

ANNUAL STATEMENT

OF THE

RADIAN TITLE INSURANCE INC.

of INDEPENDENCE

STATE OF OHIO

TO THE

Insurance Department

OF THE

OHIO

FOR THE YEAR ENDED

December 31, 2019

TITLE

2019



51632201920100100

ANNUAL STATEMENT

For the Year Ended December 31, 2019
OF THE CONDITION AND AFFAIRS OF THE

Radian Title Insurance Inc.

NAIC Group Code	0766	0766	NAIC Company Code	51632	Employer's ID Number	34-1252928
	(Current Period)	(Prior Period)				
Organized under the Laws of	OH	State of Domicile or Port of Entry			OH	
Country of Domicile	US					
Incorporated/Organized	April 7, 1978			Commenced Business	April 7, 1978	
Statutory Home Office	6100 Oak Tree Blvd. Suite 200			Independence, OH, US 44131		
	(Street and Number)			(City or Town, State, Country and Zip Code)		
Main Administrative Office	6100 Oak Tree Blvd. Suite 200					
	(Street and Number)					
	Independence, OH, US 44131			216-524-3400		
	(City or Town, State, Country and Zip Code)			(Area Code) (Telephone Number)		
Mail Address	6100 Oak Tree Blvd. Suite 200			Independence, OH, US 44131		
	(Street and Number or P.O. Box)			(City or Town, State, Country and Zip Code)		
Primary Location of Books and Records	6100 Oak Tree Blvd. Suite 200			Independence, OH, US 44131		
	(Street and Number)			(City or Town, State, Country and Zip Code) (Area Code) (Telephone Number)		
Internet Web Site Address	www.radiantitledirect.com					
Statutory Statement Contact	Ruby Gass			216-524-3400		
	(Name)			(Area Code) (Telephone Number) (Extension)		
	Ruby.Gass@radian.com			216-524-3488		
	(E-Mail Address)			(Fax Number)		

OFFICERS

	Name	Title
1.	Eric Ray #	President
2.	Edward Hoffman	Secretary
3.	J. Franklin Hall	Executive VP/Chief Financial Officer

VICE-PRESIDENTS

Name	Title	Name	Title
Lee H Baskey	Senior Vice President		

DIRECTORS OR TRUSTEES

Richard Thornberry	J. Franklin Hall	Eric Ray	Brien McMahon
Edward Hoffman	Zoe Devaney	Robert Quigley #	

State of

County of ss

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

(Signature)	(Signature)
Eric Ray	Edward Hoffman
(Printed Name)	(Printed Name)
1.	2.
President	Secretary
(Title)	(Title)

Subscribed and sworn to (or affirmed) before me this on this
_____ day of _____, 2020, by

a. Is this an original filing? [X] Yes [] No

b. If no: 1. State the amendment number
2. Date filed
3. Number of pages attached

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)	10,964,735		10,964,735	10,803,020
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens				
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 1,752,678, Schedule E - Part 1), cash equivalents (\$ 10,504,846, Schedule E - Part 2), and short-term investments (\$ 5,839,699, Schedule DA)	18,097,221		18,097,221	18,927,350
6. Contract loans (including \$ 0 premium notes)				
7. Derivatives (Schedule DB)				
8. Other invested assets (Schedule BA)				
9. Receivables for securities				
10. Securities lending reinvested collateral assets (Schedule DL)				
11. Aggregate write-ins for invested assets				
12. Subtotals, cash and invested assets (Lines 1 to 11)	29,061,956		29,061,956	29,730,370
13. Title plants less \$ 0 charged off (for Title insurers only)	42,852		42,852	42,852
14. Investment income due and accrued	89,348		89,348	89,361
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection	293,412	9,368	284,044	161,411
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
15.3 Accrued retrospective premiums (\$ 0) and contracts subject to redetermination (\$ 0)				
16. Reinsurance:				
16.1 Amounts recoverable from reinsurers	30,127		30,127	111,245
16.2 Funds held by or deposited with reinsured companies				
16.3 Other amounts receivable under reinsurance contracts				
17. Amounts receivable relating to uninsured plans				
18.1 Current federal and foreign income tax recoverable and interest thereon				
18.2 Net deferred tax asset	22,795	22,795		
19. Guaranty funds receivable or on deposit				
20. Electronic data processing equipment and software	10,441		10,441	76,590
21. Furniture and equipment, including health care delivery assets (\$ 0)	11,236	11,236		
22. Net adjustment in assets and liabilities due to foreign exchange rates				
23. Receivables from parent, subsidiaries and affiliates	73,069		73,069	18,980
24. Health care (\$ 0) and other amounts receivable				12,041
25. Aggregate write-ins for other-than-invested assets	106,577	87,948	18,629	
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25)	29,741,813	131,347	29,610,466	30,242,850
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
28. Total (Lines 26 and 27)	29,741,813	131,347	29,610,466	30,242,850

