area Code) (Telephone Number) (Extension)  
billburding@octitle.com 714-541-3677  
(E-Mail Address) (Fax Number)

**OFFICERS**

Rich Macaluso (President, Director, CFO and Treasurer)  
 Mike Marconi (Director, EVP and Secretary)  
 Bill Burding (Director, EVP and General Counsel)  
 John Wiley (Director and EVP)

**OTHER OFFICERS**

Valsa Jacob (Vice President and Controller)  
 Teresa Harrah (Vice President)  
 Mike Kaluger (Vice President)

**DIRECTORS OR TRUSTEES**

Rich Macaluso  
 Mike Marconi  
 Bill Burding  
 John Wiley

State of California }  
 County of ORANGE } 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. Furthermore, the scope of this attestation by the described officers also includes the related corresponding electronic filing with the NAIC, when required, that is an exact copy (except for formatting differences due to electronic filing) of the enclosed statement. The electronic filing may be requested by various regulators in lieu of or in addition to the enclosed statement.

\_\_\_\_\_  
 Rich Macaluso  
 President, Director, CFO and Treasurer

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2013

\_\_\_\_\_  
 Mike Marconi  
 Director, EVP and Secretary

\_\_\_\_\_  
 Bill Burding  
 Director, EVP and General Counsel

- a. Is this an original filing? Yes (X) No ( )
- b. If no: 1. State the amendment number \_\_\_\_\_
- 2. Date filed \_\_\_\_\_
- 3. Number of pages attached \_\_\_\_\_

**SUMMARY INVESTMENT SCHEDULE**

Investment Categories	Gross Investment Holdings		Admitted Assets as Reported in Annual Statement			
	1 Amount	2 Percentage	3 Amount	4 Securities Lending Reinvested Collateral Amount	5 Total Amount (Col 3 + Col 4)	6 Percentage
1. Bonds:						
1.1 U.S. treasury securities			300,000		300,000	19.293
1.2 U.S. government agency obligations (excluding mortgage-backed securities):						
1.21 Issued by U.S. government agencies						
1.22 Issued by U.S. government sponsored agencies						
1.3 Non-U.S. government (including Canada, excluding mortgage-backed securities)						
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:						
1.41 States, territories and possessions general obligations						
1.42 Political subdivisions of states, territories and possessions and political subdivision general obligations						
1.43 Revenue and assessment obligations						
1.44 Industrial development and similar obligations						
1.5 Mortgage-backed securities (includes residential and commercial MBS):						
1.51 Pass-through securities:						
1.511 Issued or guaranteed by GNMA						
1.512 Issued or guaranteed by FNMA and FHLMC						
1.513 All other						
1.52 CMOs and REMICs:						
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA						
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage-backed securities issued or guaranteed by agencies shown in Line 1.521						
1.523 All other						
2. Other debt and other fixed income securities (excluding short term):						
2.1 Unaffiliated domestic securities (includes credit tenant loans and hybrid securities)						
2.2 Unaffiliated non-U.S. securities (including Canada)						
2.3 Affiliated securities						
3. Equity interests:						
3.1 Investments in mutual funds						
3.2 Preferred stocks:						
3.21 Affiliated						
3.22 Unaffiliated						
3.3 Publically traded equity securities (excluding preferred stocks):						
3.31 Affiliated						
3.32 Unaffiliated						
3.4 Other equity securities:						
3.41 Affiliated						
3.42 Unaffiliated						
3.5 Other equity interests including tangible personal property under lease:						
3.51 Affiliated						
3.52 Unaffiliated						
4. Mortgage loans:						
4.1 Construction and land development						
4.2 Agricultural						
4.3 Single family residential properties						
4.4 Multifamily residential properties						
4.5 Commercial loans						
4.6 Mezzanine real estate loans						
5. Real estate investments:						
5.1 Property occupied by company						
5.2 Property held for production of income (including \$ _____ of property acquired in satisfaction of debt)						
5.3 Property held for sale (including \$ _____ property acquired in satisfaction of debt)						
6. Contract loans						
7. Derivatives						
8. Receivables for securities						
9. Securities Lending (Line 10, Asset page reinvested collateral)				XXX	XXX	XXX
10. Cash, cash equivalents and short-term investments			1,255,000		1,255,000	80.707
11. Other invested assets						
12. Total invested assets			1,555,000		1,555,000	100.000

