



ANNUAL STATEMENT

For the Year Ended December 31, 2019  
of the Condition and Affairs of the

THE BANKERS GUARANTEE TITLE & TRUST CO

NAIC Group Code..... 50164, 50164  
(Current Period) (Prior Period)

NAIC Company Code..... 50164

Employer's ID Number..... 340083590

Organized under the Laws of OH

State of Domicile or Port of Entry OH

Country of Domicile US

Incorporated/Organized..... August 11, 1911

Commenced Business..... August 11, 1911

Statutory Home Office

1113 Medina Rd. Suite 400 .. Medina .. OH .. .. 44256  
(Street and Number) (City or Town, State, Country and Zip Code)

Main Administrative Office

1113 Medina Rd. Suite 400 .. Medina .. OH .. US .. 44256  
(Street and Number) (City or Town, State, Country and Zip Code)

3308671601  
(Area Code) (Telephone Number)

Mail Address

N/A .. .. ..  
(Street and Number or P. O. Box) (City or Town, State, Country and Zip Code)

Primary Location of Books and Records

N/A .. .. ..  
(Street and Number) (City or Town, State, Country and Zip Code)

(Area Code) (Telephone Number)

Internet Web Site Address

www.bankersguarantee.com

Statutory Statement Contact

Richard L Pace  
(Name)

330 867 1601  
(Area Code) (Telephone Number) (Extension)

rpac@bankersguarantee.com  
(E-Mail Address)

330 867 1935  
(Fax Number)

OFFICERS

Name	Title	Name	Title
1. Richard L Pace	President	2. Patricia K Smith	Vice President
3. Kara Harchuck	Executive Managing Director/General Counsel/Secretary	4. James C Hunt	CEO

OTHER

Michael Wagnon #	Vice President	Daniel Singer #	Executive Managing Director
Brian Fullerton #	Vice President	Claudia Ivey	Senior Vice President
		David Miller	Vice President
		Essey Norman #	Vice President/Counesl

DIRECTORS OR TRUSTEES

James C Hunt	Daniel Singer #	Clay Parker	Ryan McCrory #
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State of.....  
County of.....

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.

(Signature)  
Richard L Pace

1. (Printed Name)  
President

(Title)

(Signature)  
Patricia K Smith

2. (Printed Name)  
Vice President

(Title)

(Signature)  
Kara Harchuck

3. (Printed Name)  
Executive Managing Director/General Counsel/Secretary

(Title)

Subscribed and sworn to before me

This day of 2020

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

THE BANKERS GUARANTEE TITLE & TRUST CO  
ASSETS

	Current Year			Prior Year
	1	2	3	4
	Assets	Nonadmitted Assets	Net Admitted Assets (Cols. 1 - 2)	Net Admitted Assets
1. Bonds (Schedule D).....			0	20,126,507
2. Stocks (Schedule D):				
2.1 Preferred stocks.....			0	
2.2 Common stocks.....	649,863		649,863	624,463
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens.....	29,084,968		29,084,968	36,580,085
3.2 Other than first liens.....			0	
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$.....0 encumbrances).....			0	
4.2 Properties held for the production of income (less \$.....0 encumbrances).....			0	
4.3 Properties held for sale (less \$.....0 encumbrances).....			0	
5. Cash (\$.....34,605,259, Schedule E-Part 1), cash equivalents (\$.....0, Schedule E-Part 2) and short-term investments (\$.....0, Schedule DA).....	34,605,259		34,605,259	8,724,366
6. Contract loans (including \$.....0 premium notes).....			0	
7. Derivatives (Schedule DB).....			0	
8. Other invested assets (Schedule BA).....	1,751,318	1,751,318	0	
9. Receivables for securities.....			0	
10. Securities lending reinvested collateral assets (Schedule DL).....			0	
11. Aggregate write-ins for invested assets.....	0	0	0	0
12. Subtotals, cash and invested assets (Lines 1 to 11).....	66,091,408	1,751,318	64,340,090	66,055,421
13. Title plants less \$.....0 charged off (for Title insurers only).....			0	
14. Investment income due and accrued.....	83,806		83,806	190,735
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection.....			0	
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$.....0 earned but unbilled premiums).....			0	
15.3 Accrued retrospective premiums (\$.....0) and contracts subject to redetermination (\$.....0).....			0	
16. Reinsurance:				
16.1 Amounts recoverable from reinsurers.....			0	
16.2 Funds held by or deposited with reinsured companies.....			0	
16.3 Other amounts receivable under reinsurance contracts.....			0	
17. Amounts receivable relating to uninsured plans.....			0	
18.1 Current federal and foreign income tax recoverable and interest thereon.....			0	
18.2 Net deferred tax asset.....	126,806		126,806	133,083
19. Guaranty funds receivable or on deposit.....			0	
20. Electronic data processing equipment and software.....	484,700	484,700	0	
21. Furniture and equipment, including health care delivery assets (\$.....0).....	51,013	51,013	0	
22. Net adjustment in assets and liabilities due to foreign exchange rates.....			0	
23. Receivables from parent, subsidiaries and affiliates.....			0	
24. Health care (\$.....0) and other amounts receivable.....			0	
25. Aggregate write-ins for other-than-invested assets.....	7,250,539	137,266	7,113,273	6,898,193
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25).....	74,088,272	2,424,297	71,663,975	73,277,432
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts.....			0	
28. TOTAL (Lines 26 and 27).....	74,088,272	2,424,297	71,663,975	73,277,432

DETAILS OF WRITE-INS				
1101. ....			0	
1102. ....			0	
1103. ....			0	
1198. Summary of remaining write-ins for Line 11 from overflow page.....	0	0	0	0
1199. Totals (Lines 1101 through 1103 plus 1198) (Line 11 above).....	0	0	0	0
2501. Miscellaneous Receivable.....	137,266	137,266	0	
2502. Funds Segregated for others.....	7,113,273		7,113,273	6,898,193
2503. ....			0	
2598. Summary of remaining write-ins for Line 25 from overflow page.....	0	0	0	0
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above).....	7,250,539	137,266	7,113,273	6,898,193

THE BANKERS GUARANTEE TITLE & TRUST CO  
LIABILITIES, SURPLUS AND OTHER FUNDS

	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4).....		
2. Statutory premium reserve (Part 1B, Line 2.6, Col. 1).....	115,832	120,627
3. Aggregate of other reserves required by law.....	0	0
4. Supplemental reserve (Part 2B, Col. 4, Line 10).....		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers.....		
6. Other expenses (excluding taxes, licenses and fees).....	885,616	261,758
7. Taxes, licenses and fees (excluding federal and foreign income taxes).....		
8.1 Current federal and foreign income taxes (including \$.....0 on realized capital gains (losses)) .....	379,161	114,902
8.2 Net deferred tax liability.....		
9. Borrowed money \$.....0 and interest thereon \$.....0.....	17,862,569	19,230,749
10. Dividends declared and unpaid.....		
11. Premiums and other consideration received in advance.....		
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.....	7,113,273	6,898,193
15. Provision for unauthorized and certified (\$.....0) reinsurance.....		
16. Net adjustment in assets and liabilities due to foreign exchange rates.....		
17. Drafts outstanding.....		
18. Payable to parent, subsidiaries and affiliates.....		
19. Derivatives.....		
20. Payable for securities.....		
21. Payable for securities lending.....		
22. Aggregate write-ins for other liabilities.....	101,050	156,007
23. Total liabilities (Lines 1 through 22).....	26,457,501	26,782,236
24. Aggregate write-ins for special surplus funds.....	0	0
25. Common capital stock.....	631,250	631,250
26. Preferred capital stock.....		
27. Aggregate write-ins for other-than-special surplus funds.....	0	0
28. Surplus notes.....		
29. Gross paid in and contributed surplus.....	41,794,899	41,794,899
30. Unassigned funds (surplus).....	2,780,325	4,069,047
31. Less treasury stock, at cost:		
31.1 .....0.000 shares common (value included in Line 25 \$.....0).....		
31.2 .....0.000 shares preferred (value included in Line 26 \$.....0).....		
32. Surplus as regards policyholders (Lines 24 to 30 less 31) (Page 4, Line 32).....	45,206,474	46,495,196
33. TOTALS (Page 2, Line 28, Col. 3).....	71,663,975	73,277,432

DETAILS OF WRITE-INS		
0301. ....		
0302. ....		
0303. ....		
0398. Summary of remaining write-ins for Line 3 from overflow page.....	0	0
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 3 above).....	0	0
2201. Loan Escrow.....	20,849	47,597
2202. Allowance Risk Share & Recourse and rounding.....	80,201	108,410
2203. ....		
2298. Summary of remaining write-ins for Line 22 from overflow page.....	0	0
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above).....	101,050	156,007
2401. ....		
2402. ....		
2403. ....		
2498. Summary of remaining write-ins for Line 24 from overflow page.....	0	0
2499. Totals (Lines 2401 through 2403 plus 2498) (Line 24 above).....	0	0
2701. ....		
2702. ....		
2703. ....		
2798. Summary of remaining write-ins for Line 27 from overflow page.....	0	0
2799. Totals (Lines 2701 through 2703 plus 2798) (Line 27 above).....	0	0

THE BANKERS GUARANTEE TITLE & TRUST CO  
OPERATIONS AND INVESTMENT EXHIBIT

STATEMENT OF INCOME			1	2
			Current Year	Prior Year
OPERATING INCOME				
1.	Title insurance and related income (Part 1):			
1.1	Title insurance premiums earned (Part 1B, Line 3, Col. 1).....	16,220	12,713	
1.2	Escrow and settlement services (Part 1A, Line 2, Col. 4).....			
1.3	Other title fees and service charges (Part 1A, Total of Lines 3, 4, 5 and 6, Col. 4).....			
2.	Other operating income (Part 4, Line 2, Col. 5).....	1,705,278	2,098,060	
3.	Total operating income (Lines 1 through 2).....	1,721,498	2,110,773	
EXPENSES:				
4.	Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col 4).....			
5.	Operating expenses incurred (Part 3, Line 24, Col. 4).....	2,248,732	9,788	
6.	Other operating expenses (Part 4, Line 6, Col. 5).....	2,168,800	1,677,628	
7.	Total operating expenses.....	4,417,532	1,687,416	
8.	Net operating gain or (loss) (Line 3 minus Line 7).....	(2,696,034)	423,357	
INVESTMENT INCOME				
9.	Net investment income earned (Exhibit of Net Investment Income, Line 17).....	3,590,276	3,956,256	
10.	Net realized capital gains (losses) less capital gains tax of \$.....0 (Exhibit of Capital Gains (Losses)).....	2,680,102	(5,691)	
11.	Net investment gain (loss) (Lines 9 + 10).....	6,270,378	3,950,565	
OTHER INCOME				
12.	Aggregate write-ins for miscellaneous income or (loss) or other deductions.....	0	0	
13.	Net income after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12).....	3,574,344	4,373,922	
14.	Federal and foreign income taxes incurred.....	784,826	421,938	
15.	Net income (Line 13 minus Line 14).....	2,789,518	3,951,984	
CAPITAL AND SURPLUS ACCOUNT				
16.	Surplus as regards policyholders, December 31 prior year (Page 3, Line 32, Column 2).....	46,495,195	42,426,149	
17.	Net income (from Line 15).....	2,789,518	3,951,984	
18.	Change in net unrealized capital gains or (losses) less capital gains tax of \$.....0.....		213,557	
19.	Change in net unrealized foreign exchange capital gain (loss).....			
20.	Change in net deferred income tax.....	(6,277)	133,083	
21.	Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 28, Col. 3).....	(121,963)	(229,578)	
22.	Change in provision for unauthorized and certified reinsurance (Page 3, Line 15, Col. 2 minus Col. 1).....			
23.	Change in supplemental reserves (Page 3, Line 4, Col. 2 minus Col. 1).....			
24.	Change in surplus notes.....			
25.	Cumulative effect of changes in accounting principles.....			
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.....	(3,950,000)		
29.	Change in treasury stock (Page 3, Lines 31.1 and 31.2, Col. 2 minus Col. 1).....			
30.	Aggregate write-ins for gains and losses in surplus.....	0	0	
31.	Change in surplus as regards policyholders for the year (Lines 17 through 30).....	(1,288,722)	4,069,046	
32.	Surplus as regards policyholders, December 31 current year (Line 16 plus Line 31) (Page 3, Line 32).....	45,206,473	46,495,195	
DETAILS OF WRITE-INS				
1201.	.....			
1202.	.....			
1203.	.....			
1298.	Summary of remaining write-ins for Line 12 from overflow page.....	0	0	
1299.	Totals (Lines 1201 through 1203 plus 1298) (Line 12 above).....	0	0	
3001.	Rounding.....			
3002.	.....			
3003.	.....			
3098.	Summary of remaining write-ins for Line 30 from overflow page.....	0	0	
3099.	Totals (Lines 3001 through 3003 plus 3098) (Line 30 above).....	0	0	

THE BANKERS GUARANTEE TITLE & TRUST CO  
CASH FLOW

	1 Current Year	2 Prior Year
CASH FROM OPERATIONS		
1. Premiums collected net of reinsurance.....	11,425	7,290
2. Net investment income.....	4,166,264	4,334,579
3. Miscellaneous income.....	1,705,278	1,739,420
4. Total (Lines 1 through 3).....	5,882,967	6,081,289
5. Benefit and loss related payments.....		
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts.....		
7. Commissions, expenses paid and aggregate write-ins for deductions.....	3,401,240	1,714,736
8. Dividends paid to policyholders.....		
9. Federal and foreign income taxes paid (recovered) net of \$.....0 tax on capital gains (losses).....	1,103,075	307,036
10. Total (Lines 5 through 9).....	4,504,315	2,021,772
11. Net cash from operations (Line 4 minus Line 10).....	1,378,652	4,059,517
CASH FROM INVESTMENTS		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds.....	22,380,296	
12.2 Stocks.....		
12.3 Mortgage loans.....	39,318,139	35,793,419
12.4 Real estate.....		
12.5 Other invested assets.....		
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments.....		
12.7 Miscellaneous proceeds.....		
12.8 Total investment proceeds (Lines 12.1 to 12.7).....	61,698,435	35,793,419
13. Cost of investments acquired (long-term only):		
13.1 Bonds.....		
13.2 Stocks.....	25,400	14,300
13.3 Mortgage loans.....	31,353,519	31,850,277
13.4 Real estate.....		
13.5 Other invested assets.....	499,095	255,177
13.6 Miscellaneous applications.....		
13.7 Total investments acquired (Lines 13.1 to 13.6).....	31,878,014	32,119,754
14. Net increase (decrease) in contract loans and premium notes.....		
15. Net cash from investments (Line 12.8 minus Lines 13.7 minus Line 14).....	29,820,421	3,673,665
CASH FROM FINANCING AND MISCELLANEOUS SOURCES		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes.....		
16.2 Capital and paid in surplus, less treasury stock.....		
16.3 Borrowed funds.....	(1,368,180)	(7,236,293)
16.4 Net deposits on deposit-type contracts and other insurance liabilities.....		
16.5 Dividends to stockholders.....	3,950,000	
16.6 Other cash provided (applied).....		13,811
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6).....	(5,318,180)	(7,222,482)
RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS		
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17).....	25,880,893	510,700
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year.....	8,724,366	8,213,666
19.2 End of year (Line 18 plus Line 19.1).....	34,605,259	8,724,366
Note: Supplemental disclosures of cash flow information for non-cash transactions:		
20.0001 .....		