DETAILS OF WRITE-IN LINES				
1101.				
1102.				
1103.				
1198. Summary of remaining write-ins for Line 11 from overflow page				
1199. Totals (Lines 1101 through 1103 plus 1198) (Line 11 above)				
2501. PREPAID EXPENSE	82,471	82,471		
2502. MISC ASSET	18,629		18,629	
2503. SECURITY DEPOSIT	5,477	5,477		
2598. Summary of remaining write-ins for Line 25 from overflow page				
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)	106,577	87,948	18,629	

NONE

LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Year	Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	145,000	166,347
2. Statutory premium reserve (Part 1B, Line 2.6, Col. 1)	6,277,168	6,094,125
3. Aggregate of other reserves required by law		
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	3,810	
6. Other expenses (excluding taxes, licenses and fees)	790,398	561,791
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	117,976	547
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))		
8.2 Net deferred tax liability		
9. Borrowed money \$ 0 and interest thereon \$ 0		
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		
15. Provision for unauthorized and certified (\$ 0) reinsurance		
16. Net adjustments in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	201,174	2,298,054
19. Derivatives		
20. Payable for securities		
21. Payable for securities lending		
22. Aggregate write-ins for other liabilities	(5,273,727)	(5,838,453)
23. Total liabilities (Lines 1 through 22)	2,261,799	3,282,411
24. Aggregate write-ins for special surplus funds	2,065,801	2,065,801
25. Common capital stock	2,000,000	2,000,000
26. Preferred capital stock		
27. Aggregate write-ins for other than special surplus funds		
28. Surplus notes		
29. Gross paid in and contributed surplus	46,332,700	46,332,700
30. Unassigned funds (surplus)	(23,049,834)	(23,438,062)
31. Less treasury stock, at cost:		
31.1 0 shares common (value included in Line 25 \$ 0)		
31.2 0 shares preferred (value included in Line 26 \$ 0)		
32. Surplus as regards policyholders (Lines 24 to 30 less 31) (Page 4, Line 32)	27,348,667	26,960,439
33. Totals (Page 2, Line 28, Col. 3)	29,610,466	30,242,850

DETAILS OF WRITE-INS		
0301.	NONE	
0302.		
0303.		
0398. Summary of remaining write-ins for Line 03 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 03 above)		
2201. Reserve for retroactive reinsurance	(5,273,727)	(5,838,453)
2202.		
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)	(5,273,727)	(5,838,453)
2401. Retroactive Reinsurance Gain	2,065,801	2,065,801
2402.		
2403.		
2498. Summary of remaining write-ins for Line 24 from overflow page		
2499. Totals (Lines 2401 through 2403 plus 2498) (Line 24 above)	2,065,801	2,065,801
2701.	NONE	
2702.		
2703.		
2798. Summary of remaining write-ins for Line 27 from overflow page		
2799. Totals (Lines 2701 through 2703 plus 2798) (Line 27 above)		