**Page SI02**

Schedule A, Verification Between Years  
**NONE**

Schedule B, Verification Between Years  
**NONE**

**Page SI03**

Schedule BA, Verification Between Years  
**NONE**

Schedule D, Verification Between Years  
**NONE**

**Page SI04**

Sch. D, Summary by Country  
**NONE**

**Page SI05**

Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds  
**NONE**

**Page SI06**

Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds (Cont)  
**NONE**

**Page SI07**

Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds (Cont)  
**NONE**

**Page SI08**

Sch. D, Pt. 1A, Sn. 2, Maturity Distribution All Bonds  
**NONE**

**Page SI09**

Sch. D, Pt. 1A, Sn. 2, Maturity Distribution All Bonds (Cont)  
**NONE**

**SCHEDULE DA - VERIFICATION BETWEEN YEARS**

Short-Term Investments

01/19

	1	2	3	4	5
	Total	Bonds	Mortgage Loans	Other Short-term Investment Assets (a)	Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, December 31 of prior year .....	340,000			340,000	
2. Cost of short-term investments acquired .....	310,000			310,000	
3. Accrual of discount .....					
4. Unrealized valuation increase (decrease) .....					
5. Total gain (loss) on disposals .....					
6. Deduct consideration received on disposals .....					
7. Deduct amortization of premium .....					
8. Total foreign exchange change in book/adjusted carrying value .....					
9. Deduct current year's other than temporary impairment recognized .....					
10. Book/adjusted carrying value at the end of current period (Lines 1 plus 2 plus 3 plus 4 plus 5 minus 6 minus 7 plus 8 minus 9) .....	650,000			650,000	
11. Deduct total nonadmitted amounts .....					
12. Statement value of end of current period (Line 10 minus Line 11) .....	650,000			650,000	

(a) Indicate the category of such assets, for example, joint ventures, transportation equipment: .....

**Page SI11**

Schedule DB, Part A, Verification Between Years  
**NONE**

Schedule DB, Part B, Verification Between Years  
**NONE**

**SCHEDULE DB - PART C - SECTION 1**

**Replication (Synthetic Asset) Transactions Open as of December 31 of Current Year**

Replication (Synthetic Asset) Transactions								Components of the Replication (Synthetic Asset) Transactions							
1 Number	2 Description	3 NAIC Designation or Other Description	4 Notional Amount	5 Book/Adjusted Carrying Value	6 Fair Value	7 Effective Date	8 Maturity Date	Derivative Instrument(s) Open			Cash Instrument(s) Held				
								9 Description	10 Book/Adjusted Carrying Value	11 Fair Value	12 CUSIP	13 Description	14 NAIC Designation or Other Description	15 Book/Adjusted Carrying Value	16 Fair Value