THE BANKERS GUARANTEE TITLE & TRUST CO  
OPERATIONS AND INVESTMENT EXHIBIT

PART 1A - SUMMARY OF TITLE INSURANCE PREMIUMS WRITTEN AND RELATED REVENUES

	1  Direct Operations	Agency Operations		4  Total Current Year (Cols. 1 + 2 + 3)	5  Total Prior Year
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Direct premiums written (Sch. T, Line 59, Cols. 3, 4 and 5).....		11,425		11,425	7,290
2. Escrow and settlement service charges.....				0	
3. Title examinations.....				0	
4. Searches and abstracts.....				0	
5. Surveys.....				0	
6. Aggregate write-ins for service charges.....	0	0	0	0	0
7. Totals (Lines 1 to 6).....	0	11,425	0	11,425	7,290

DETAILS OF WRITE-INS

0601. ....				0	
0602. ....				0	
0603. ....				0	
0698. Summary of remaining write-ins for Line 6 from overflow page.....	0	0	0	0	0
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above).....	0	0	0	0	0

PART 1B - PREMIUMS EARNED EXHIBIT

	1  Current Year	2  Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1, Col. 4).....	11,425	7,290
1.2 Assumed.....		
1.3 Ceded.....		
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3).....	11,425	7,290
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year.....	120,627	126,050
2.2 Aggregate write-ins for book adjustments to Line 2.1.....	0	0
2.3 Additions during the current year.....	1,143	729
2.4 Withdrawals during the current year.....	5,938	6,152
2.5 Aggregate write-ins for other adjustments not effecting earned premiums.....	0	0
2.6 Balance at December 31 current year (Lines 2.1 + 2.2 + 2.3 - 2.4 + 2.5).....	115,832	120,627
3. Net title premiums earned during year (Lines 1.4 + 2.1 + 2.5 - 2.6) (Sch. T, Line 59, Col. 7).....	16,220	12,713

DETAILS OF WRITE-INS

02.201 .....		
02.202 .....		
02.203 .....		
02.298. Summary of remaining write-ins for Line 2.2 from overflow page.....	0	0
02.299. Totals (Lines 02.201 through 02.203 plus 02.298) (Line 2.2 above).....	0	0
02.501 .....		
02.502 .....		
02.503 .....		
02.598. Summary of remaining write-ins for Line 2.5 from overflow page.....	0	0
02.599 Totals (Lines 02.501 through 02.503 plus 02.598) (Line 2.5 above).....	0	0

THE BANKERS GUARANTEE TITLE & TRUST CO  
OPERATIONS AND INVESTMENT EXHIBIT

PART 2A - LOSSES PAID AND INCURRED

	1  Direct Operations	Agency Operations		4  Current Year Total (Cols. 1 + 2 + 3)	5  Prior Year Total
		2  Non-Affiliated Agency Operations	3  Affiliated Agency Operations		
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage and subrogation (Total same as Sch. T, Line 59, Col. 8).....				.....0	.....
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage and subrogation.....				.....0	.....
3. Total (Line 1 plus Line 2).....		.....0	.....0	.....0	.....0
4. Deduct: Recovered during year from reinsurance.....				.....0	.....
5. Net payments (Line 3 minus Line 4).....	.....0	.....0	.....0	.....0	.....0
6. Known claims reserve - current year (Page 3, Line 1, Col. 1).....				.....0	.....
7. Known claims reserve - prior year (Page 3, Line 1, Col. 2).....				.....0	.....
8. Losses and allocated loss adjustment expenses incurred ..... (Line 5 plus Line 6 minus Line 7).....	.....0	.....0	.....0	.....0	.....0
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Col. 5).....				.....0	.....
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9).....	.....0	.....0	.....0	.....0	.....0

NONE

THE BANKERS GUARANTEE TITLE & TRUST CO  
OPERATIONS AND INVESTMENT EXHIBIT

PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1  Direct Operations	Agency Operations		4  Total Current Year (Cols. 1 + 2 + 3)	5  Total Prior Year
		2  Non-Affiliated Agency Operations	3  Affiliated Agency Operations		
1. Loss and allocated LAE reserve for title and other losses of which notice has been received:					
1.1 Direct (Schedule P, Part 1, Line 12, Col. 17).....				.....0	.....
1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 18).....				.....0	.....
2. Deduct reinsurance recoverable from authorized, unauthorized and certified companies (Schedule P, Part 1, Line 12, Col. 19).....				.....0	
3. Known claims reserve net of reinsurance (Line 1.1 plus Line 1.2 minus Line 2).....	.....0	.....0	.....0	.....0	.....0
4. Incurred but not reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20).....				.....0	.....
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21).....				.....0	.....
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22).....				.....0	.....
4.4 Net incurred but not reported (Line 4.1 plus Line 4.2 minus Line 4.3).....	.....0	.....0	.....0	.....0	.....0
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23).....				.....0	
6. Less discount for time value of money, if allowed (Sch. P, Part 1, Line 12, Col. 33).....	.....XXX.....	.....XXX.....	.....XXX.....		
7. Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6) (Sch. P, Part 1, Line 12, Col. 34).....	.....XXX.....	.....XXX.....	.....XXX.....	.....0	.....0
8. Statutory premium reserve at year end (Part 1B, Line 2.6).....	.....XXX.....	.....XXX.....	.....XXX.....	.....115,832	.....120,627
9. Aggregate of other reserves required by law (Page 3, Line 3).....	.....XXX.....	.....XXX.....	.....XXX.....		
10. Supplemental reserve (a) (Lines 7 - (3 + 8 + 9)).....	.....XXX.....	.....XXX.....	.....XXX.....	.....0	.....0

(a) If the sum of Lines 3 + 8 + 9 is greater than Line 7, place a "0" in this line.



OPERATIONS AND INVESTMENT EXHIBIT

PART 3 - EXPENSES

		Title and Escrow Operating Expenses				5	6	7	Totals	
		1	Agency Operations		4				8	9
			2	3						
1. Personnel costs:										
1.1 Salaries.....			1,373,600		1,373,600		432,080	185,177	1,990,857	620,890
1.2 Employee relations and welfare.....			16,975		16,975		91,093	39,040	147,108	188,234
1.3 Payroll taxes.....			54,617		54,617		53,074	22,746	130,437	72,954
1.4 Other personnel costs.....					0		2,033	871	2,904	3,546
1.5 Total personnel costs.....		0	1,445,192	0	1,445,192	0	578,280	247,834	2,271,306	885,624
2. Amounts paid to or retained by title agents.....			2,819		2,819				2,819	6,152
3. Production services (purchased outside):										
3.1 Searches, examinations and abstracts.....					0				0	
3.2 Surveys.....					0				0	
3.3 Other.....			3,152		3,152		24,358	10,439	37,949	27,709
4. Advertising.....			255		255		26,220	11,237	37,712	15,395
5. Boards, bureaus and associations.....			14,071		14,071		11,786	5,051	30,908	15,631
6. Title plant rent and maintenance.....					0				0	
7. Claim adjustment services.....		XXX	XXX	XXX	XXX		XXX	XXX	0	
8. Amounts charged off, net of recoveries.....					0		194	83	277	36,366
9. Marketing and promotional expenses.....			232		232		334,073	143,174	477,479	326,300
10. Insurance.....					0				0	
11. Directors' fees.....					0				0	
12. Travel and travel items.....			11,174		11,174		1,382	592	13,148	816
13. Rent and rent items.....			8,000		8,000		72,332	30,999	111,331	99,426
14. Equipment.....					0		23,289	9,981	33,270	43,368
15. Cost or depreciation of EDP equipment and software.....					0				0	
16. Printing, stationery, books and periodicals.....			5,565		5,565		6,093	2,611	14,269	6,599
17. Postage, telephone, messengers and express.....			70		70		14,131	6,056	20,257	21,108
18. Legal and auditing.....			46,859		46,859		51,032	21,871	119,762	49,702
19. Totals (Lines 1.5 to 18).....		0	1,537,389	0	1,537,389	0	1,143,170	489,928	3,170,487	1,534,196
20. Taxes, licenses and fees										
20.1 State and local insurance taxes.....					0				0	
20.2 Insurance department licenses and fees.....			42,517		42,517				42,517	747
20.3 Gross guaranty association assessments.....					0				0	
20.4 All other (excluding federal income and real estate).....			275		275		552	237	1,064	1,264
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4).....		0	42,792	0	42,792	0	552	237	43,581	2,011
21. Real estate expenses.....					0				0	
22. Real estate taxes.....					0				0	
23. Aggregate write-ins for other expenses.....		0	668,551	0	668,551	0	1,025,078	220,533	1,914,162	892,580
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23).....		0	2,248,732	0	2,248,732	0	2,168,800	710,698	(a) 5,128,230	2,428,787
25. Less unpaid expenses - current year.....					0				0	
26. Add unpaid expenses - prior year.....					0				0	
27. Total expenses paid (Lines 24 - 25 + 26).....		0	2,248,732	0	2,248,732	0	2,168,800	710,698	5,128,230	2,428,787
DETAILS OF WRITE-INS										
2301. Consulting.....			130,456		130,456				130,456	287,176
2302. General & Administrative.....			535,061		535,061		394,579	169,105	1,098,745	202,716
2303. G/fees, bank fees and other.....			3,034		3,034		119,998	51,428	174,460	402,688
2398. Summary of remaining write-ins for Line 23 from overflow page.....		0	0	0	0	0	510,501	0	510,501	0
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above).....		0	668,551	0	668,551	0	1,025,078	220,533	1,914,162	892,580

(a) Includes management fees of \$.00 to affiliates and \$.00 to non-affiliates.

THE BANKERS GUARANTEE TITLE & TRUST CO  
OPERATIONS AND INVESTMENT EXHIBIT

PART 4 - NET OPERATING GAIN/LOSS EXHIBIT

	1	Agency Operations		4	5	Totals	
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations			6 Current Year (Cols. 4 + 5)	7 Prior Year
	Direct Operations			Total (Cols. 1 + 2 + 3)	Other Operations		
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1).....		16,220		16,220	XXX	16,220	12,713
1.2 Escrow and settlement services (Part 1A, Line 2).....				0	XXX	0	
1.3 Other title fees and service charges (Part 1A, Lines 3 through 6).....				0	XXX	0	
2. Aggregate write-ins for other operating income.....	XXX	XXX	XXX	XXX	1,705,278	1,705,278	2,098,060
3. Total operating income (Lines 1.1 through 1.3 + Line 2).....	0	16,220	0	16,220	1,705,278	1,721,498	2,110,773
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4).....				0	XXX	0	
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 and Col. 6).....		2,248,732		2,248,732	2,168,800	4,417,532	1,687,416
6. Total operating deductions (Line 4 + Line 5).....	0	2,248,732	0	2,248,732	2,168,800	4,417,532	1,687,416
7. Net operating gain or (loss) (Line 3 minus Line 6).....	0	(2,232,512)	0	(2,232,512)	(463,522)	(2,696,034)	423,357

DETAILS OF WRITE-INS

0201. Mortgage operations.....	XXX	XXX	XXX	XXX	1,705,278	1,705,278	2,098,060
0202. ....	XXX	XXX	XXX	XXX		0	
0203. ....	XXX	XXX	XXX	XXX		0	
0298. Summary of remaining write-ins for Line 2 from overflow page.....	XXX	XXX	XXX	XXX	0	0	0
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above).....	XXX	XXX	XXX	XXX	1,705,278	1,705,278	2,098,060

THE BANKERS GUARANTEE TITLE & TRUST CO  
EXHIBIT OF NET INVESTMENT INCOME

	1 Collected During Year	2 Earned During Year
1. U.S. government bonds.....	(a).....	.....
1.1 Bonds exempt from U.S. tax.....	(a).....	.....
1.2 Other bonds (unaffiliated).....	(a).....	.....
1.3 Bonds of affiliates.....	(a).....3,082,438	.....3,082,438
2.1 Preferred stocks (unaffiliated).....	(b).....	.....
2.11 Preferred stocks of affiliates.....	(b).....	.....
2.2 Common stocks (unaffiliated).....	.....31,718	.....31,718
2.21 Common stocks of affiliates.....	.....	.....
3. Mortgage loans.....	(c).....1,575,572	.....1,575,572
4. Real estate.....	(d).....	.....
5. Contract loans.....	.....	.....
6. Cash, cash equivalents and short-term investments.....	(e).....	.....
7. Derivative instruments.....	(f).....	.....
8. Other invested assets.....	.....	.....
9. Aggregate write-ins for investment income.....	.....0	.....0
10. Total gross investment income.....	.....4,689,728	.....4,689,728
11. Investment expenses.....	.....	(g).....
12. Investment taxes, licenses and fees, excluding federal income taxes.....	.....	(g).....
13. Interest expense.....	.....	(h).....
14. Depreciation on real estate and other invested assets.....	.....	(i).....0
15. Aggregate write-ins for deductions from investment income.....	.....	.....1,099,452
16. Total deductions (Lines 11 through 15).....	.....	.....1,099,452
17. Net investment income (Line 10 minus Line 16).....	.....	.....3,590,276

DETAILS OF WRITE-INS

0901. ....	.....	.....
0902. ....	.....	.....
0903. ....	.....	.....
0998. Summary of remaining write-ins for Line 9 from overflow page.....	.....0	.....0
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above).....	.....0	.....0
1501. from Part 3 column 7.....	.....	.....710,698
1502. Amortization of Mortgage serviicng rights.....	.....	.....388,754
1503. ....	.....	.....
1598. Summary of remaining write-ins for Line 15 from overflow page.....	.....	.....0
1599. Totals (Lines 1501 through 1503 plus 1598) (Line 15 above).....	.....	.....1,099,452
(a) Includes \$.....0 accrual of discount less \$.....0 amortization of premium and less \$.....0 paid for accrued interest on purchases.	.....	.....
(b) Includes \$.....0 accrual of discount less \$.....0 amortization of premium and less \$.....0 paid for accrued dividends on purchases.	.....	.....
(c) Includes \$.....0 accrual of discount less \$.....0 amortization of premium and less \$.....0 paid for accrued interest on purchases.	.....	.....
(d) Includes \$.....0 for company's occupancy of its own buildings; and excludes \$.....0 interest on encumbrances.	.....	.....
(e) Includes \$.....0 accrual of discount less \$.....0 amortization of premium and less \$.....0 paid for accrued interest on purchases.	.....	.....
(f) Includes \$.....0 accrual of discount less \$.....0 amortization of premium.	.....	.....
(g) Includes \$.....0 investment expenses and \$.....0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.	.....	.....
(h) Includes \$.....0 interest on surplus notes and \$.....0 interest on capital notes.	.....	.....
(i) Includes \$.....0 depreciation on real estate and \$.....0 depreciation on other invested assets.	.....	.....

EXHIBIT OF CAPITAL GAINS (LOSSES)

	1 Realized Gain (Loss) on Sales or Maturity	2 Other Realized Adjustments	3 Total Realized Capital Gain (Loss) (Columns 1 + 2)	4 Change in Unrealized Capital Gain (Loss)	5 Change in Unrealized Foreign Exchange Capital Gain (Loss)
1. U.S. government bonds.....	.....	.....	.....0	.....	.....
1.1 Bonds exempt from U.S. tax.....	.....	.....	.....0	.....	.....
1.2 Other bonds (unaffiliated).....	.....2,253,790	.....	.....2,253,790	.....	.....
1.3 Bonds of affiliates.....	.....	.....	.....0	.....	.....
2.1 Preferred stocks (unaffiliated).....	.....	.....	.....0	.....	.....
2.11 Preferred stocks of affiliates.....	.....	.....	.....0	.....	.....
2.2 Common stocks (unaffiliated).....	.....	.....	.....0	.....	.....
2.21 Common stocks of affiliates.....	.....	.....	.....0	.....	.....
3. Mortgage loans.....	.....	.....426,312	.....426,312	.....	.....
4. Real estate.....	.....	.....	.....0	.....	.....
5. Contract loans.....	.....	.....	.....0	.....	.....
6. Cash, cash equivalents and short-term investments.....	.....	.....	.....0	.....	.....
7. Derivative instruments.....	.....	.....	.....0	.....	.....
8. Other invested assets.....	.....	.....	.....0	.....	.....
9. Aggregate write-ins for capital gains (losses).....	.....0	.....0	.....0	.....0	.....0
10. Total capital gains (losses).....	.....2,253,790	.....426,312	.....2,680,102	.....0	.....0

DETAILS OF WRITE-INS

0901. ....	.....	.....	.....0	.....	.....
0902. ....	.....	.....	.....0	.....	.....
0903. ....	.....	.....	.....0	.....	.....
0998. Summary of remaining write-ins for Line 9 from overflow page...	.....0	.....0	.....0	.....0	.....0
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above).....	.....0	.....0	.....0	.....0	.....0

THE BANKERS GUARANTEE TITLE & TRUST CO  
EXHIBIT OF NONADMITTED ASSETS

	1 Current Year Total Nonadmitted Assets	2 Prior Year Total Nonadmitted Assets	3 Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1. Bonds (Schedule D).....			0
2. Stocks (Schedule D):			
2.1 Preferred stocks.....			0
2.2 Common stocks.....			0
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens.....			0
3.2 Other than first liens.....			0
4. Real estate (Schedule A):			
4.1 Properties occupied by the company.....			0
4.2 Properties held for the production of income.....			0
4.3 Properties held for sale.....			0
5. Cash (Schedule E-Part 1), cash equivalents (Schedule E-Part 2) and short-term investments (Schedule DA).....			0
6. Contract loans.....			0
7. Derivatives (Schedule DB).....			0
8. Other invested assets (Schedule BA).....	1,751,318	2,077,131	325,813
9. Receivables for securities.....			0
10. Securities lending reinvested collateral assets (Schedule DL).....			0
11. Aggregate write-ins for invested assets.....	0	0	0
12. Subtotals, cash and invested assets (Lines 1 to 11).....	1,751,318	2,077,131	325,813
13. Title plants (for Title insurers only).....			0
14. Investment income due and accrued.....			0
15. Premiums and considerations:			
15.1 Uncollected premiums and agents' balances in the course of collection.....			0
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due.....			0
15.3 Accrued retrospective premiums and contracts subject to redetermination.....			0
16. Reinsurance:			
16.1 Amounts recoverable from reinsurers.....			0
16.2 Funds held by or deposited with reinsured companies.....			0
16.3 Other amounts receivable under reinsurance contracts.....			0
17. Amounts receivable relating to uninsured plans.....			0
18.1 Current federal and foreign income tax recoverable and interest thereon.....			0
18.2 Net deferred tax asset.....			0
19. Guaranty funds receivable or on deposit.....			0
20. Electronic data processing equipment and software.....	484,700		(484,700)
21. Furniture and equipment, including health care delivery assets.....	51,013	54,094	3,081
22. Net adjustment in assets and liabilities due to foreign exchange rates.....			0
23. Receivables from parent, subsidiaries and affiliates.....			0
24. Health care and other amounts receivable.....			0
25. Aggregate write-ins for other-than-invested assets.....	137,266	171,109	33,843
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 through 25).....	2,424,297	2,302,334	(121,963)
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts.....			0
28. TOTALS (Lines 26 and 27).....	2,424,297	2,302,334	(121,963)

DETAILS OF WRITE-INS

1101. ....			0
1102. ....			0
1103. ....			0
1198. Summary of remaining write-ins for Line 11 from overflow page.....	0	0	0
1199. Totals (Lines 1101 through 1103 plus 1198) (Line 11 above).....	0	0	0
2501. Misc Recievables.....	137,266	171,109	33,843
2502. ....			0
2503. ....			0
2598. Summary of remaining write-ins for Line 25 from overflow page.....	0	0	0
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above).....	137,266	171,109	33,843

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies and Going Concern

A. Accounting Practices

The financial statements of the Company are prepared in conformity with accounting practices prescribed or permitted by the Ohio Department of Insurance (“ODI”). Prescribed statutory accounting practices include a variety of publications of the National Association of Insurance Commissioners (“NAIC”), as well as state laws, regulations and general administrative rules. Permitted statutory accounting practices encompass all accounting practices not so prescribed.