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)		11,792,760	9,191,858
1.2	Escrow and settlement services (Part 1A, Line 2, Col. 4)		1,954,143	1,129,796
1.3	Other title fees and service charges (Part 1A, Total of Line 3, 4, 5 and 6, Col. 4)		840,751	527,803
2.	Other operating income (Part 4, Line 2, Col. 5)			
3.	Total Operating Income (Lines 1 through 2)		14,587,654	10,849,457
EXPENSES				
4.	Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		178,460	417,572
5.	Operating expenses incurred (Part 3, Line 24, Cols. 4)		14,384,654	14,692,520
6.	Other operating expenses (Part 4, Line 6, Col. 5)			
7.	Total Operating Expenses		14,563,114	15,110,092
8.	Net operating gain or (loss) (Lines 3 minus 7)		24,540	(4,260,635)
INVESTMENT INCOME				
9.	Net investment income earned (Exhibit of Net Investment Income, Line 17)		678,851	369,109
10.	Net realized capital gains (losses) less capital gains tax of \$ 0 (Exhibit of Capital Gains (Losses))		(317)	(11,799)
11.	Net investment gain (loss) (Lines 9 + 10)		678,534	357,310
OTHER INCOME				
12.	Aggregate write-ins for miscellaneous income or (loss) or other deductions		(372,475)	2,018,458
13.	Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)		330,599	(1,884,867)
14.	Federal and foreign income taxes incurred			
15.	Net income (Lines 13 minus 14)		330,599	(1,884,867)
CAPITAL AND SURPLUS ACCOUNT				
16.	Surplus as regards policyholders, December 31 prior year (Page 3, Line 32, Column 2)		26,960,439	5,350,930
17.	Net income (from Line 15)		330,599	(1,884,867)
18.	Change in net unrealized capital gains or (losses) less capital gains tax of \$ 299		170	6,160
19.	Change in net unrealized foreign exchange capital gain (loss)			
20.	Change in net deferred income taxes		(11,705)	39,273
21.	Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 28, Col. 3)		69,164	448,943
22.	Change in provision for unauthorized and certified reinsurance (Page 3, Line 15, Cols. 2 minus 1)			
23.	Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)			
24.	Change in surplus notes			
25.	Cumulative effect of changes in accounting principles			
26.	Capital Changes:			
26.1	Paid in			23,000,000
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			
29.	Change in treasury stock (Page 3, Lines (31.1) and (31.2), Cols. 2 minus 1)			
30.	Aggregate write-ins for gains and losses in surplus			
31.	Change in surplus as regards policyholders for the year (Lines 17 through 30)		388,228	21,609,509
32.	Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 32)		27,348,667	26,960,439

DETAILS OF WRITE-IN LINES				
1201.	Retroactive Reinsurance Gain			2,065,801
1202.	Change in Retroactive Reinsurance		(372,475)	(47,343)
1203.				
1298.	Summary of remaining write-ins for Line 12 from overflow page			
1299.	Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)		(372,475)	2,018,458
3001.				
3002.				
3003.				
3098.	Summary of remaining write-ins for Line 30 from overflow page			
3099.	Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)			

NONE

CASH FLOW

	1	2
Cash from Operations	Current Year	Prior Year
1. Premiums collected net of reinsurance	11,837,881	9,267,165
2. Net investment income	672,338	262,273
3. Miscellaneous income	2,794,894	1,657,599
4. Total (Lines 1 through 3)	15,305,113	11,187,037
5. Benefit and loss related payments	118,689	217,812
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	13,986,902	11,991,555
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)		
10. Total (Lines 5 through 9)	14,105,591	12,209,367
11. Net cash from operations (Line 4 minus Line 10)	1,199,522	(1,022,330)
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	3,516,982	4,073,877
12.2 Stocks		
12.3 Mortgage loans		
12.4 Real estate		
12.5 Other invested assets		110,187
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments	(316)	(10,847)
12.7 Miscellaneous proceeds		
12.8 Total investment proceeds (Lines 12.1 to 12.7)	3,516,666	4,173,217
13. Cost of investments acquired (long-term only):		
13.1 Bonds	3,672,769	12,495,613
13.2 Stocks		
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications	(1,067)	5,191
13.7 Total investments acquired (Lines 13.1 to 13.6)	3,671,702	12,500,804
14. Net increase (decrease) in contract loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	(155,036)	(8,327,587)
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		23,000,000
16.3 Borrowed funds		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders		
16.6 Other cash provided (applied)	(1,874,615)	(3,907,514)
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(1,874,615)	19,092,486
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)	(830,129)	9,742,569
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year	18,927,350	9,184,781
19.2 End of year (Line 18 plus Line 19.1)	18,097,221	18,927,350