9999999 - TOTALS

**Page SI13**

Schedule DB, Part C, Section 2

**NONE**

**Page SI14**

Schedule DB, Verification

**NONE**

**Page SI15**

Schedule E Verification Between Years

**NONE**

**Page E01**

Schedule A, Pt. 1, Real Estate Owned

**NONE**

**Page E02**

Schedule A, Pt. 2, Real Estate Acquired

**NONE**

**Page E03**

Schedule A, Pt. 3, Real Estate Sold

**NONE**

**Page E04**

Schedule B, Pt. 1, Mortgage Loans Owned

**NONE**

**Page E05**

Schedule B, Pt. 2, Mortgage Loans Acquired

**NONE**

**Page E06**

Schedule B, Pt. 3, Mortgage Loans Disposed

**NONE**

**Page E07**

Schedule BA, Pt. 1, Other Long-Term Invested Assets Owned

**NONE**

**Page E08**

Schedule BA, Pt. 2, Other Long-Term Invested Assets Acquired

**NONE**

**Page E09**

Schedule BA, Pt. 3, Other Long-Term Invested Assets Disposed

**NONE**

**Page E10**

Sch. D, Pt. 1, Long-Term Bonds Owned

**NONE**

**Page E11**

Sch. D, Pt. 2, Sn. 1, Preferred Stocks Owned

**NONE**

**Page E12**

Sch. D, Pt. 2, Sn. 2, Common Stocks Owned

**NONE**

**Page E13**

Sch. D, Pt. 3, Long-Term Bonds and Stocks Acquired

**NONE**

**Page E14**

Sch. D, Pt. 4, Long-Term Bonds and Stocks Disposed of

**NONE**

**Page E15**

Sch. D, Pt. 5, Long-Term Bonds and Stocks Acquired and Disp. of

**NONE**

**Page E16**

Sch. D, Pt. 6, Sn. 1, Valuation of Shares  
**NONE**

Sch. D, Pt. 6, Sn. 2, Valuation of Shares  
**NONE**

**SCHEDULE DA - PART 1**

Showing all SHORT-TERM INVESTMENTS Owned December 31 of Current Year

1 CUSIP Identification	2 Description	Codes		5 Date Acquired	6 Name of Vendor	7 Maturity Date	8 Book/Adjusted Carrying Value	Change In Book/Adjusted Carrying Value				13 Par Value	14 Actual Cost	Interest						21 Paid for Accrued Interest
		3 Code	4 Foreign					9 Unrealized Valuation Increase/ (Decrease)	10 Current Year's (Amortization)/ Accretion	11 Current Year's Other Than Temporary Impairment Recognized	12 Total Foreign Exchange Change in B./A.C.V.			15 Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	16 Non-Admitted Due and Accrued	17 Rate of	18 Effective Rate of	19 When Paid	20 Amount Received During Year	
U.S. Governments - Commercial Mortgage-Backed Securities																				
CASH																				
0399999 - U.S. Governments - Commercial Mortgage-Backed Securities																				
Other Short-Term Invested Assets																				
	CASH			05/01/2010	California United Bank		650,000						650,000							
9099999 - Subtotal - Other Short-Term Invested Assets							650,000						650,000							
9199999 - TOTAL Short-Term Investments							650,000						650,000							

**Page E18**

Schedule DB, Part A, Section 1

**NONE**

Financial or Economic Impact of the Hedge

**NONE**

**Page E19**

Schedule DB, Part A, Section 2

**NONE**

Financial or Economic Impact of the Hedge

**NONE**

**Page E20**

Schedule DB, Part B, Section 1

**NONE**

Broker Name

**NONE**

Financial or Economic Impact of the Hedge

**NONE**

**Page E21**

Schedule DB, Part B, Section 2

**NONE**

Broker Name

**NONE**

Financial or Economic Impact of the Hedge

**NONE**

**Page E22**

Schedule DB, Part D

**NONE**

**Page E23**

Schedule DL, Part 1, Securities Lending Collateral Assets

**NONE**

Schedule DL, Part 1, General Interrogatory

**NONE**

**Page E24**

Schedule DL, Part 2, Securities Lending Collateral Assets

**NONE**

Schedule DL, Part 2, General Interrogatory

**NONE**

**SCHEDULE E - PART 1 - CASH**

1		2	3	4	5	6	7
Depository		Code	Rate of Interest	Amount of Interest Received During Year	Amount of Interest Accrued December 31 of Current Year	Balance	*
Name	Location and Supplemental Information						
0499999 - Cash in Company's Office .....						605,000	
0599999 - TOTAL Cash .....						605,000	

TOTALS OF DEPOSITORY BALANCES ON THE LAST DAY OF EACH MONTH DURING THE CURRENT YEAR

1. January .....	4. April .....	7. July .....	10. October .....
2. February .....	5. May .....	8. August .....	11. November .....
3. March .....	6. June .....	9. September .....	12. December .....