The State of Ohio requires its domestic insurance companies to prepare financial statements in conformity with the NAIC Accounting Practices and Procedures Manual (“APPM”), which includes all Statements of Statutory Accounting Principles (“SSAPs”), subject to any deviations prescribed or permitted by the ODI.

The Company’s net income and capital and surplus did not include any accounting practices prescribed or permitted by the ODI during 2019 and 2018.

	SSAP #	F/S Page	F/S Line #	2019	2018
<b>NET INCOME</b>					
(1) Company state basis (Page 4, Line 15, Columns 1 & 2)	XXX	XXX	XXX	\$ 2,789,518	\$ 3,951,984
(2) State Prescribed Practices that are an increase/(decrease) from NAIC SAP				\$	\$
(3) State Permitted Practices that are an increase/(decrease) from NAIC SAP					
(4) NAIC SAP (1 – 2 – 3 = 4)	XXX	XXX	XXX	\$ 2,789,518	\$ 3,951,984
<b>SURPLUS</b>					
(5) Company state basis (Page 3, Line 32, Columns 1 & 2)	XXX	XXX	XXX	\$ 45,206,473	\$ 46,495,196
(6) State Prescribed Practices that are an increase/(decrease) from NAIC SAP				\$	\$
(7) State Permitted Practices that are an increase/(decrease) from NAIC SAP				\$	\$
(8) NAIC SAP (5 – 6 – 7 = 8)	XXX	XXX	XXX	\$ 45,206,473	\$ 46,495,196

B. Use of Estimates in the Preparation of the Financial Statement

The preparation of financial statements in conformity with the NAIC Annual Statement Instructions and APPM requires management to make estimates and assumptions that affect the reported amounts in the financial statements and related disclosure in the accompanying notes. Estimates are based on experience and current market conditions affecting the Company’s business. Management actively monitors the market conditions on an ongoing basis and adjusts its estimates used, as necessary. Actual results may differ from these estimates.

The most significant estimates include those used in determining measurement of any related impairment; valuation of investments (in the absence of quoted market values) and the recognition of other-than-temporary impairments; provision for income taxes and valuation of deferred tax assets; and reserves for contingent liabilities, including reserves for losses in connection with unresolved legal matters.

C. Accounting Policy

Investments

Bonds with an NAIC designation of 1 or 2, including loan-backed and structured securities (“LBASS”), are reported at amortized cost using the effective yield method. Bonds with an NAIC designation of 3 through 6 are reported at the lower of amortized cost or fair value, with the difference reflected in unassigned surplus as unrealized capital loss. In general, LBASS utilize a multi-step process for determining carrying value and NAIC designation in accordance with SSAP No. 43R, *Loan-backed and Structured Securities*.

Unaffiliated common stocks are reported at fair value. For unaffiliated common stocks, the differences between amortized cost or cost and fair value are recorded as a change in net unrealized capital gains (losses), which is a component of unassigned surplus. Restricted stock is stock from the Federal Home Loan Bank of Cincinnati (“FHLB”), which is restricted as to its marketability. Because no ready market exists for these investments and they have no quoted market value, the Bank’s investment in these stocks are carried at cost.

Mortgage loans are reported at unpaid principal balances, net of unamortized premiums and discounts and impairments. Impaired loans are identified by management when it is considered probable that all amounts due according to the contractual terms of the loan agreement will not be collected. Interest received on impaired loans is generally either applied against the principal or reported as revenue, according to management’s judgment as to the collectability of principal. Management discontinues accruing interest on impaired loans after the loans are 90 days delinquent as to principal or interest, or earlier when management has substantial doubts about collectability. Generally, a loan is restored to accrual status only after all delinquent interest and principal are brought current and, in the case of loans where interest has been interrupted for a substantial period, a regular payment performance has been established. The Company monitors the credit quality of mortgage loans to assess for losses inherent in the portfolio as of the balance sheet date. The Company assesses the credit quality of each loan by monitoring the financial condition of the borrower and the financial trends of the underlying property. Management considers the outstanding portfolio balance, delinquency status, historic loss experience, and other conditions influencing loss expectations, such as current economic conditions. The Company also considers loans collectively with similar risk characteristics when there may be no evidence of impairment on an individual loan basis.

Investments in real estate are reported at depreciated cost less encumbrances or the lower of depreciated cost or fair value, less encumbrances and estimated costs to sell the property.

Cash equivalents are reported at amortized cost. They are readily convertible into known amounts of cash and so near to their maturity that they present an insignificant risk of change in value because of changes in interest rates. Restricted cash represents cash held in a bank account to satisfy Ohio Department of Insurance requirements, of which the Company was in compliance with at December 31, 2019 and December 31, 2018.

Short-term investments are reported at cost or amortized cost.

NOTES TO FINANCIAL STATEMENTS

Other invested assets consist of mortgage servicing rights which is a nonadmitted asset. When a mortgage loan is sold, the Company retains the right to service the loan and recognizes the MSR at fair value. Subsequently, the Company recognizes mortgage servicing rights at fair value. The initial fair value represents expected net cash flows from servicing, as well as interest earnings on escrows and interim cash balances, borrower prepayment penalties, delinquency rates, late charges along with ancillary fees that are discounted at a rate that reflects the credit and liquidity risk of the MSR over the estimated life of the underlying loan. After initial recognition, the Company amortizes all MSR's in proportion to, and over the period that approximates when servicing income is recognized. The Company assesses MSR's for impairment based on their estimated fair value compared to carrying values. Servicing fees are earned for servicing mortgage loans, including all activities related to servicing the loans, and are recognized as services are provided over the life of the related mortgage loan.

Investments in joint ventures, partnerships and limited liability companies are generally reported based on the underlying audited Generally Accepted Accounting Principles ("GAAP") equity of the investee, with undistributed earnings or losses reflected in unassigned surplus as a change in net unrealized capital gains and losses and, are generally recognized on a delay due to the availability of financial statements.

All derivatives are stated at fair value.

The Company has not modified its capitalization policy from the prior period.

Investment income primarily consists of interest, dividends and amortization of any premium or discount. Interest is recognized on an accrual basis using the effective yield method and dividends are recorded at the ex-dividend date. Interest income for LBASS is determined considering estimated pay-downs, including prepayments, obtained from third party data sources and internal estimates. Actual prepayment experience is periodically reviewed and effective yields are recalculated when differences arise between the prepayments originally anticipated and the actual prepayments received and currently anticipated. For LBASS that are purchased with high credit quality and fixed interest rates, the effective yield is recalculated on a retrospective basis. For all other LBASS, the effective yield is recalculated on a prospective basis. In periods subsequent to the recognition of an other-than-temporary impairment ("OTTI") on a bond, including LBASS, the difference between the new amortized cost basis and the cash flows expected to be collected is accreted as interest income. Accrual of income is suspended for other-than-temporarily impaired bonds when the timing and amount of cash flows expected to be received is not reasonably estimable. Accrual of income is suspended for mortgage loans that are in default or when the full and timely collection of principal and interest payments is not probable. Cash receipts on investments on nonaccrual status are generally recorded as a reduction of carrying value. Cash distributions received from investments in joint ventures, partnerships and limited liability companies are recognized in investment income to the extent they are not in excess of the undistributed accumulated earnings attributable to the investee and the unrealized gain would be reversed. Any distributions that are in excess of the undistributed accumulated earnings attributable to the investee reduce the carrying amount of the investment.

Realized capital gains and losses include gains and losses on investment sales, write-downs in value due to other than temporary declines in fair value and periodic changes in fair value and settlement of certain derivatives. Realized capital gains and losses on investment sales are determined on a specific identification basis.

The Company has a comprehensive portfolio monitoring process to identify and evaluate each bond, including LBASS, and common and preferred stock whose carrying value may be other-than-temporarily impaired. For each bond, excluding LBASS, in an unrealized loss position (fair value is less than amortized cost), the Company assesses whether management with the appropriate authority has made a decision to sell the bond prior to its maturity at an amount below its carrying value. If the decision has been made to sell the bond, the bond's decline in fair value is considered other than temporary and the Company recognizes a realized capital loss equal to the difference between the amortized cost and the fair value of the bond at the balance sheet date the assessment is made. If the Company has not made the decision to sell the bond, but the bond's decline in value is considered other-than-temporarily impaired, a write-down of the amortized cost to fair value is required. For securities with an NAIC designation of 3 through 6, unrealized losses that are not deemed other-than-temporarily impaired are reflected in the Company's unassigned surplus.

For LBASS, the Company assesses whether management with the appropriate authority has made a decision to sell each LBASS in an unrealized loss position or does not have the intent and ability to retain the LBASS for a period of time sufficient to recover the amortized cost basis. If either situation exists, the security's decline is considered other than temporary and the security is written down as a realized capital loss to fair value. If management has not made the decision to sell the LBASS and management intends to hold the security for a period of time sufficient to recover the amortized cost basis, the Company analyzes the present value of the discounted cash flows expected to be collected. If the present value of the discounted cash flows expected to be collected is less than the amortized cost, the security is considered other-than-temporarily impaired and the Company recognizes a realized capital loss for the difference between the present value of the discounted cash flows and the amortized cost. For securities with an NAIC designation of 3 through 6, unrealized losses that are not deemed other-than-temporarily impaired are reflected in the Company's unassigned surplus.

For common and preferred stocks, the Company considers various factors, including whether the Company has the intent and ability to hold the stock for a period of time sufficient to recover its cost basis. Where the Company lacks the intent and ability to hold to recovery, or believes the recovery period is extended, the stock's decline in fair value is other than temporary and the difference between the stock's cost and fair value is recognized as a realized capital loss. A decision to sell stock for an amount below its cost would be an other than temporary decline and a realized capital loss is recorded.

OTTI adjustments on mortgage loans are recorded when it is probable contractual principal and interest will not be collected. OTTI adjustments reduce the carrying value of mortgage loans to the fair value of the collateral less the estimated cost to sell. The carrying value of real estate is adjusted for OTTI only if it is not recoverable and exceeds fair value.

Title Insurance Premiums Reserves

The Company is a title insurance underwriter primarily for residential real estate transactions throughout the State of Ohio. Underwritten products include policies for both owners and lenders and are issued through a network of independent title agencies that have signed non-exclusive agreements with the Company.

Premiums are recorded at the date of policy issuance on a gross premium basis. Amounts paid to or retained by agents are reported as an expense. Premium revenue is deferred, and adjusted annually, to the extent necessary to maintain a Statutory or Unearned Premium Reserve determined in accordance with Section 3953.11 and Section 1735.03 of the Ohio Revised Code. There are no known claims pending at December 31, 2019. Reserves for losses and loss adjustment expenses are the estimated amounts necessary to settle all reported and unreported claims for the ultimate cost of insured losses, based upon the facts in each cash and the Company's experience with similar cases.

Expenses incurred in connection with acquiring new insurance business, including such acquisition costs as sales commissions, are charged to operations as incurred.

Allowance for Risk-Sharing and Recourse Obligations

The Company recognizes an allowance for risk-sharing and recourse obligations related to certain loans sold to Fannie Mae and HUD/FHA, for which the Company retains recourse. The Company's assessment of the allowance is based upon the average loss rate incurred by the Company for the trailing six-year period. The allowance is determined by multiplying the average annual loss rate by the average projected unpaid principal balance for the coming year.

Income Taxes

The application of SSAP No. 101, *Income Taxes*, requires the Company to evaluate the recoverability of deferred tax assets and to establish a statutory valuation allowance adjustment if necessary to reduce the deferred tax asset to an amount which is more likely than not to be realized. Income taxes are

NOTES TO FINANCIAL STATEMENTS

accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for the future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and operating loss and tax credit carryforwards. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date.

Federal Home Loan Bank Advances

The Company is a member of the Federal Home Loan Bank (“FHLB”). On January 20, 2016, the Federal Housing Finance Agency (“FHFA”), as the primary regulator overseeing the FHLB, adopted a final rule governing FHLB membership. Among other things, the rule excludes captive insurers from the defined term “Insurance Company”, thus making captives ineligible for FHLB membership. It also requires that any captives admitted as FHLB members after September 12, 2014 are withdrawn from FHLB membership.

The Company, a third party title insurance company since 1911, is an eligible member of the FHLB. On March 31, 2016, the Company was informed by the FHFA that for purposes of the rules governing FHLB membership, the FHFA considers the Company to be a captive insurance company. The Company was admitted as a member of the FHLB prior to September 12, 2014 and therefore will remain a FHLB member through February 19, 2021 after which the Company will no longer be eligible for FHLB membership. During this period, the Company will be eligible to draw advances from the FHLB pursuant to FHLB’s membership guidelines. As of December 31, 2019 and December 31, 2018, the Company had \$17.9 million and \$19.2 million, respectively, in advances outstanding with the FHLB.

D. Going Concern

The Company has not had any condition or event that would cause doubt about its ability to continue as a going concern.

Note 2 – Accounting Changes and Correction of Errors

The Company has revised its 2018 financial statements as a result of errors identified subsequent to the original issuance of the 2018 Annual Statements. In the 2018 Annual Statement as previously presented, net income was understated by \$358,640 (Page 4, Line 15); surplus was overstated by \$1,290,992 (Page 3, Line 32); and net admitted assets was overstated by \$1,290,992 (Page 2, Line 28). The Company discovered errors in the reporting of mortgage servicing rights primarily relating to the accounting for such mortgage servicing rights as admitted assets.

The Company did not have material accounting changes for the years ended December 31, 2019 and 2018.

Effective December 31, 2019 with early adoption permitted, the NAIC adopted revisions to SSAP No. 1, *Accounting Policies, Risks & Uncertainties, and Other Disclosures* and SSAP No. 69, *Statement of Cash Flow*. The revisions will result in restricted cash amounts reported with cash and cash equivalents when reconciling the beginning and ending amounts in the cash flow statement. The revisions also require information on restricted cash, cash equivalents and short-term investments in the restricted asset disclosure. The Company adopted this guidance as of December 31, 2019 which did not have a material impact to the financial statements.

Effective January 1, 2020, revisions to SSAP No 22, *Leases* retains the operating lease concept for statutory accounting, clarifies the application of statutory accounting guidance for leases in certain areas, and identifies the types of assets allowed for lease and sale-leaseback treatment. The Company adopted this guidance as of January 1, 2020 which had no material impact to the financial statements.

Note 3 – Business Combinations and Goodwill

A. Statutory Purchase Method

The Company did not have any business combinations taking the form of a statutory purchase in 2019 or 2018.

B. Statutory Merger

The Company did not have any business combinations taking the form of a statutory merger in 2019 or 2018.

C. Impairment Loss

The Company did not recognize an impairment loss on the transactions described above in 2019 or 2018.

Note 4 – Discontinued Operations

A. Discontinued Operation Disposed of or Classified as Held for Sale

The Company did not have any material discontinued operations during 2019 or 2018.

B. Change in Plan of Sale of Discontinued Operation

The Company did not have any material discontinued operations during 2019 or 2018.

C. Nature of any Significant Continuing Involvement with Discontinued Operations After Disposal

The Company did not have any material discontinued operations during 2019 or 2018.

D. Equity Interest Retained in the Discontinued Operation After Disposal

The Company did not have any material discontinued operations during 2019 or 2018.

Note 5 – Investments

A. Mortgage Loans, including Mezzanine Real Estate Loans

NOTES TO FINANCIAL STATEMENTS

(1) Maximum and Minimum Lending Rates

The minimum and maximum lending rates for new mortgage loans as of December 31, 2019 were: Residential mortgage loans 2.375% and 8.50%.

(2) The maximum percentage of any one loan to the value of security at the time of the loan, exclusive of insured or guaranteed or purchase money mortgage was:

For loans acquired during 2019, the maximum percentage of any one loan to the value of the property at the time was 100% for residential mortgage loans.