**Page E26**

Schedule E, Part 2, Cash Equivalents

**NONE**

**SCHEDULE E - PART 3 - SPECIAL DEPOSITS**

States, Etc.	1 Type of Deposit	2 Purpose of Deposit	Deposits For the Benefit of All Policyholders		All Other Special Deposits	
			3 Book/Adjusted Carrying Value	4 Fair Value	5 Book/Adjusted Carrying Value	6 Fair Value
1. Alabama	AL					
2. Alaska	AK					
3. Arizona	AZ	ST	Pledged Cash	50,000		
4. Arkansas	AR					
5. California	CA					
6. Colorado	CO					
7. Connecticut	CT					
8. Delaware	DE					
9. District of Columbia	DC					
10. Florida	FL					
11. Georgia	GA					
12. Hawaii	HI					
13. Idaho	ID					
14. Illinois	IL					
15. Indiana	IN					
16. Iowa	IA					
17. Kansas	KS					
18. Kentucky	KY					
19. Louisiana	LA					
20. Maine	ME					
21. Maryland	MD					
22. Massachusetts	MA					
23. Michigan	MI					
24. Minnesota	MN					
25. Mississippi	MS					
26. Missouri	MO					
27. Montana	MT					
28. Nebraska	NE					
29. Nevada	NV					
30. New Hampshire	NH					
31. New Jersey	NJ					
32. New Mexico	NM					
33. New York	NY					
34. North Carolina	NC					
35. North Dakota	ND					
36. Ohio	OH	ST	Pledged Cash	250,000		
37. Oklahoma	OK					
38. Oregon	OR					
39. Pennsylvania	PA					
40. Rhode Island	RI					
41. South Carolina	SC					
42. South Dakota	SD					
43. Tennessee	TN					
44. Texas	TX					
45. Utah	UT					
46. Vermont	VT					
47. Virginia	VA					
48. Washington	WA					
49. West Virginia	WV					
50. Wisconsin	WI					
51. Wyoming	WY					
52. American Samoa	AS					
53. Guam	GU					
54. Puerto Rico	PR					
55. U. S. Virgin Islands	VI					
56. Northern Mariana Islands	MP					
57. Canada	CN					
58. Aggregate Alien and Other	OT	XXX	XXX			
59. Total		XXX	XXX	300,000		
<b>DETAILS OF WRITE-INS</b>						
5801.						
5802.						
5803.						
5898. Sum of remaining write-ins for Line 58 from overflow page		XXX	XXX			
5899. Total (Line 5801 through Line 5803 plus Line 5898) (Line 58 above)		XXX	XXX			