(3) Taxes, assessments and any amounts advanced and not included in the mortgage loan total

	Current Year	Prior Year
	\$ 3,251	\$ 7,756

(4) Age Analysis of Mortgage Loans and Identification of Mortgage Loans in which the Insurer is a Participant or Co-Lender in a Mortgage Loan Agreement:

	Farm	Residential		Commercial		Mezzanine	Total
		Insured	All Other	Insured	All Other		
a. Current Year							
1. Recorded Investment (All)							
(a) Current	\$	\$ 417,750	\$ 1,332,464	\$	\$ 27,334,754	\$	\$ 29,084,968
(b) 30-59 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(c) 60-89 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(d) 90-179 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(e) 180+ Days Past Due	\$	\$	\$	\$	\$	\$	\$
2. Accruing Interest 90-179 Days Past Due							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Interest Accrued	\$	\$	\$	\$	\$	\$	\$
3. Accruing Interest 180+ Days Past Due							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Interest Accrued	\$	\$	\$	\$	\$	\$	\$
4. Interest Reduced							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Number of Loans							
(c) Percent Reduced	%	%	%	%	%	%	%
5. Participant or Co-Lender in a Mortgage Loan Agreement							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
b. Prior Year							
1. Recorded Investment (All)							
(a) Current	\$	\$ 421,482	\$ 216,125	\$	\$ 35,942,478	\$	\$ 36,580,085
(b) 30-59 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(c) 60-89 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(d) 90-179 Days Past Due	\$	\$	\$	\$	\$	\$	\$
(e) 180+ Days Past Due	\$	\$	\$	\$	\$	\$	\$
2. Accruing Interest 90-179 Days Past Due							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Interest Accrued	\$	\$	\$	\$	\$	\$	\$
3. Accruing Interest 180+ Days Past Due							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Interest Accrued	\$	\$	\$	\$	\$	\$	\$
4. Interest Reduced							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$
(b) Number of Loans							
(c) Percent Reduced	%	%	%	%	%	%	%
5. Participant or Co-Lender in a Mortgage Loan Agreement							
(a) Recorded Investment	\$	\$	\$	\$	\$	\$	\$

(5) Investment in Impaired Loans with or without Allowance for Credit Losses and Impaired Loans Subject to a Participant or Co-Lender Mortgage Loan Agreement for which the Reporting Entity is Restricted from Unilaterally Foreclosing on the Mortgage Loan:



NOTES TO FINANCIAL STATEMENTS

None of the company's residential and commercial mortgage loans were impaired as of December 31, 2019 and 2018.

- (6) Investment in Impaired Loans – Average Recorded Investment, Interest Income Recognized, Recorded Investment on Nonaccrual Status and Amount of Interest Income Recognized Using a Cash-Basis Method of Accounting:

None of the Company's residential and commercial mortgage loans were impaired or in nonaccrual status as of December 31, 2019 or 2018. The Company did not recognize any interest income on mortgage loans using the cash basis of accounting in 2019 or 2018.

- (7) Allowance for Credit Balances:

The Company did not have an Allowance for Credit Balances as of December 31, 2019 or 2018.

- (8) Mortgage Loans Derecognized as a Result of Foreclosure:

None of the Company's mortgage loans were derecognized as a result of forecolsure in 2019 or 2018.

- 9) Policy for Recognizing Interest Income on Impaired Loans  
The Company accrues interest income on impaired loans to the extent deemed collectible (delinquent less than 90 days) and the loan continues to perform under its original or restructured contractual terms. Interest on non-performing loans is generally recognized on a cash basis. There is no accrued interest reported for mortgage loans with overdue interest over 90 days. As of December 31, 2019 and 2018, there were no residential or commercial loans with overdue interest over 90 days.

B. Debt Restructuring

The Company did not have any debt restructuring in 2019 and 2018.

C. Reverse Mortgages

- (1) Description of Accounting Policies and Methods

The Company did not enter into reverse mortgages in 2019 and 2018.

D. Loan-Backed Securities

- (1) Description of Sources Used to Determine Prepayment Assumptions

Prepayment assumptions for loan-backed and structured securities were obtained from broker dealer survey values or internal estimates.

- (2) Other-Than-Temporary Impairments

As of December 31, 2019 and 2018, the Company had no LBASS, within the scope of SSAP No. 43R, *Loan-backed and Structured Securities* with a recognized OTTI, classified on the basis of either, a) intent to sell or b) inability or lack of intent to retain the investment in the security for a period of time sufficient to recover the amortized cost basis.

	1 Amortized Cost Basis Before Other-than-Temporary Impairment	2 Other-than-Temporary Impairment Recognized in Loss	3 Fair Value 1 – 2
OTTI Recognized 1 <sup>st</sup> Quarter			
a. Intent to sell	\$	\$	\$
b. Inability or lack of intent to retain the investment in the security for a period of time sufficient to recover the amortized cost basis			
c. Total 1 <sup>st</sup> Quarter	\$	\$	\$
OTTI Recognized 2 <sup>nd</sup> Quarter			
d. Intent to sell	\$	\$	\$
e. Inability or lack of intent to retain the investment in the security for a period of time sufficient to recover the amortized cost basis			
f. Total 2 <sup>nd</sup> Quarter	\$	\$	\$
OTTI Recognized 3 <sup>rd</sup> Quarter			
g. Intent to sell	\$	\$	\$
h. Inability or lack of intent to retain the investment in the security for a period of time sufficient to recover the amortized cost basis			
i. Total 3 <sup>rd</sup> Quarter	\$	\$	\$
OTTI Recognized 4 <sup>th</sup> Quarter			
j. Intent to sell	\$	\$	\$
k. Inability or lack of intent to retain the investment in the security for a period of time sufficient to recover the amortized cost basis			
l. Total 4 <sup>th</sup> Quarter	\$	\$	\$
m. Annual aggregate total	XXX		XXX

- (3) Recognized OTTI Securities

NOTES TO FINANCIAL STATEMENTS

The Company had no OTTI recognized during 2019 and 2018 for LBASS.

CUSIP	Book/Adjusted Carrying Value Amortized Cost Before Current Period OTTI	Present Value of Projected Cash Flows	Recognized Other-Than- Temporary Impairment	Amortized Cost After Other-Than- Temporary Impairment	Fair Value at Time of OTTI	Date of Financial Statement Where Reported
	\$	\$	\$	\$	\$	
Total			\$			

- (4) All impaired securities (fair value is less than cost or amortized cost) for which an other-than-temporary impairment has not been recognized in earnings as a realized loss (including securities with a recognized other-than-temporary impairment for non-interest related declines when a non-recognized interest related impairment remains):

As of December 31, 2019 and 2018, the Company had no impaired securities for which an OTTI has not been recognized in earnings as a realized loss.

a. The aggregate amount of unrealized losses:	1. Less than 12 Months	\$
	2. 12 Months or Longer	\$
b. The aggregate related fair value of securities with unrealized losses:	1. Less than 12 Months	\$
	2. 12 Months or Longer	\$

- (5) Information Investor Considered in Reaching Conclusion that Impairments are Not Other-Than-Temporary

OTTI decisions are based upon a detailed analysis of a security's underlying credit and cash flows as described in the Accounting Policies at Note 1, Part C.

E. Dollar Repurchase Agreements and/or Securities Lending Transactions

The Company did not enter into any repurchase agreements or securities lending transactions in 2019 and 2018.

F. Repurchase Agreements Transactions Accounted for as Secured Borrowing  
Repurchased Transaction – Cash Taker – Overview of Secured Borrowing Transactions

The Company did not have any repurchase agreements transactions accounted for as secured borrowing transactions in 2019 and 2018.

G. Reverse Repurchase Agreements Transactions Accounted for as Secured Borrowing  
Repurchase Transaction – Cash Provider – Overview of Secured Borrowing Transactions

The Company did not have any repurchase agreements transactions accounted for as secured borrowing transactions in 2019 and 2018.

H. Repurchase Agreements Transactions Accounted for as a Sale  
Repurchase Transaction – Cash Taker – Overview of Sale Transactions

The Company did not have any repurchase agreements transactions accounted for as sale transactions in 2019 and 2018.

I. Reverse Repurchase Agreements Transactions Accounted for as a Sale  
Repurchase Transaction – Cash Provider – Overview of Sale Transactions

The Company did not have any repurchase agreements transactions accounted for as sale transactions in 2019 and 2018.

J. Real Estate

- (1) Recognized Impairment Loss

The Company did not recognize impairment loss on real estate during 2019 or 2018.

- (2) Sold or Classified Real Estate Investments as Held for Sale

The Company did not have any real estate investments sold or classified as held for sale during 2019 or 2018.

- (3) Changes to a Plan of Sale for an Investment in Real Estate

The Company did not experience any changes to a plan of sale for an investment in real estate in 2019 or 2018.

- (4) Retail Land Sales Operations

The Company did not engage in retail land sales operations in 2019 or 2018.

- (5) Real Estate Investments with Participating Mortgage Loan Features

The Company did not hold any real estate investments with participating mortgage loan features in 2019 or 2018.

K. Low-Income Housing Tax Credits (LIHTC)

The Company did not have any low-income housing tax credits at December 31, 2019 or 2018.

L. Restricted Assets

- (1) Restricted Assets (Including Pledged)

	1	2	3	4	5	6	7
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NOTES TO FINANCIAL STATEMENTS

Restricted Asset Category	Total Gross (Admitted & Nonadmitted) Restricted from Current Year	Total Gross (Admitted & Nonadmitted) Restricted from Prior Year	Increase (Decrease) (1 minus 2)	Total Current Year Nonadmitted Restricted	Total Current Year Admitted Restricted (1 minus 4)	Gross (Admitted & Nonadmitted) Restricted to Total Assets (a)	Additional Restricted to Total Admitted Assets (b)
a. Subject to contractual obligation for which liability is not shown	\$	\$	\$	\$	\$	%	%
b. Collateral held under security lending arrangements						%	%
c. Subject to repurchase agreements						%	%
d. Subject to reverse repurchase agreements						%	%
e. Subject to dollar repurchase agreements						%	%
f. Subject to dollar reverse repurchase agreements						%	%
g. Placed under option contracts						%	%
h. Letter stock or securities restricted as to sale – excluding FHLB capital stock						%	%
i. FHLB capital stock	649,800	624,400	25,400		649,800	%	%
j. On deposit with states	140,033	140,022	11		140,033	%	%
k. On deposit with other regulatory bodies						%	%
l. Pledged as collateral to FHLB (including assets backing funding agreements)	31,034,754	35,942,478	(4,907,724)		31,034,754	%	%
m. Pledged as collateral not captured in other categories						%	%
n. Other restricted assets						%	%
o. Total Restricted Assets	\$ 31,824,587	\$ 36,706,900	\$ (4,882,313)	\$	\$ 31,824,587	%	%

(a) Column 1 divided by Asset Page, Column 1, Line 28

(b) Column 5 divided by Asset Page, Column 1, Line 28

- (2) Detail of Assets Pledged as Collateral Not Captured in Other Categories (Contracts that Share Similar Characteristics, Such as Reinsurance and Derivatives, are Reported in the Aggregate)

The Company did not have assets pledged as collateral not captured in other categories as of December 31, 2019 and 2018.

- (3) Detail of Other Restricted Assets (Contracts that Share Similar Characteristics, such as Reinsurance and Derivatives, are Reported in the Aggregate)

The Company did not have other restricted assets as of December 31, 2019 and 2018.

- (4) Collateral Received and Reflected as Assets Within the Reporting Entity's Financial Statements

The Company did not receive any assets as collateral in 2019 and 2018.

M. Working Capital Finance Investments

The Company did not hold working capital finance investments as of December 31, 2019 and 2018.

N. Offsetting and Netting of Assets and Liabilities

The Company did not have any applicable transactions that are offset and reported at net in accordance with SSAP No. 65, *Offsetting and Netting of Assets and Liabilities*.

O. 5GI Securities

The Company did not hold 5GI Securities as of December 31, 2019 and 2018.

P. Short Sales

The Company did not have any short sales as of December 31, 2019 and 2018.

Q. Prepayment Penalty and Acceleration Fees

The Company did not recognize any prepayment penalty and acceleration fees during 2019 and 2018.

Note 6 – Joint Ventures, Partnerships and Limited Liability Companies

A. Investments in Joint Ventures, Partnerships and Limited Liability Companies that Exceed 10% of Ownership

The Company did not have any investments in joint ventures, partnerships or LLCs that exceeds 10% of admitted assets during 2019 and 2018.

B. Investments in Impaired Joint Ventures, Partnerships and Limited Liability Companies

The Company did not have investments in impaired joint ventures, partnerships or LLCs that exceeds 10% of admitted assets during 2019 and 2018.

Note 7 – Investment Income

A. The bases, by category of investment income, for excluding (nonadmitting) any investment income due and accrued:

Due and accrued investment income is recorded as an asset, with three exceptions. Due and accrued investment income on mortgage loans in default, where

NOTES TO FINANCIAL STATEMENTS

interest is more than 180 days past due, is non-admitted. Due and accrued investment income for investments other than mortgage loans, that is more than 90 days past due, is non-admitted. In addition, due and accrued investment income that is determined to be uncollectible, regardless of its age, is written off in the period that determination is made.

B. The total amount excluded:

All due and accrued investment income was admitted as of December 31, 2019 and 2018.

Note 8 – Derivative Instruments

The Company did not have aderivative instruments as of December 31, 2019 and 2018.

Note 9 – Income Taxes

A. Deferred Tax Assets/(Liabilities)

Effective July 1, 2015, HCI, an S-corporation, filed an election to treat the Company as a Q-Sub. While Q-Subs are generally not subject to entitiy level income based taxes because all items of income and deductions will be treated as that of Hunt's, On June 4, 2018, the Company's Q-Sub status terminated and it became a corporation subject to federal income tax. The statute of limitations is open for the tax years 2018 through 2019 and expires in 2021 and 2022.

The Company is required to assess the recoverability of deferred tax assets and if we determine that deferred tax assets may not be recoverable, we record a valuation allowance as appropriate. Significant judgment is required in assessing the future tax consequences of events that have been recognized in our financial statements or tax returns as well as the recoverability of amounts we record. In evaluating the need for a valuation allowance the Company considers many factors, such as the nature and character of the deferred tax assets and liabilities, carryback availability, projected taxable income, tax planning strategies and other factors, as applicable. Management has determined that it is more likely than not that its deferred tax assets will be realized, and therefore no valuation allowance has been established.

1. Components of Net Deferred Tax Asset/(Liability)

	2019			2018			Change		
	1 Ordinary	2 Capital	3 (Col 1+2) Total	4 Ordinary	5 Capital	6 (Col 4+5) Total	7 (Col 1-4) Ordinary	8 (Col 2-5) Capital	9 (Col 7+8) Total
a. Gross deferred tax assets	\$ 126,806	\$	\$ 126,806	\$ 133,083	\$	\$ 133,083	\$ (6,277)	\$	\$ (6,277)
b. Statutory valuation allowance adjustment									
c. Adjusted gross deferred tax assets (1a-1b)	\$ 126,806	\$	\$ 126,806	\$ 133,083	\$	\$ 133,083	\$ (6,277)	\$	\$ (6,277)
d. Deferred tax assets nonadmitted									
e. Subtotal net admitted deferred tax asset (1c-1d)	\$ 126,806	\$	\$ 126,806	\$ 133,083	\$	\$ 133,083	\$ (6,277)	\$	\$ (6,277)
f. Deferred tax liabilities									
g. Net admitted deferred tax assets/(net deferred tax liability) (1e-1f)	\$ 126,806	\$	\$ 126,806	\$ 133,083	\$	\$ 133,083	\$ (6,277)	\$	\$ (6,277)

2. Admission Calculation Components SSAP No. 101

	2019			2018			Change		
	1 Ordinary	2 Capital	3 (Col 1+2) Total	4 Ordinary	5 Capital	6 (Col 4+5) Total	7 (Col 1-4) Ordinary	8 (Col 2-5) Capital	9 (Col 7+8) Total
a. Federal income taxes paid in prior years recoverable through loss carrybacks	\$	\$	\$	\$	\$	\$	\$	\$	\$
b. Adjusted gross deferred tax assets expected to be realized (excluding the amount of deferred tax assets from 2(a) above) after application of the threshold limitation. (The lesser of 2(b)1 and 2(b)2 below)									
1. Adjusted gross deferred tax assets expected to be realized following the balance sheet date									
2. Adjusted gross deferred tax assets allowed per limitation threshold									
c. Adjusted gross deferred tax assets (excluding the									

NOTES TO FINANCIAL STATEMENTS

		2019			2018			Change	
	1	2	3	4	5	6	7	8	9
	Ordinary	Capital	(Col 1+2) Total	Ordinary	Capital	(Col 4+5) Total	(Col 1-4) Ordinary	(Col 2-5) Capital	(Col 7+8) Total
amount of deferred tax assets from 2(a) and 2(b) above) offset by gross deferred tax liabilities									
d. Deferred tax assets admitted as the result of application of SSAP 101. Total (2(a)+2(b)+2(c))	\$	\$	\$	\$	\$	\$	\$	\$	\$

3. Other Admissibility Criteria

	2019	2018
a. Ratio percentage used to determine recovery period and threshold limitation amount	%	%
b. Amount of adjusted capital and surplus used to determine recovery period and threshold limitation in 2(b)2 above	\$	\$

4. Impact of Tax Planning Strategies

(a) Determination of adjusted gross deferred tax assets and net admitted deferred tax assets, by tax character as a percentage.

	2019		2018		Change	
	1	2	3	4	5	6
	Ordinary	Capital	Ordinary	Capital	(Col. 1-3) Ordinary	(Col. 2-4) Capital
1. Adjusted gross DTAs amount from Note 9A1(c)	\$ 126,806	\$	\$ 133,083	\$	\$ (6,277)	\$
2. Percentage of adjusted gross DTAs by tax character attributable to the impact of tax planning strategies	%	%	%	%	%	%
3. Net Admitted Adjusted Gross DTAs amount from Note 9A1(e)	\$ 126,806	\$	\$ 133,083	\$	\$ (6,277)	\$
4. Percentage of net admitted adjusted gross DTAs by tax character admitted because of the impact of tax planning strategies	%	%	%	%	%	%

(b) Does the company's tax planning strategies include the use of reinsurance? NO

B. Deferred Tax Liabilities Not Recognized

All deferred tax liabilities were recognized as of December 31, 2019 and 2018.

C. Current and Deferred Income Taxes

1. Current Income Tax

	1	2	3
	2019	2018	(Col 1-2) Change
a. Federal	\$ 784,826	\$ 421,938	\$ 362,888
b. Foreign	\$	\$	\$
c. Subtotal	\$ 784,826	\$ 421,938	\$ 362,888
d. Federal income tax on net capital gains	\$	\$	\$
e. Utilization of capital loss carry-forwards	\$	\$	\$
f. Other	\$	\$	\$
g. Federal and Foreign income taxes incurred	\$ 784,826	\$ 421,938	\$ 362,888

2. Deferred Tax Assets

	1	2	3
	2019	2018	(Col 1-2) Change
a. Ordinary:			
1. Discounting of unpaid losses	\$	\$	\$
2. Unearned premium reserve			
3. Policyholder reserves			
4. Investments			

NOTES TO FINANCIAL STATEMENTS

	1	2	3
	2019	2018	(Col 1-2) Change
5. Deferred acquisition costs			
6. Policyholder dividends accrual			
7. Fixed assets			
8. Compensation and benefits accrual			
9. Pension accrual			
10. Receivables - nonadmitted			
11. Net operating loss carry-forward			
12. Tax credit carry-forward			
13. Other (items <=5% and >5% of total ordinary tax assets)	126,806	133,083	(6,277)
Other (items listed individually >5%of total ordinary tax assets)			
Allowance for risk sharing	16,842	22,989	(6,147)
Mortgage servicing right amortization	109,964	110,094	(130)
99. Subtotal	\$ 126,806	\$ 133,083	\$ (6,277)
b. Statutory valuation allowance adjustment			
c. Nonadmitted			
d. Admitted ordinary deferred tax assets (2a99-2b-2c)	\$ 126,806	\$ 133,083	\$ (6,277)
e. Capital:			
1. Investments	\$	\$	\$
2. Net capital loss carry-forward			
3. Real estate			
4. Other (items <=5% and >5% of total capital tax assets)			
Other (items listed individually >5% of total capital tax assets)			
99. Subtotal	\$	\$	\$
f. Statutory valuation allowance adjustment			
g. Nonadmitted			
h. Admitted capital deferred tax assets (2e99-2f-2g)			
i. Admitted deferred tax assets (2d+2h)	\$ 126,806	\$ 133,083	\$ (6,277)

3. Deferred Tax Liabilities

	1	2	3
	2019	2018	(Col 1-2) Change
a. Ordinary:			
1. Investments	\$	\$	\$
2. Fixed assets			
3. Deferred and uncollected premium			
4. Policyholder reserves			
5. Other (items <=5% and >5% of total ordinary tax liabilities)			
Other (items listed individually >5% of total ordinary tax liabilities)			
99. Subtotal	\$	\$	\$
b. Capital:			
1. Investments	\$	\$	\$
2. Real estate			
3. Other (Items <=5% and >5% of total capital tax liabilities)			
Other (items listed individually >5% of total capital tax liabilities)			
99. Subtotal	\$	\$	\$
c. Deferred tax liabilities (3a99+3b99)	\$	\$	\$
4. Net Deferred Tax Assets/Liabilities (2i – 3c)	\$ 126,806	\$ 133,083	\$ (6,277)

D. Reconciliation of Federal Income Tax Rate to Actual Effective Rate Among the more significant book to tax adjustments were the following:

	Amount	Effective Tax Rate (%)
Permanent Differences:		
Provision computed at statutory rate	\$	%
Change in nonadmitted assets		%
Proration of tax exempt investment income		%
Tax exempt income deduction		%
Dividends received deduction		%
Disallowed travel and entertainment		%
Other permanent differences		%
Temporary Differences:		
Total ordinary DTAs		%
Total ordinary DTLs		%
Total capital DTAs		%
Total capital DTLs		%
Other:		
Statutory valuation allowance adjustment		%

NOTES TO FINANCIAL STATEMENTS

	Amount	Effective Tax Rate (%)
Accrual adjustment – prior year		%
Other		%
Totals	\$	%
Federal and foreign income taxes incurred		%
Realized capital gains (losses) tax		%
Change in net deferred income taxes		%
Total statutory income taxes	\$	%

E. Operating Loss Carry Forwards and Income Taxes Available for Recoupment

The Company had no operating loss carryforwards or income taxes available for recoupment.

F. Consolidated Federal Income Tax Return

1. The Company's federal income tax return is consolidated with the following entities:

The Company's federal income tax return is consolidated with Nevada General Corporation, which owns 100% of Bankers Guarantee.

2. The manner in which the Board of Directors sets forth for allocating the consolidated federal income tax:

Because all Revenue is related to the Company's activities and the parent company holds only a small cash balance, 100% of federal income tax for all entities is allocated to the Company.

G. Federal or Foreign Federal Income Tax Loss Contingencies:

The Company had no federal income tax loss contingencies as of December 31, 2019 and 2018.

H. Repatriation Transition Tax (RTT) - RTT owed under the TCJA

The Company did not owe RTT under the TCJA as of December 31, 2019.

I. Alternative Minimum Tax Credit

Was the AMT Credit recognized as a current year recoverable or Deferred Tax Asset (DTA)?

The Company did not recognize an AMT Credit during 2019.

Note 10 – Information Concerning Parent, Subsidiaries, Affiliates and Other Related Parties

Certain expenses of the Company are paid by an affiliate. These expenses included (i) the actual costs to the Parent Company of goods, materials and services used for and obtained by the Company from unaffiliated parties, and (ii) the costs of certain personnel employed by the Parent Company and directly involved in the organization and business of the Company and for legal, accounting, administration, data processing, duplication and other miscellaneous costs or services performed by employees or officers of the Parent Company. During 2019 and 2018, the Company had \$922,212 and \$55,756, respectively, of general and administrative costs. Any amounts outstanding as of December 31, 2019 and 2018 are reflected in "Other expenses" on the Schedule of Liabilities, Surplus and Other Funds.

Note 11 – Debt

A. Debt Including Capital Notes

The Company did not have debt or capital notes outstanding as of December 31, 2019 and 2018.

B. FHLB (Federal Home Loan Bank) Agreements

(1) Nature of the Agreement, Type of Borrowing and Use of Funding

The Company, a third party title insurance company since 1911, is an eligible member of the FHLB. On March 31, 2016, the Company was informed by the FHFA that for purposes of the rules governing FHLB membership, the FHFA considers the Company to be a captive insurance company. The Company was admitted as a member of the FHLB prior to September 12, 2014 and therefore will remain a FHLB member through February 19, 2021 after which the Company will no longer be eligible for FHLB membership. During this period, the Company will be eligible to draw advances from the FHLB pursuant to FHLB's membership guidelines. As of December 31, 2019, commercial loans and a money market account with a carrying value of \$31.0 million have been pledged as collateral for such advances. In connection with the advances, the Company has purchased, as required under the terms of the advances, \$649,800 of FHLB stock.

(2) FHLB Capital Stock

a. Aggregate Totals

1. Current Year

	Total
(a) Membership Stock – Class A	\$
(b) Membership Stock – Class B	649,800
(c) Activity Stock	
(d) Excess Stock	
(e) Aggregate Total (a+b+c+d)	\$ 649,800
(f) Actual or estimated borrowing capacity as determined by the insurer	\$ 31,034,754

2. Prior Year

NOTES TO FINANCIAL STATEMENTS

	Total
(a) Membership Stock – Class A	\$
(b) Membership Stock – Class B	624,400
(c) Activity Stock	
(d) Excess Stock	
(e) Aggregate Total (a+b+c+d)	\$ 624,400
(f) Actual or estimated borrowing capacity as determined by the insurer	\$ 35,942,278

11B(2)a1(f) should be equal to or greater than 11B(4)a1(d)

11B(2)a2(f) should be equal to or greater than 11B(4)a2(d)

b. Membership Stock (Class A and B) Eligible and Not Eligible for Redemption

	1	2	Eligible for Redemption			
			3	4	5	6
Membership Stock	Current Year Total (2+3+4+5+6)	Not Eligible for Redemption	Less than 6 Months	6 Months to Less Than 1 Year	1 to Less Than 3 Years	3 to 5 Years
1. Class A	\$	\$	\$	\$	\$	\$
2. Class B	\$ 649,800	\$ 649,800	\$	\$	\$	\$

11B(2)b1 Current Year Total (Column 1) should equal 11B(2)a1(a) Total (Column 1)

11B(2)b2 Current Year Total (Column 1) should equal 11B(2)a1(b) Total (Column 1)

(3) Collateral Pledged to FHLB

a. Amount Pledged as of Reporting Date

	1	2	3
	Fair Value	Carrying Value	Aggregate Total Borrowing
Current Year Total Collateral Pledged	\$ 30,351,667	\$ 31,034,754	\$ 17,862,569
Prior Year-End Total Collateral Pledged	\$ 34,804,665	\$ 35,942,478	\$ 19,230,749

11B(3)a1 (Columns 1, 2 and 3) should be equal to or less than 11B(3)b1 (Columns 1, 2 and 3, respectively)

11B(3)a2 (Columns 1, 2 and 3) should be equal to or less than 11B(3)b2 (Columns 1, 2 and 3, respectively)

b. Maximum Amount Pledged During Reporting Year

	1	2	3
	Fair Value	Carrying Value	Amount Borrowed at Time of Maximum Collateral
Current Year Total Maximum Collateral Pledged	\$ 31,973,322	\$ 33,053,815	\$ 19,230,749
Prior Year-End Total Maximum Collateral Pledged	\$ 39,510,646	\$ 40,528,919	\$ 26,467,042

(4) Borrowing from FHLB

a. Amount as of the Reporting Date

1. Current Year

	1	2
	Total	Funding Agreements Reserves Established
(a) Debt	\$ 17,862,569	XXX
(b) Funding Agreements	\$	\$
(c) Other	\$	XXX
(d) Aggregate Total (a+b+c)	\$ 17,862,569	\$

2. Prior Year-End

	1	2
	Total	Funding Agreements Reserves Established
(a) Debt	\$ 19,230,749	XXX
(b) Funding Agreements	\$	\$
(c) Other	\$	XXX
(d) Aggregate Total (a+b+c)	\$ 19,230,749	\$

b. Maximum Amount During Reporting Period (Current Year)

	Total
1. Debt	\$ 19,230,749
2. Funding Agreements	
3. Other	
4. Aggregate Total (Lines 1+2+3)	\$ 19,230,749

11B(4)b4 should be equal to or greater than 11B(4)a1(d)

c. FHLB – Prepayment Obligations

	Does the Company have Prepayment Obligations under the Following Arrangements (YES/NO)
1. Debt	YES
2. Funding Agreements	NO
3. Other	NO



NOTES TO FINANCIAL STATEMENTS

Note 12 – Retirement Plans, Deferred Compensation, Postemployment Benefits and Compensated Absences and Other Postretirement Benefit Plans

A. Defined Benefit Plan

The Company did not have retirement plans, postemployment benefits, compensated balances, or other postretirement benefit plans as of December 31, 2019 and 2018. The Company has a deferred compensation plan for certain members of management in 2019 and the Company accrued compensation expense of \$46,256 included in liabilities as of December 31, 2019.

Note 13 – Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations

(1) Number of Share and Par or State Value of Each Class

The Company has 15,000 shares authorized, 12,625 shares issued, and 12,625 shares outstanding.

(2) Dividend Rate, Liquidation Value and Redemption Schedule of Preferred Stock Issues

The Company has no preferred stock outstanding.

(3) Dividend Restrictions

The ability of the Company to pay dividends is generally dependent on business conditions, income, cash requirements, and other relevant factors. More specifically, the Ohio Revised Code (“Code”) provides a two-step process. First, no dividend may be declared or paid except from earned (unassigned) surplus, as distinguished from contributed surplus, nor when the payment of a dividend reduces surplus below the minimum amount required by the Code. Secondly, a determination of the ordinary versus extraordinary dividends that can be paid is formula based and considers net income and capital and surplus, as well as the timing and amounts of dividends paid in the preceding twelve months as specified by the Code. Ordinary dividends to shareholders do not require prior approval of the ODI. Dividends are not cumulative. As of December 31, 2019, the maximum ordinary dividend that can be declared and paid in 2020 by the Company is limited to \$570,564.

(4) Dates and Amounts of Dividends Paid

During May 2019 the Company paid in cash an ordinary dividend of \$3,950,000.

(5) Profits that may be Paid as Ordinary Dividends to Stockholders

Within the limitations of (3) above, there are no restrictions placed on the portion of Company profits that may be paid as ordinary dividends to stockholders.

(6) Restrictions Placed on Unassigned Funds (Surplus)

There were no restrictions placed on the Company's surplus, including for whom the surplus is being held.

(7) Amount of Advances to Surplus not Repaid

The Company had no advances to surplus not repaid in 2019 or 2018.

(8) Amount of Stock Held for Special Purposes

There were no amounts of stock held by the Company, including stock of affiliated companies, for special purposes.

(9) Reasons for Changes in Balance of Special Surplus Funds from Prior Period

The Company had no special surplus funds in 2019 or 2018.

(10) The Portion of Unassigned Funds (Surplus) Represented or Reduced by Unrealized Gains and Losses is: \$0 for 2019 and \$709,818 for 2018.

(11) The Reporting Entity Issued the Following Surplus Debentures or Similar Obligations

The Company did not issue surplus debentures or similar obligations in 2019 or 2018.

(12) The impact of any restatement due to prior quasi-reorganizations is as follows

The company did not have restatements due to quasi-reorganization in 2019 or 2018.

(13) Effective Date of Quasi-Reorganization for a Period of Ten Years Following Reorganization

The Company was not quasi-reorganized in 2019 or 2018.

Note 14 – Liabilities, Contingencies and Assessments

A. Contingent Commitments

- (1) Total SSAP No. 97, Investments in Subsidiary, Controlled, and Affiliated Entities, A Replacement of SSAP No. 88, and SSAP No. 48, Joint Ventures, Partnerships and Limited Liability Company contingent liabilities: \$0; The Company does not have contingent commitments to an SCA entity, joint venture, partnership, or limited liability company .

(2) Detail of Other Contingent Commitments

Nature and Circumstances of Guarantee and Key Attributes, Including Date and Duration of Agreement	Liability Recognition of Guarantee, (Including Amount Recognized at Inception. If no Initial Recognition, Document Exception Allowed Under SSAP No. 5R)	Ultimate Financial Statement Impact if Action under the Guarantee is Required	Maximum Potential Amount of Future Payments (Undiscounted) the Guarantor could be Required to make under the Guarantee. If unable to Develop an Estimate,	Current Status of Payment or Performance Risk of Guarantee. Also Provide Additional Discussion as Warranted

NOTES TO FINANCIAL STATEMENTS

			this Should be Specifically Noted	
Allowance for risk-sharing and recourse obligations		Provision for risk-sharing and recourse obligations		Historically, there have not been any material payments pursuant to these guarantees.
	\$ 80,199		\$ 15,022,343	
Total	\$ 80,199	XXX	\$ 15,022,343	XXX

(3) Aggregate Compilation of Guarantee Obligations

a.	Aggregate maximum potential of future payments of all guarantees (undiscounted) the guarantor could be required to make under guarantees. (Should equal the total of column 4 for (2) above.)			\$ 15,022,343
b.	Current liability recognized in F/S			
1.	Noncontingent liabilities			\$
2.	Contingent liabilities			\$ 80,199
c.	Ultimate financial statement impact if action under the guarantee is required			
1.	Investments in SCA			\$
2.	Joint venture			
3.	Dividends to stockholders (capital contribution)			
4.	Expense			14,942,144
5.	Other			80,199
6.	Total (should equal (3)a)			\$ 15,022,343

B. Assessments

The Company does not have any assessments as of December 31, 2019 and 2018.

C. Gain Contingencies

The Company did not have any gain contingencies as of December 31, 2019 and 2018.

D. Claims Related Extra Contractual Obligation and Bad Faith Losses Stemming from Lawsuits

The Company did not have these claims as of December 31, 2019 and 2018.

E. Joint and Several Liabilities

The Company did not have joint and several liabilities as of December 31, 2019 and 2018.

F. All Other Contingencies

The Company did not have any other contingencies as of December 31, 2019 and 2018.

Note 15 – Leases

A. Lessee Operating Lease

(1) Lessee's Leasing Arrangements

Effective December 15, 2016, the Company entered into a lease for new office space. The lease is for 60 months and requires base monthly rental payments ranging form \$5,008 to \$5,278 over the term of the lease.

The Company is recognizing lease expense on a straight line basis based upon the total minimum lease payments required over the term of the lease. Annual rent expenses incurred under these leases totaled \$54,204 and \$80,329 for the years ended December 31, 2019 and 2018, respectively.

(2) Leases with Initial or Remaining Noncancelable Lease Terms in Excess of One Year

a. At December 31, 2019 the minimum aggregate rental commitments are as follows:

Year Ending December 31	Operating Leases
1. 2020	\$ 54,204
2. 2021	\$ 49,687
3. 2022	\$
4. 2023	\$
5. 2024	\$
6. Total	\$ 103,891

b. Total of Minimum Rentals to be Received in the Future under Noncancelable Subleases

The Company had no non-cancelable subleases as of December 31, 2019 and 2018.

B. Lessor Leases

The Company had no agreements in which it was the lessor as of December 31, 2019 and 2018.