# Title

## Annual Statement Blank Alphabetical Index

Assets .....	2	Schedule F - Part 4 .....	27
Cash Flow .....	5	Schedule H - Part 1 .....	28
Exhibit of Capital Gains (Losses) .....	11	Schedule H - Part 2 .....	29
Exhibit of Net Investment Income .....	11	Schedule H - Part 3 .....	30
Exhibit of Nonadmitted Assets .....	12	Schedule H - Part 4 .....	31
Exhibit of Premiums and Losses .....	18	Schedule H - Verification Between Years .....	30
Five-Year Historical Data .....	16	Schedule P - Interrogatories .....	41
General Interrogatories .....	14	Schedule P - Part 1 - Summary .....	32
Jurat Page .....	1	Schedule P - Part 1A - Policies Written Directly .....	33
Liabilities, Surplus and Other Funds .....	3	Schedule P - Part 1B - Policies Written Through Agents .....	34
Notes to Financial Statements .....	13	Schedule P - Part 2 - Policy Year Incurred Loss and ALAE .....	35
Operations and Investment Exhibit (Statement of Income) .....	4	Schedule P - Part 2A - Policy Year Paid Loss and ALAE .....	35
Operations and Investment Exhibit Part 1A .....	6	Schedule P - Part 2B - Policy Year Loss and ALAE Case Basis Reserves .....	36
Operations and Investment Exhibit Part 1B .....	6	Schedule P - Part 2C - Policy Year Bulk Reserves on Known Claims .....	36
Operations and Investment Exhibit Part 1C .....	6	Schedule P - Part 2D - Policy Year IBNR Reserves .....	37
Operations and Investment Exhibit Part 2A .....	7	Schedule P - Part 3 - Incurred Loss and ALAE by Year of First Report .....	38
Operations and Investment Exhibit Part 2B .....	8	Schedule P - Part 3A - Paid Loss and ALAE by Year of First Report .....	38
Operations and Investment Exhibit Part 3 .....	9	Schedule P - Part 3B - Loss and ALAE Case Basis Reserves by Year of First Report .....	38
Operations and Investment Exhibit Part 4 .....	10	Schedule P - Part 3C - Bulk Reserves on Known Claims by Year of First Report .....	38
Overflow Page For Write-ins .....	47	Schedule P - Part 4A - Policy Year Reported Claim Counts .....	39
Schedule A - Part 1 .....	E01	Schedule P - Part 4B - Policy Year Claim Closed With Loss Payment .....	39
Schedule A - Part 2 .....	E02	Schedule P - Part 4C - Policy Year Claim Closed Without Loss Payment .....	39
Schedule A - Part 3 .....	E03	Schedule P - Part 5A - Report Year Reported Claim Counts .....	40
Schedule A - Verification Between Years .....	SI02	Schedule P - Part 5B - Report Year Claims Closed With Loss Payment .....	40
Schedule B - Part 1 .....	E04	Schedule P - Part 5C - Report Year Claims Closed Without Loss Payment .....	40
Schedule B - Part 2 .....	E05	Schedule T - Exhibit of Premiums Written .....	42
Schedule B - Part 3 .....	E06	Schedule Y - Information Concerning Activities of Insurer Members of a Holding Company Group .....	43
Schedule B - Verification Between Years .....	SI02	Schedule Y - Past 1A - Detail of Insurance Holding Company System .....	44
Schedule BA - Part 1 .....	E07	Schedule Y - Part 2 - Summary of Insurer's Transactions With Any Affiliates .....	45
Schedule BA - Part 2 .....	E08	Summary Investment Schedule .....	SI01
Schedule BA - Part 3 .....	E09	Supplemental Exhibits and Schedules Interrogatories .....	46
Schedule BA - Verification Between Years .....	SI03		
Schedule D - Part 1 .....	E10		
Schedule D - Part 1A - Section 1 .....	SI05		
Schedule D - Part 1A - Section 2 .....	SI08		
Schedule D - Part 2 - Section 1 .....	E11		
Schedule D - Part 2 - Section 2 .....	E12		
Schedule D - Part 3 .....	E13		
Schedule D - Part 4 .....	E14		
Schedule D - Part 5 .....	E15		
Schedule D - Part 6 - Section 1 .....	E16		
Schedule D - Part 6 - Section 2 .....	E16		
Schedule D - Summary By Country .....	SI04		
Schedule D - Verification Between Years .....	SI03		
Schedule DA - Part 1 .....	E17		
Schedule DA - Verification Between Years .....	SI10		
Schedule DB - Part A - Section 1 .....	E18		
Schedule DB - Part A - Section 2 .....	E19		
Schedule DB - Part A - Verification Between Years .....	SI11		
Schedule DB - Part B - Section 1 .....	E20		
Schedule DB - Part B - Section 2 .....	E21		
Schedule DB - Part B - Verification Between Years .....	SI11		
Schedule DB - Part C - Section 1 .....	SI12		
Schedule DB - Part C - Section 2 .....	SI13		
Schedule DB - Part D .....	E22		
Schedule DB - Verification .....	SI14		
Schedule DL - Part 1 .....	E23		
Schedule DL - Part 2 .....	E24		
Schedule E - Part 1 - Cash .....	E25		
Schedule E - Part 2 - Cash Equivalents .....	E26		
Schedule E - Part 3 - Special Deposits .....	E27		
Schedule E - Verification Between Years .....	SI15		
Schedule F - Part 1 .....	24		
Schedule F - Part 2 .....	25		
Schedule F - Part 3 .....	26		