Note 16 – Information about Financial Instruments with Off-Balance Sheet Risk and Financial Instruments with Concentrations of Credit Risk

Commitments for the origination and subsequent sale and delivery of loans to GSEs represent those mortgage transactions where the borrower has locked an interest rate scheduled closing and the Company has entered into mandatory delivery commitment to sell the loan to the GSEs. At December 31, 2019 the Company had \$3,555,711 of these commitments, of which \$1,404,466 have already been funded. The funded loans are recorded at fair value and are included in "Mortgage loans on real estate" in the Statement of Assets.

NOTES TO FINANCIAL STATEMENTS

Note 17 – Sale, Transfer and Servicing of Financial Assets and Extinguishments of Liabilities

A. Transfers of Receivables Reported as Sales

The Company did not have transfers of receivables reported as sales in accordance with SSAP No. 42, *Sale of Premium Receivables* in 2019 and 2018.

B. Transfer and Servicing of Financial Assets

MSRs represent servicing rights retained by the Company for loans it originates and sells. The servicing fees are collected from the monthly payments made by the borrowers. The Company generally receives other remuneration including rights to various loan fees such as late charges, loan prepayment penalties, and other ancillary fees. In addition, the Company is also generally entitled to retain the interest earned on funds held pending remittance related to its collection of loan principal and escrow balances. As of December 31, 2019 and 2018, the carrying value of MSRs at fair value was approximately \$1.75 million and \$2.08 million, respectively. As of December 31, 2019 and 2018 the Company had a servicing portfolio consisting of 1,813 and 1,837 loans, respectively, with an unpaid principal balance of \$217.5 million and \$218.4 million, respectively.

	2019	2018
Beginning balance, at fair value	2,077,131	1,818,875
Capitalized	499,095	255,177
Amortization	(469,059)	(355,561)
Fair value adjustment	<u>(355,849)</u>	<u>358,640</u>
Ending Balance, at fair value	1,751,318	2,077,131

The Company's net carrying amount of MSRs at December 31, 2019 and 2018 is as follows:

	2019	2018
Gross basis	3,337,007	2,837,912
Less: accumulated amortization	(2,015,979)	(1,546,920)
Plus: fair value adjustment	<u>430,290</u>	<u>786,139</u>
Net carrying amount, at fair value	1,751,318	2,077,131

The Company's mortgage banking activities include originating and underwriting loans for sale to third parties and subsequently servicing these loans. Loans originated and/or underwritten by the Company are primarily self-funded until subsequent sale to investors. The servicing of all of the loans included in the Company's servicing portfolio under various mortgage banking programs are outlined below.

Fannie Mae Program — The Company is approved by Fannie Mae as a lender of residential mortgages. Under the Fannie Mae, the Company originates, underwrites, and services mortgage loans on single family residential properties and sells the mortgage loans directly to Fannie Mae. At December 31, 2019 and 2018 the Company had \$190,666,091 and \$196,638,186, respectively of Fannie Mae loans in its servicing portfolio. Of these, loans totaling \$15,022,343 and \$16,901,588, respectively contained recourse provisions. Fannie Mae maintained recourse on the balance of the loan servicing portfolio.

FHA Program — The Company is approved by the FHA as a nonsupervised mortgagee. As of December 31, 2019 and 2018, the Company serviced \$26,868,548 and \$21,759,578, respectively, of loans which were transferred into pools of Ginnie Mae securities after funding.

C. Wash Sales

The Company did not have any wash sales in 2019 and 2018.

Note 18 – Gain or Loss to the Reporting Entity from Uninsured Plans and the Portion of Partially Insured Plans

Not Applicable

Note 19 – Direct Premium Written/Produced by Managing General Agents/Third Party Administrators

Not Applicable

Note 20 – Fair Value Measurements

A. Fair Value Measurements

(1) Fair Value Measurements at Reporting Date

Fair value is defined, per SSAP No. 100, *Fair Value* ("SSAP No. 100"), as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. SSAP No. 100 identified three valuation techniques which are used, either independently or in combination, to determine fair value: (1) market approach; (2) income approach; and (3) cost approach. SSAP No. 100 also contains guidance about observable and unobservable inputs, which are assumptions that market participants would use in pricing an asset or liability. To increase consistency and comparability in fair value measurements, the fair value hierarchy prioritizes the inputs to valuation techniques into three broad levels: 1, 2 and 3. The hierarchy for inputs used in determining fair value maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that observable inputs be used when available.

The following tables summarize the Company's assets and liabilities measured and reported at fair value in the Assets and Liabilities, Surplus and Other Funds pages as of December 31, 2019:

Description for Each Type of Asset or Liability	(Level 1)	(Level 2)	(Level 3)	Net Asset Value (NAV)	Total
Assets at Fair Value					
	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$
Liabilities at Fair Value					
	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$

NOTES TO FINANCIAL STATEMENTS

(2) Fair Value Measurements in (Level 3) of the Fair Value Hierarchy

The Company does not have Level 3 assets or liabilities reported at fair value as of December 31, 2019.

(3) Policies when Transfers Between Levels are Recognized

There were no transfers between level categorizations during 2019 and 2018.

(4) Description of Valuation Techniques and Inputs Used in Fair Value Measurement

The Company carried residential mortgage loans at a fair value of \$1.8M as of December 31, 2019.

(5) Fair Value Disclosures

The Company carried no assets or liabilities carried at fair value as of December 31, 2019.

Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	(Level 1)	(Level 2)	(Level 3)	Net Asset Value (NAV)	Not Practicable (Carrying Value)
Common Stock	\$ 649,863	\$ 649,863	\$ 649,863	\$	\$	\$	\$
Mortgage loans	\$ 28,401,882	\$ 29,084,968	\$	\$ 2,183,649	\$ 26,901,319	\$	\$
Mortgage servicing rights	\$ 1,751,318	\$	\$	\$	\$	\$	\$
Cash and cash equivalents	\$ 34,605,259	\$ 34,605,259	\$ 34,605,259	\$	\$	\$	\$

Note 21 – Other Items

The Company did not have other items as of December 31, 2019 and 2018.

Note 22 – Events Subsequent

An evaluation of subsequent events was made through February 27, 2020 for the Annual Statement, issued on February 27, 2020. Management concluded that the following subsequent event has occurred that would require disclosure in the notes to the financial statements.

Effective January 10, 2020, the ownership interests in Nevada General Corporation, the parent company of Bankers Guarantee Title & Trust Company, held by Hunt REC Holdings, LLC were transferred and assigned to Hunt Capital Holdings Investments II, LLC. Hunt Capital Holdings Investments II, LLC, a Delaware limited liability company is an indirect subsidiary of Hunt Companies, Inc.

Note 23 – Reinsurance

The Company did not have any reinsurance in 2019 and 2018.

Note 24 – Retrospectively Rated Contracts and Contracts Subject to Redetermination

Not Applicable

Note 25 – Change in Incurred Losses and Loss Adjustment Expenses

The Company did not have any change in incurred losses and loss adjustment expenses in 2019 or 2018.

Note 26 – Intercompany Pooling Arrangements

Not Applicable

Note 27 – Structured Settlements

The Company did not have structured settlements in 2019 or 2018.

Note 28 – Supplemental Reserves

The Company did not have supplemental reserves in 2019 and 2018.

THE BANKERS GUARANTEE TITLE & TRUST CO  
GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

GENERAL

1.1

Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer?  
If yes, complete Schedule Y, Parts 1, 1A and 2.

Yes [X]No [ ]

1.2

If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations?

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

1.3

State regulating?  
Ohio

1.4

Is the reporting entity publicly traded or a member of publicly traded group?

Yes [ ]No [X]

1.5

If the response to 1.4 is yes, provide the CIK (Central Index Key) code issued by the SEC for the entity/group.

2.1

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]

2.2

If yes, date of change:

3.1

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

07/02/2019

3.2

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.

12/31/2017

3.3

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).

07/02/2019

3.4

By what department or departments?  
Ohio

3.5

Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with departments?

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

3.6

Have all of the recommendations within the latest financial examination report been complied with?

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

4.1

During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.11

sales of new business?

Yes [ ]No [X]

4.12

renewals?

Yes [ ]No [X]

4.2

During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.21

sales of new business?

Yes [ ]No [X]

4.22

renewals?

Yes [ ]No [X]

5.1

Has the reporting entity been a party to a merger or consolidation during the period covered by this statement?  
If the answer is YES, complete and file the merger history data file with the NAIC.

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

6.1

Has the 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?

Yes [ ]No [X]

6.2

If yes, give full information:

7.1

Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity?

Yes [ ]No [X]

7.2

If yes,

7.21

State the percentage of foreign control

%

7.22

State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1	2
Nationality	Type of Entity

8.1

Is the company a subsidiary of a bank holding company regulated with the Federal Reserve Board?

Yes [ ]No [X]

8.2

If response to 8.1 is yes, please identify the name of the bank holding company.

8.3

Is the company affiliated with one or more banks, thrifts or securities firms?

Yes [X]No [ ]

8.4

If the response to 8.3 is yes, please provide below the names and locations (city and state of the main office) of any affiliates regulated by a federal financial regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1	2	3	4	5	6
Affiliate Name	Location (City, State)	FRB	OCC	FDIC	SEC
Hunt Financial Securities, LLC	Chicago, IL				Yes

9.

What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?  
Stinnett Padruitt & Aranyosi Co. 3465 S Arlington Rd. Akron. OH 44312

10.1

Has the insurer been granted any exemptions to the prohibited non-audit services provided by the certified independent public accountant requirements as allowed in Section 7H of the Annual Financial Reporting Model Regulation (Model Audit Rule), or substantially similar state law or regulation?

Yes [ ]No [X]

10.2

If the response to 10.1 is yes, provide information related to this exemption:

10.3

Has the insurer been granted any exemptions related to other requirements of the Annual Financial Reporting Model Regulation as allowed for in Section 18A of the Model Regulation, or substantially similar state law or regulation?

Yes [ ]No [X]

10.4

If the response to 10.3 is yes, provide information related to this exemption:

THE BANKERS GUARANTEE TITLE & TRUST CO  
GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

10.5

Has the reporting entity established an Audit Committee in compliance with the domiciliary state insurance laws?

Yes [ ☐ ]

No [ ☐ ]

N/A [ ☒ ]

10.6

If the response to 10.5 is no or n/a, please explain:

11.

What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with an actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification?

12.1

Does the reporting entity own any securities of a real estate holding company or otherwise hold real estate indirectly?

Yes [ ☐ ]

No [ ☒ ]

12.11

Name of real estate holding company

12.12

Number of parcels involved

0

12.13

Total book/adjusted carrying value

\$

0

12.2

If yes, provide explanation

13.

FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:

13.1

What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?

13.2

Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located?

Yes [ ☐ ]

No [ ☐ ]

13.3

Have there been any changes made to any of the trust indentures during the year?

Yes [ ☐ ]

No [ ☐ ]

13.4

If answer to (13.3) is yes, has the domiciliary or entry state approved the changes?

Yes [ ☐ ]

No [ ☐ ]

N/A [ ☒ ]

14.1

Are the senior officers (principal executive officer, principal financial officer, principal accounting officer or controller, or persons performing similar functions) of the reporting entity subject to a code of ethics, which includes the following standards?

Yes [ ☒ ]

No [ ☐ ]

(a)

Honest and ethical conduct, including the ethical handling of actual or apparent conflicts of interest between personal and professional relationships;

(b)

Full, fair, accurate, timely and understandable disclosure in the periodic reports required to be filed by the reporting entity;

(c)

Compliance with applicable governmental laws, rules and regulations;

(d)

The prompt internal reporting of violations to an appropriate person or persons identified in the code; and

(e)

Accountability for adherence to the code.

14.11

If the response to 14.1 is no, please explain:

14.2

Has the code of ethics for senior managers been amended?

Yes [ ☐ ]

No [ ☒ ]

14.21

If the response to 14.2 is yes, provide information related to amendment(s).

14.3

Have any provisions of the code of ethics been waived for any of the specified officers?

Yes [ ☐ ]

No [ ☒ ]

14.31

If the response to 14.3 is yes, provide the nature of any waiver(s).

15.1

Is the reporting entity the beneficiary of a Letter of Credit that is unrelated to reinsurance where the issuing or confirming bank is not on the SVO Bank List?

Yes [ ☐ ]

No [ ☒ ]

15.2

If the response to 15.1 is yes, indicate the American Bankers Association (ABA) Routing Number and the name of the issuing or confirming bank of the Letter of Credit and describe the circumstances in which the Letter of Credit is triggered.

1	2	3	4
American Bankers Association (ABA) Routing Number	Issuing or Confirming Bank Name	Circumstances That Can Trigger the Letter of Credit	Amount
			\$

16.

Is the purchase or sale of all investments of the reporting entity passed upon either by the Board of Directors or a subordinator committee thereof?

Yes [ ☐ ]

No [ ☒ ]

17.

Does the reporting entity keep a complete permanent record of the proceedings of its Board of Directors and all subordinate committees thereof?

Yes [ ☒ ]

No [ ☐ ]

18.

Has the reporting entity an established procedure for disclosure to its Board of Directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees that is in conflict or is likely to conflict with the official duties of such person?

Yes [ ☐ ]

No [ ☒ ]

19.

Has this statement been prepared using a basis of accounting other than Statutory Accounting Principles (e.g., Generally Accepted Accounting Principles)?

Yes [ ☐ ]

No [ ☒ ]

20.1

Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):

20.11

To directors or other officers

\$

0

20.12

To stockholders not officers

\$

0

20.13

Trustees, supreme or grand (Fraternal only)

\$

0

20.2

Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):

20.21

To directors or other officers

\$

0

20.22

To stockholders not officers

0

20.23

Trustees, supreme or grand (Fraternal only)

0

21.1

Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reporting in the statement?

Yes [ ☐ ]

No [ ☒ ]

21.2

If yes, state the amount thereof at December 31 of the current year:

21.21

Rented from others

\$

0

21.22

Borrowed from others

\$

0

21.23

Leased from others

\$

0

21.24

Other

\$

0

22.1

Does this statement include payments for assessments as described in the *Annual Statement Instructions* other than guaranty fund or guaranty association assessments?

Yes [ ☐ ]

No [ ☒ ]

22.2

If answer is yes:

22.21

Amount paid as losses or risk adjustment

\$

0

22.22

Amount paid as expenses

\$

0

22.23

Other amounts paid

\$

0

23.1

Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement?

Yes [ ☐ ]

No [ ☒ ]

THE BANKERS GUARANTEE TITLE & TRUST CO  
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23.2

If yes, indicate any amounts receivable from parent included in the Page 2 amount:

\$0

INVESTMENT

24.01

Were all the stocks, bonds and other securities owned December 31 of current year, over which the reporting entity has exclusive control, in the actual possession of the reporting entity on said date (other than securities lending programs addressed in 24.03)?

Yes [X]No [ ]

24.02

If no, give full and complete information, relating thereto:

24.03

For security lending programs, provide a description of the program including value for collateral and amount of loaned securities, and whether collateral is carried on or off-balance sheet (an alternative is to reference Note 17 where this information is also provided).

24.04

Does the company's security lending program meet the requirements for a conforming program as outlined in the *Risk-Based Capital Instructions*?

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

24.05

If answer to 24.04 is yes, report amount of collateral for conforming programs.

\$0

24.06

If answer to 24.04 is no, report amount of collateral for other programs

\$0

24.07

Does your securities lending program require 102% (domestic securities) and 105% (foreign securities) from the counterparty at the outset of the contract?

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

24.08

Does the reporting entity non-admit when the collateral received from the counterparty falls below 100%?

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

24.09.

Does the reporting entity or the reporting entity's securities lending agent utilize the Master Securities Lending Agreement (MSLA) to conduct securities lending?

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

24.10

For the reporting entity's security lending program, state the amount of the following as of December 31 of the current year:

24.101

Total fair value of reinvested collateral assets reported on Schedule DL, Parts 1 and 2:

\$0

24.102

Total book adjusted/carrying value of reinvested collateral assets reported on Schedule DL, Parts 1 and 2:

\$0

24.103

Total payable for securities lending reported on the liability page:

\$0

25.1

Were any of the stocks, bonds or other assets of the reporting entity owned at December 31 of the current year not exclusively under the control of the reporting entity or has the reporting entity sold or transferred any assets subject to a put option contract that is current in force? (Exclude securities subject to Interrogatory 21.1 and 24.03.)

Yes [X]No [ ]

25.2

If yes, state the amount thereof at December 31 of the current year:

25.21

Subject to repurchase agreements

\$0

25.22

Subject to reverse repurchase agreements

\$0

25.23

Subject to dollar repurchase agreements

\$0

25.24

Subject to reverse dollar repurchase agreements

\$0

25.25

Placed under option agreements

\$0

25.26

Letter stock or securities restricted as sale – excluding FHLB Capital Stock

\$0

25.27

FHLB Capital Stock

\$649,000

25.28

On deposit with states

\$140,033

25.29

On deposit with other regulatory bodies

\$0

25.30

Pledged as collateral – excluding collateral pledged to an FHLB

\$0

25.31

Pledged as collateral to FHLB – including assets backing funding agreements

\$31,034,754

25.32

Other

\$0

25.3

For category (25.26) provide the following:

1 Nature of Restriction	2 Description	3 Amount
		\$

26.1

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

Yes [ ]No [X]

26.2

If yes, has a comprehensive description of the hedging program been made available to the domiciliary state?  
If no, attach a description with this statement.

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

Lines 26.3 through 26.5: FOR LIFE/FRATERNAL REPORTING ENTITIES ONLY:

26.3

Does the reporting entity utilize derivatives to hedge variable annuity guarantees subject to fluctuations as a results of interest rate sensitivity?

Yes [ ]No [ ]

26.4

If the response to 26.3 is yes, does the reporting entity utilize:

26.41

Special accounting provision of SSAP No. 108

Yes [ ]No [ ]

26.42

Permitted accounting practice

Yes [ ]No [ ]

26.43

Other accounting guidance

Yes [ ]No [ ]

26.5

By responding yes to 26.41 regarding utilizing the special accounting provisions of SSAP No. 108, the reporting entity attests to the following:

Yes [ ]No [ ]

- The reporting entity has obtained explicit approval from the domiciliary state.
- Hedging strategy subject to the special accounting provisions is consistent with the requirements of VM-21.
- Actuarial certification has been obtained which indicates that the hedging strategy is incorporated within the establishment of VM-21 reserves and provides the impact of the hedging strategy within the Actuarial Guidance Conditional Tail Expectation Amount.
- Financial Officer Certification has been obtained which indicates that the hedging strategy meets the definition of a Clearly Defined Hedging Strategy within VM-21 and the Clearly Defined Hedging Strategy is the hedging strategy being used by the company in its actual day-to-day risk mitigation efforts.

27.1

Were any preferred stocks or bonds owned as of December 31 of the current year mandatorily convertible into equity, or, at the option of the issuer, convertible into equity?

Yes [ ]No [X]

27.2

If yes, state the amount thereof at December 31 of the current year:

\$0

28.

Excluding items in Schedule E-Part 3-Special Deposits, 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 Section 1, III - General Examination Considerations, F. Outsourcing of Critical Functions, Custodial or Safekeeping Agreements of the NAIC *Financial Condition Examiners Handbook*?

Yes [X]No [ ]

28.01

For agreements that comply with the requirements of the NAIC *Financial Condition Examiners Handbook*, complete the following:

1 Name of Custodian(s)	2 Custodian's Address
FHLB	Cincinnati, OH
Wells Fargo Bank	Columbia, MD

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28.02

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

28.03

Have there been any changes, including name changes, in the custodian(s) identified in 28.01 during the current year?

Yes [ ☐ ]    No [ ☒ ]

28.04

If yes, give full and complete information relating thereto:

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

28.05

Investment management – Identify all investment advisors, investment managers, broker/dealers, including individuals that have the authority to make investment decisions on behalf of the reporting entity. For assets that are managed internally by employees of the reporting entity, note as such. ["...that have access to the investment accounts", "... handle securities"].

1 Name of Firm or Individual	2 Affiliation

28.0597

For those firms/individuals listed in the table for Question 28.05, do any firms/individuals unaffiliated with the reporting entity (i.e. designated with a "U") manage more than 10% of the reporting entity's invested assets?

Yes [ ☐ ]    No [ ☒ ]

28.0598

For firms/individuals unaffiliated with the reporting entity (i.e. designated with a "U") listed in the table for Question 28.05, does the total assets under management aggregate to more than 50% of the reporting entity's invested assets?

Yes [ ☐ ]    No [ ☒ ]

28.06

For those firms or individuals listed in the table for 28.05 with an affiliation code of "A" (affiliated) or "U" (unaffiliated), provide the information for the table below.

1	2	3	4	5
Central Registration Depository Number	Name of Firm or Individual	Legal Entity Identifier (LEI)	Registered With	Investment Management Agreement (IMA) Filed

29.1

Does the reporting entity have any diversified mutual funds reported in Schedule D-Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)])?

Yes [ ☐ ]    No [ ☒ ]

29.2

If yes, complete the following schedule:

1 CUSIP	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
		\$
29.2999 TOTAL		\$

29.3

For each mutual fund listed in the table above, complete the following schedule:

1	2	3	4
Name of Mutual Fund (from above table)	Name of Significant Holding of the Mutual Fund	Amount of Mutual Fund's Book/Adjusted Carrying Value Attributable to the Holding	Date of Valuation
		\$	

30.

Provide the following information for all short-term and long-term bonds and all preferred stocks. Do not substitute amortized value or statement value for fair value.

		1	2	3
		Statement (Admitted) Value	Fair Value	Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
30.1	Bonds	\$ 0	\$ 0	\$ 0
30.2	Preferred Stocks	\$ 0	\$ 0	\$ 0
30.3	Totals	\$ 0	\$ 0	\$ 0

30.4

Describe the sources or methods utilized in determining the fair values:

31.1

Was the rate used to calculate fair value determined by a broker or custodian for any of the securities in Schedule D?

Yes [ ☐ ]    No [ ☒ ]

31.2

If the answer to 31.1 is yes, does the reporting entity have a copy of the broker's or custodian's pricing policy (hard copy or electronic copy) for all brokers or custodians used as a pricing source?

Yes [ ☐ ]    No [ ☒ ]

31.3

If the answer to 31.2 is no, describe the reporting entity's process for determining a reliable pricing source for purposes of disclosure of fair value for Schedule D:

32.1

Have all the filing requirements of the *Purposes and Procedures Manual of the NAIC Investment Analysis Office* been followed?

Yes [ ☒ ]    No [ ☐ ]

32.2

If no, list exceptions:

33.

By self-designating 5GI securities, the reporting entity is certifying the following elements for each self-designation 5GI security:

a.

Documentation necessary to permit a full credit analysis of the security does not exist or an NAIC CRP credit rating for an FE or PL security is not available.

b.

Issuer or obligor is current on all contracted interest and principal payments.

c.

The insurer has an actual expectation of ultimate payment of all contracted interest and principal.

Has the reporting entity self-designated 5GI securities?

Yes [ ☐ ]    No [ ☒ ]

34.

By self-designating PLGI securities, the reporting entity is certifying the following elements of each self-designated PLGI security:

a.

The security was purchased prior to January 1, 2018.

b.

The reporting entity is holding capital commensurate with the NAIC Designation reported for the security.

c.

The NAIC Designation was derived from the credit rating assigned by an NAIC CRP in its legal capacity as an NRSRO which is shown on a current private letter rating held by the insurer and available for examination by state insurance regulators.

d.

The reporting entity is not permitted to share this credit rating of the PL security with the SVO.

Has the reporting entity self-designated PLGI securities?

Yes [ ☐ ]    No [ ☒ ]



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PART 1 - COMMON INTERROGATORIES

35. By assigning FE to a Schedule BA non-registered private fund, the reporting entity is certifying the following elements of each self-designated FE fund:

a. The shares were purchased prior to January 1, 2019.

b. The reporting entity is holding capital commensurate with the NAIC Designation reported for the security.

c. The security had a public credit rating(s) with annual surveillance assigned by an NAIC CRP in its legal capacity as an NRSRO prior to January 1, 2019.

d. The fund only or predominantly holds bonds in its portfolio.

e. The current reported NAIC Designation was derived from the public credit rating(s) with annual surveillance assigned by an NAIC CRP in its legal capacity as an NRSRO.

f. The public credit rating(s) with annual surveillance assigned by an NAIC CRP has not lapsed.

Has the reporting entity assigned FE to Schedule BA non-registered private funds that complied with the above criteria?

Yes [ ] No [ ]
- OTHER
- 36.1 Amount of payments to trade associations, service organizations and statistical or rating bureaus, if any?

\$9,600

36.2 List the name of the organization and the amount paid if any such payment represented 25% or more of the total payments to trade associations, service organizations and statistical or rating bureaus during the period covered by this statement.

1 Name	2 Amount Paid
Demotech	\$7,500

37.1 Amount of payments for legal expenses, if any?

\$11,740

37.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payments for legal expenses during the period covered by this statement.

1 Name	2 Amount Paid
Lock Lord, LLP	\$8,294

38.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or departments of government, if any?

\$0

38.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payment expenditures in connection with matters before legislative bodies, officers or departments of government during the period covered by this statement.

1 Name	2 Amount Paid
	\$
- 14.4

THE BANKERS GUARANTEE TITLE & TRUST CO

GENERAL INTERROGATORIES (continued)

PART 2 - TITLE INTERROGATORIES

1.

Did any persons while an officer, director, trustee or employee of the company receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity?

Yes [ ☐ ]

No [ ☒ X ]

2.

Largest net aggregate amount insured in any one risk.

\$.....0

3.1

Has this reporting entity reinsured any risk with any other 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?

Yes [ ☐ ]

No [ ☒ X ]

3.2

If yes, give full information:

4.

If the reporting entity has assumed risk from another entity, there should be charged on account of such reinsurances a reserve equal to that which the original entity would have been required to charge had it retained the risks. Has this been done?

Yes [ ☐ ]

No [ ☒ X ]

5.1

Has this reporting entity guaranteed policies issued by any other entity and now in force?

Yes [ ☐ ]

No [ ☒ X ]

5.2

If yes, give full information:

6.

Uncompleted building construction loans:

6.1 Amount already loaned

\$.....0

6.2 Balance to be advanced

\$.....0

6.3 Total amount to be loaned

\$.....0

7.1

Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings?

Yes [ ☐ ]

No [ ☒ X ]

7.2

If yes, give total amount of such bonds or certificates of participation issued and outstanding.

.....

8.

What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens?

\$.....0

9.1

Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:

9.11 Bonds

\$.....0

9.12 Short-term investments

\$.....0

9.13 Mortgages

\$.....0

9.14 Cash

\$.....0

9.15 Other admissible invested assets

\$.....0

9.16 Total

\$.....0

9.2

List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded form entity assets and liabilities. (These funds are also included in Schedule E-Part 1D Summary, and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers.)

9.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of:

\$.....0

These funds consist of:

9.22 In cash on deposit

\$.....0

9.23 Other forms of security

\$.....0

THE BANKERS GUARANTEE TITLE & TRUST CO  
FIVE-YEAR HISTORICAL DATA

Show amounts in whole dollars only, no cents; show percentages to one decimal place, i.e. 17.6.

	1 2019	2 2018	3 2017	4 2016	5 2015
<b>Source of Direct Title Premiums Written</b> (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1).....					
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2).....	11,425	7,290	4,242	121,116	76,265
3. Affiliated agency operations (Part 1A, Line 1, Col. 3).....					
4. Total.....	11,425	7,290	4,242	121,116	76,265
<b>Operating Income Summary</b> (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3).....	16,220	12,713	10,000	114,063	73,947
6. Escrow and settlement service charges (Part 1A, Line 2).....					
7. Title examinations (Part 1A, Line 3).....					
8. Searches and abstracts (Part 1A, Line 4).....					
9. Surveys (Part 1A, Line 5).....					
10. Aggregate write-ins for service charges (Part 1A, Line 6).....					
11. Other operating income (Page 4, Line 2).....	1,705,278	2,098,060	1,525,120	3,452,546	1,948,981
12. Total operating income (Page 4, Line 3).....	1,721,498	2,110,773	1,535,120	3,566,609	2,022,928
<b>Statement of Income</b> (Page 4)					
13. Net operating gain or (loss) (Line 8).....	(2,696,034)	423,357	99,192	604,580	(1,419,121)
14. Net investment gain or (loss) (Line 11).....	6,270,378	3,950,565	4,192,216	(163,043)	(976,325)
15. Total other income (Line 12).....					
16. Federal and foreign income taxes incurred (Line 14).....	784,826	421,938			(262,881)
17. Net income (Line 15).....	2,789,518	3,951,984	4,291,408	441,537	(2,132,565)
<b>Balance Sheet Lines</b> (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 15, Col. 3).....					
19. Total admitted assets excluding segregated accounts (Page 2, Line 26, Col. 3).....	71,663,975	73,277,432	76,911,139	67,264,031	23,315,785
20. Known claims reserve (Page 3, Line 1).....					
21. Statutory premium reserve (Page 3, Line 2).....	115,832	120,627	126,050	131,808	125,327
22. Total liabilities (Page 3, Line 23).....	26,457,501	26,782,236	34,484,990	31,485,896	10,138,291
23. Capital paid up (Page 3, Lines 25 + 26).....	631,250	631,250	631,250	631,250	631,250
24. Surplus as regards policyholders (Page 3, Line 32).....	45,206,474	46,495,196	42,426,149	35,778,136	13,177,494
<b>Cash Flow (Page 5)</b>					
25. Net cash from operations (Line 11).....	1,378,652	4,059,517	4,545,997	441,537	(2,132,565)
<b>Percentage Distribution of Cash, Cash Equivalents and Invested Assets</b> (Page 2, Col. 3) (Item divided by Page 2, Line 12, Col. 3) x 100.0					
26. Bonds (Line 1).....		29.9	28.2	13.7	
27. Stocks (Lines 2.1 and 2.2).....	1.0	0.9	0.9	0.8	2.1
28. Mortgage loans on real estate (Lines 3.1 and 3.2).....	45.2	55.4	57.4	62.9	43.4
29. Real estate (Lines 4.1, 4.2 and 4.3).....				0.1	0.3
30. Cash, cash equivalents and short-term investments (Line 5).....	53.8	13.0	11.6	19.9	42.5
31. Contract loans (Line 6).....					
32. Derivatives (Line 7).....					
33. Other invested assets (Line 8).....					
34. Receivables for securities (Line 9).....					
35. Securities lending reinvested collateral assets (Line 10).....					
36. Aggregate write-ins for invested assets (Line 11).....					0.1
37. Subtotals cash, cash equivalents and invested assets (Line 12).....	100.0	99.1	98.0	97.4	88.4
<b>Investments in Parent, Subsidiaries and Affiliates</b>					
38. Affiliated bonds (Sch. D, Summary, Line 12, Col. 1).....					
39. Affiliated preferred stocks (Sch. D, Summary, Line 18, Col. 1).....					
40. Affiliated common stocks (Sch. D, Summary, Line 24, Col. 1).....					
41. Affiliated short-term investments (subtotals included in Sch. DA, Ver., Col. 5, Line 10).....					
42. Affiliated mortgage loans on real estate.....					
43. All other affiliated.....					
44. Total of above lines 38 to 43.....	0	0	0	0	0
45. Total investment in parent included in Lines 38 to 43 above.....					
46. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 45 above divided by Page 3, Line 32, Col. 1 x 100.0).....	0.0	0.0	0.0	0.0	0.0

THE BANKERS GUARANTEE TITLE & TRUST CO  
FIVE-YEAR HISTORICAL DATA  
(Continued)

	1	2	3	4	5
	2019	2018	2017	2016	2015
<b>Capital and Surplus Accounts</b> (Page 4)					
47. Net unrealized capital gains or (losses) (Line 18).....		213,557	(198,557)	(15,000)	
48. Change in non-admitted assets (Line 21).....	(121,963)	(229,578)	43,330	536,513	2,655,408
49. Dividends to stockholders (Line 28).....	(3,950,000)		(20,000,000)		(3,119,488)
50. Change in surplus as regards policyholders for the year (Line 31).....	(1,288,722)	4,069,046	8,039,389	22,600,643	2,183,305
<b>Losses Paid and Incurred</b> (Part 2A)					
51. Net payments (Line 5, Col. 4).....					
52. Losses and allocated LAE incurred (Line 8, Col. 4).....					
53. Unallocated LAE incurred (Line 9, Col. 4).....					
54. Losses and loss adjustment expenses incurred (Line 10, Col. 4).....					
<b>Operating Expenses to Total Operating Income</b> (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
55. Personnel costs (Part 3, Line 1.5, Col. 4).....	83.9	0.1	0.1	0.1	0.1
56. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4).....	0.2	0.4	0.2	2.9	2.4
57. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4).....	45.9	0.1	0.3	0.1	0.5
58. Total (Lines 55 to 57).....	130.0	0.6	0.7	3.1	3.0
<b>Operating Percentages</b> (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
59. Losses and loss adjustment expenses incurred (Line 4).....					
60. Operating expenses incurred (Line 5).....	130.6	0.6	0.7	2.4	3.1
61. Other operating expenses (Line 6).....	126.0	79.5	92.9	80.6	167.0
62. Total operating deductions (Line 7).....	256.6	79.9	93.5	83.1	170.2
63. Net operating gain or (loss) (Line 8).....	(156.6)	20.1	6.5	16.9	(70.2)
<b>Other Percentages</b> (Line item divided by Part 1B, Line 1.4 x 100.0)					
64. Losses and loss expenses incurred to net premiums written (Page 4, Line 4).....					
65. Operating expenses incurred to net premiums written (Page 4, Line 5).....	19,682.6	134.3	236.6	71.0	83.5
<b>One Year Schedule P - Part 2 Development (\$000 omitted)</b>					
66. Development in estimated losses and ALAE on policies effective before current year (Schedule P, Part 2 Line 22, Col. 11).....					
67. Percentage of such development to policyholders' surplus of prior year-end (Line 66 above divided by Page 4, Line 16, Col. 1 x100.0).....					
<b>One Year Schedule P - Part 3 Development (\$000 omitted)</b>					
68. Development in estimated losses and ALAE for claims reported before current year (Schedule P, Part 3 Line 12, Col. 11).....					
69. Percentage of such development to policyholders' surplus of prior year-end (Line 68 above divided by Page 4, Line 16, Col. 1 x100.0).....					
<b>Two Year Schedule P - Part 2 Development (\$000 omitted)</b>					
70. Development in estimated losses and ALAE on policies effective before prior year-end (Schedule P, Part 2 Line 22, Col. 12).....					
71. Percentage of development of losses and loss expenses incurred to reported policyholders' surplus of second prior year-end (Line 70 above divided by Page 4, Line 16, Col. 2 x100.0).....					
<b>Two Year Schedule P - Part 3 Development (\$000 omitted)</b>					
72. Development in estimated losses and ALAE for claims reported before prior year-end (Schedule P, Part 3 Line 12, Col. 12).....					
73. Percentage of such development to policyholders' surplus of second prior year-end (Line 72 above divided by Page 4, Line 16, Col. 2 x 100.0).....					

NOTE: If a party to a merger, have the two most recent years of this exhibit been restated due to a merger in compliance with the disclosure requirements of SSAP No. 3, Accounting Changes and Correction of Errors?

Yes [ ] No [ ]

If no, please explain:

SCHEDULE P - PART 1 - SUMMARY

(\$000 omitted)

Years in Which Premiums Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expense Payments					
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net (Cols. 2+3+4-5)	Loss Payments			Allocated LAE Payments		
							7	8	9	10	11	12
							Direct	Assumed	Ceded	Direct	Assumed	Ceded
1. Prior...	....XXX.....	.....	.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....
2. 2010...	.....	.....	.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....
3. 2011...	.....	.....62	.....	.....	.....	.....62	.....	.....	.....	.....	.....	.....
4. 2012...	.....	.....108	.....	.....	.....	.....108	.....	.....	.....	.....	.....	.....
5. 2013...	.....	.....157	.....	.....	.....	.....157	.....	.....	.....	.....	.....	.....
6. 2014...	.....	.....132	.....	.....	.....	.....132	.....	.....	.....	.....	.....	.....
7. 2015...	.....	.....76	.....	.....	.....	.....76	.....	.....	.....	.....	.....	.....
8. 2016...	.....	.....121	.....	.....	.....	.....121	.....	.....	.....	.....	.....	.....
9. 2017...	.....	.....4	.....	.....	.....	.....4	.....	.....	.....	.....	.....	.....
10. 2018...	.....	.....6	.....	.....	.....	.....6	.....	.....	.....	.....	.....	.....
11. 2019...	.....	.....11	.....	.....	.....	.....11	.....	.....	.....	.....	.....	.....
12. Totals.	....XXX.....	.....677	.....0	.....0	.....0	.....677	.....0	.....0	.....0	.....0	.....0	.....0

	13  Salvage and Subrogation Received	14  Unallocated Loss Expense Payments	15  Total Net Loss and Expense Paid (Cols. 7 + 8 + 10 + 11 - 9 - 12 + 14)	16  Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23  Unallocated Loss Expense Unpaid
					Known Claim Reserves			IBNR Reserves			
					17	18	19	20	21	22	
					Direct	Assumed	Ceded	Direct	Assumed	Ceded	
1. Prior.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
2. 2010.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
3. 2011.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
4. 2012.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
5. 2013.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
6. 2014.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
7. 2015.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
8. 2016.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
9. 2017.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
10. 2018.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
11. 2019.....	.....	.....	.....0	.....	.....	.....	.....	.....	.....	.....	.....
12. Totals...	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21 -19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss and LAE Per \$1000 of Coverage ([Cols. 29+14 +23]/Col.1)	33 Discount for Time Value of Money	34 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7 + 10 + 17 + 20)	27 Assumed (Cols. 8 + 11 + 18 + 21)	28 Ceded (Cols. 9 + 12 + 19 + 22)	29 Net	30 Direct Basis ([Cols. 14+23+26]/ [Col. 2])	31 Net Basis ([Cols. 14 + 23 +29] /Col. 6-4)			
1. Prior.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	....XXX.....	.....	.....0
2. 2010.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
3. 2011.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
4. 2012.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
5. 2013.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
6. 2014.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
7. 2015.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
8. 2016.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
9. 2017.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
10. 2018.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
11. 2019.....	.....0	.....	.....0	.....0	.....0	.....0	.....0.0	.....0.0	.....0.0	.....	.....0
12. Totals...	.....0	.....0	.....0	.....0	.....0	.....0	....XXX.....	....XXX.....	....XXX.....	.....0	.....0

THE BANKERS GUARANTEE TITLE & TRUST CO  
SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN  
By States and Territories

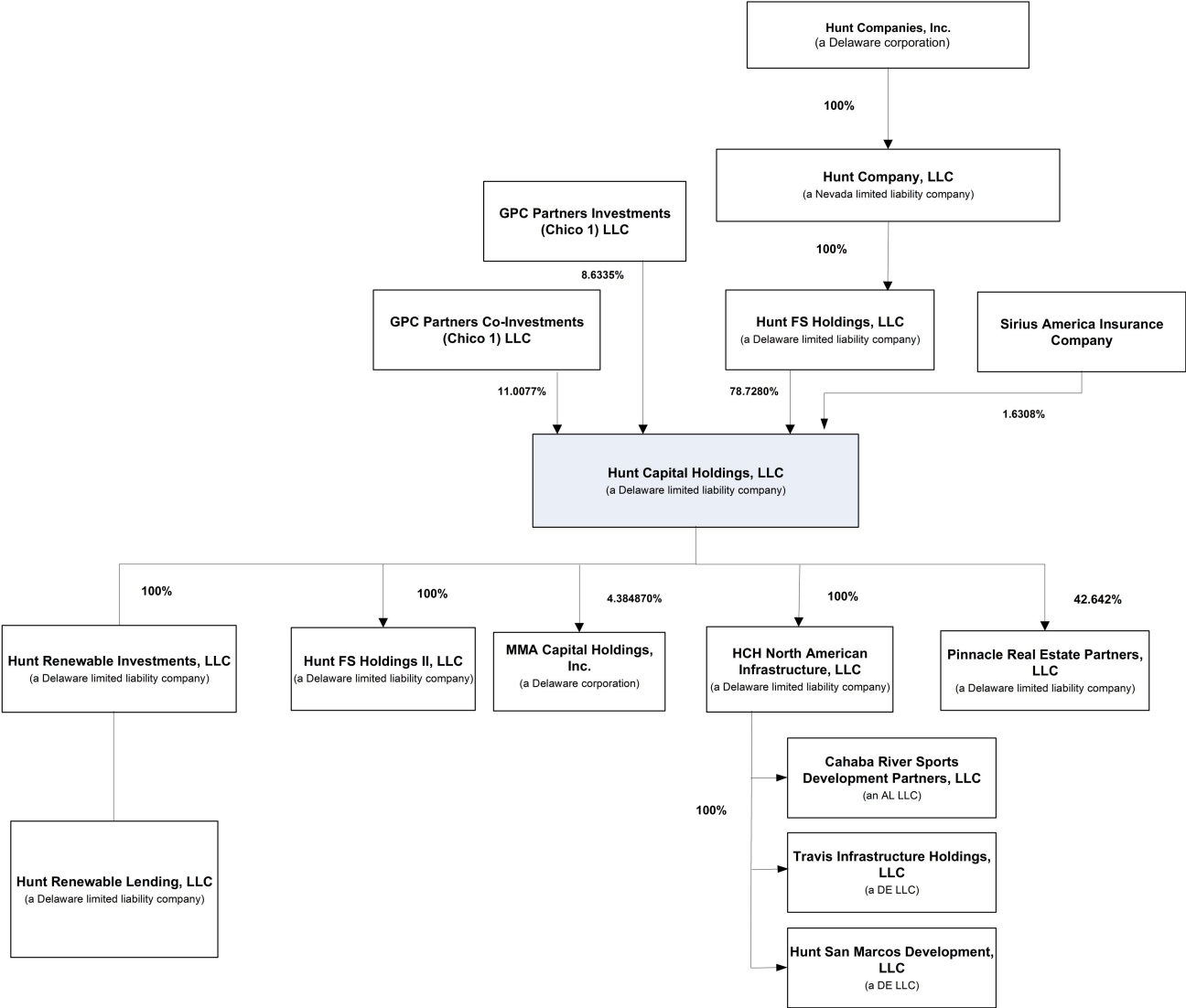
States, Etc.		1 Active Status (a)	2 Premium Rate (b)	Direct Premiums Written			6  Other Income	7  Net Premiums Earned	8  Direct Losses and Allocated Loss Adjustment Expenses Paid	9  Direct Losses and Allocated Loss Adjustment Expenses Incurred	10  Direct Known Claim Reserves
				3  Direct Operations	Agency Operations						
					4  Non-Affiliated Agencies	5  Affiliated Agencies					
1.	Alabama.....AL	..N.									
2.	Alaska.....AK	..N.									
3.	Arizona.....AZ	..N.									
4.	Arkansas.....AR	..N.									
5.	California.....CA	..N.									
6.	Colorado.....CO	..N.									
7.	Connecticut.....CT	..N.									
8.	Delaware.....DE	..N.									
9.	District of Columbia.....DC	..N.									
10.	Florida.....FL	..N.									
11.	Georgia.....GA	..N.									
12.	Hawaii.....HI	..N.									
13.	Idaho.....ID	..N.									
14.	Illinois.....IL	..N.									
15.	Indiana.....IN	..N.									
16.	Iowa.....IA	..N.									
17.	Kansas.....KS	..N.									
18.	Kentucky.....KY	..N.									
19.	Louisiana.....LA	..N.									
20.	Maine.....ME	..N.									
21.	Maryland.....MD	..N.									
22.	Massachusetts.....MA	..N.									
23.	Michigan.....MI	..N.									
24.	Minnesota.....MN	..N.									
25.	Mississippi.....MS	..N.									
26.	Missouri.....MO	..N.									
27.	Montana.....MT	..N.									
28.	Nebraska.....NE	..N.									
29.	Nevada.....NV	..N.									
30.	New Hampshire.....NH	..N.									
31.	New Jersey.....NJ	..N.									
32.	New Mexico.....NM	..N.									
33.	New York.....NY	..N.									
34.	North Carolina.....NC	..N.									
35.	North Dakota.....ND	..N.									
36.	Ohio.....OH	..L.			11,425			16,220			
37.	Oklahoma.....OK	..N.									
38.	Oregon.....OR	..N.									
39.	Pennsylvania.....PA	..N.									
40.	Rhode Island.....RI	..N.									
41.	South Carolina.....SC	..N.									
42.	South Dakota.....SD	..N.									
43.	Tennessee.....TN	..N.									
44.	Texas.....TX	..N.									
45.	Utah.....UT	..N.									
46.	Vermont.....VT	..N.									
47.	Virginia.....VA	..N.									
48.	Washington.....WA	..N.									
49.	West Virginia.....WV	..N.									
50.	Wisconsin.....WI	..N.									
51.	Wyoming.....WY	..N.									
52.	American Samoa.....AS	..N.									
53.	Guam.....GU	..N.									
54.	Puerto Rico.....PR	..N.									
55.	US Virgin Islands.....VI	..N.									
56.	Northern Mariana Isl.....MP	..N.									
57.	Canada.....CAN	..N.									
58.	Aggregate Other Alien.....OT	XXX..	XXX.....	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0
59.	Totals.....	XXX..	XXX.....	.....0	11,425	.....0	.....0	16,220	.....0	.....0	.....0

DETAILS OF WRITE-INS											
58001.	.....	XXX..									
58002.	.....	XXX..									
58003.	.....	XXX..									
58998.	Summary of remaining write-ins for Line 58 from overflow page										
		XXX..	XXX.....	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0
58999.	Totals (Line 58001 through 58003 + Line 58998) (Line 58 above)	XXX..	XXX.....	.....0	.....0	.....0	.....0	.....0	.....0	.....0	.....0

(a) Active Status Counts:  
L - Licensed or Chartered - Licensed insurance carrier or domiciled RRG..... 1 R - Registered - Non-domiciled RRGs..... 0  
E - Eligible - Reporting entities eligible or approved to write surplus lines in the state ..... 0 Q - Qualified - Qualified or accredited reinsurer..... 0  
N - None of the above - Not allowed to write business in the state..... 56

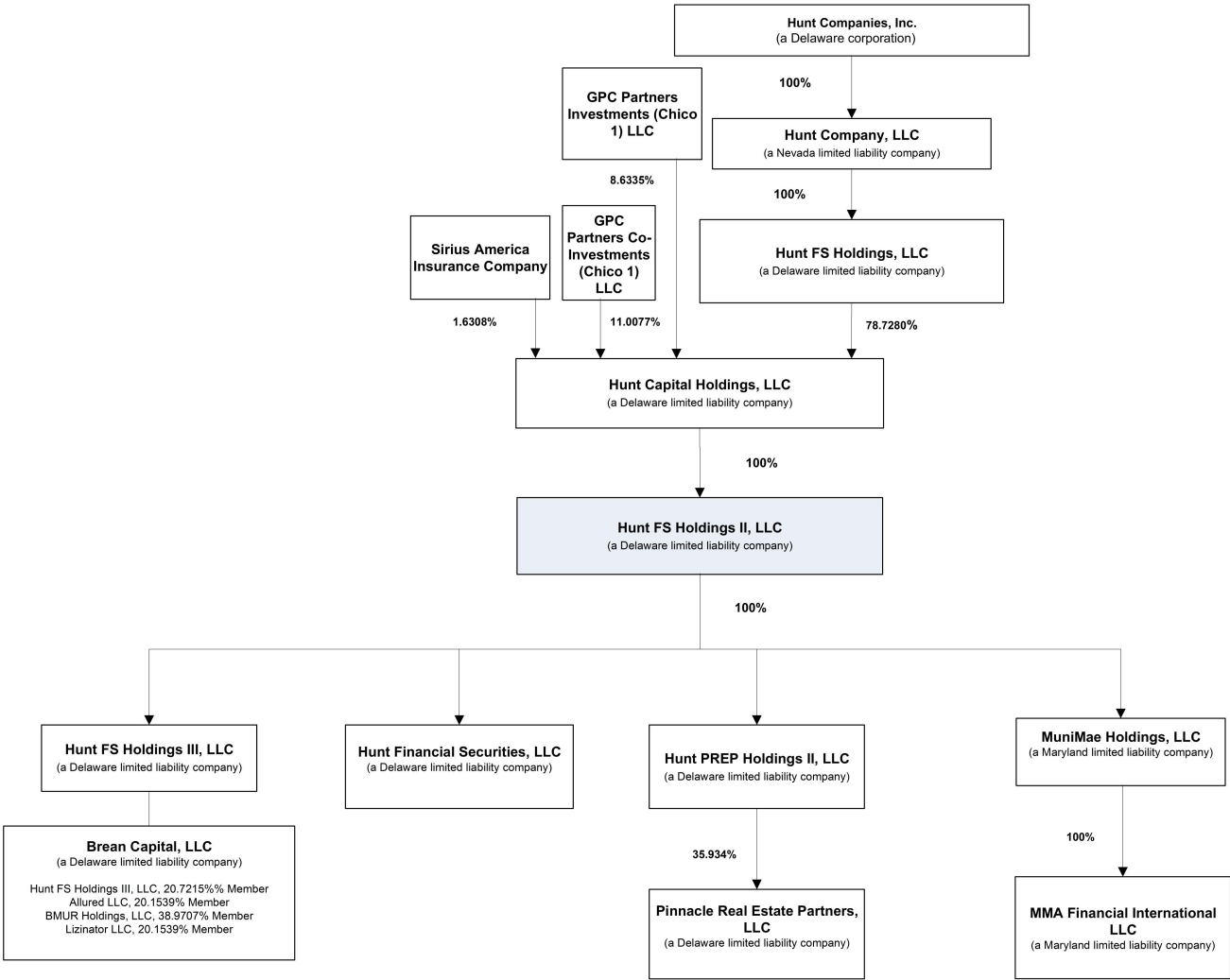
(b) Each type of rate must be coded with a combination of the five Activity Codes (R, S, X, C, and/or E) listed in the instructions. Use the code combination corresponding to the State's statutory definitions of title insurance premium. If more than one combination of activities is indicated in the statutory definition, all relevant combinations must be listed. See the Schedule T Instructions.

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



SCHEDULE Y – INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 – ORGANIZATIONAL CHART





## PART 1 – ORGANIZATIONAL CHART

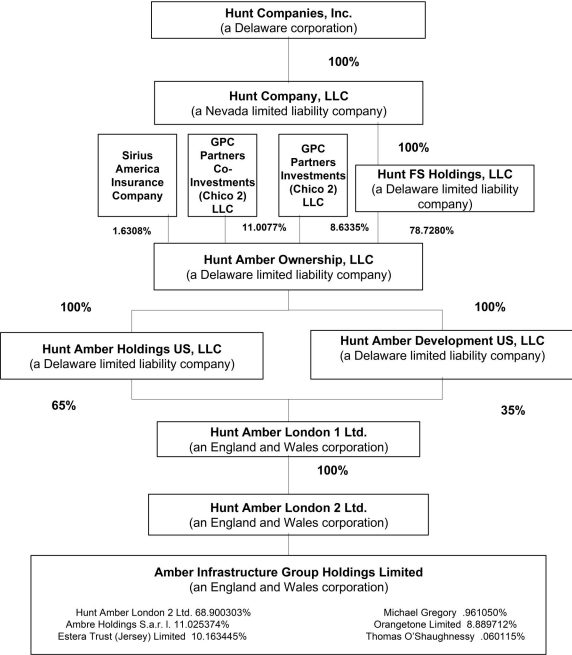


SCHEDULE Y – INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 – ORGANIZATIONAL CHART

AMBER

Amber Infrastructure Group Holdings Limited  
(an England and Wales corporation)



**SCHEDULE Y – INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**

PART 1 – ORGANIZATIONAL CHART

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