Note: Supplemental disclosures of cash flow information for non-cash transactions:

20.0001		
20.0002		
20.0003		

OPERATIONS AND INVESTMENT EXHIBIT

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

	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. Direct premiums written (Sch T, Line 59, Cols. 3, 4 and 5)	5,041,807	6,069,812	1,071,471	12,183,090	9,421,763
2. Escrow and settlement service charges	1,954,143			1,954,143	1,129,796
3. Title examinations					
4. Searches and abstracts	429,917			429,917	244,470
5. Surveys					
6. Aggregate write-ins for service charges	410,835			410,835	283,333
7. Totals (Lines 1 to 6)	7,836,702	6,069,812	1,071,471	14,977,985	11,079,362

DETAILS OF WRITE-INS					
0601. Misc Income	218,671			218,671	165,227
0602. Workshare revenue					
0603. Closing Protection Letter fees	192,164			192,164	118,106
0698. Summary of remaining write-ins for Line 06 from overflow page					
0699. Total (Lines 0601 through 0603 plus 0698) (Line 06 above)	410,835			410,835	283,333

PART 1B – PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1, Col. 4)	12,183,090	9,421,763
1.2 Assumed		
1.3 Ceded	207,287	206,195
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	11,975,803	9,215,568
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	6,094,125	6,070,414
2.2 Aggregate write-ins for book adjustments to Line 2.1		
2.3 Additions during the current year	751,273	573,265
2.4 Withdrawals during the current year	568,230	549,554
2.5 Aggregate write-ins for other adjustments not effecting earned premiums		
2.6 Balance at December 31 current year (Lines 2.1 + 2.2 + 2.3 - 2.4 + 2.5)	6,277,168	6,094,125
3. Net title premiums earned during year (Lines 1.4 + 2.1 + 2.5 - 2.6) (Sch. T, Line 59, Col. 7)	11,792,760	9,191,857

DETAILS OF WRITE-INS		1 Current Year	2 Prior Year
02.201	NONE		
02.202			
02.203			
02.298 Summary of remaining write-ins for Line 02.2 from overflow page			
02.299 Total (Lines 02.201 through 02.203 plus 02.298) (Line 02.2 above)			
02.501 Misc adjustment			
02.502			
02.503			
02.598 Summary of remaining write-ins for Line 02.5 from overflow page			
02.599 Total (Lines 02.501 through 02.503 plus 02.598) (Line 02.5 above)			

OPERATIONS AND INVESTMENT EXHIBIT

PART 2A – LOSSES PAID AND INCURRED

	1	Agency Operations		4 Total Current Year (Cols. 1 + 2 + 3)	5 Total Prior Year
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
	Direct Operations				
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage and subrogation (Total same as Sch. T, Line 59, Col. 8)	69,260	129,342	1,205	199,807	518,402
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage and subrogation					
3. Total (Line 1 plus Line 2)	69,260	129,342	1,205	199,807	518,402
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	69,260	129,342	1,205	199,807	518,402
6. Known claims reserve – current year (Page 3, Line 1, Column 1)	137,000	8,000		145,000	166,347
7. Known claims reserve – prior year (Page 3, Line 1, Column 2)	160,347	6,000		166,347	267,177
8. Losses and allocated Loss Adjustment Expenses incurred (Line 5 plus Line 6 minus Line 7)	45,913	131,342	1,205	178,460	417,572
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	45,913	131,342	1,205	178,460	417,572

OPERATIONS AND INVESTMENT EXHIBIT

PART 2B – UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1	Agency Operations		4 Total Current Year (Cols. 1 + 2 + 3)	5 Total Prior Year
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
	Direct 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)	137,000	8,000		145,000	166,347
1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 18)					
2. Deduct reinsurance recoverable from authorized and unauthorized companies (Schedule P, Part 1, Line 12, Col. 19)					
3. Known claims reserve net of reinsurance (Line 1.1 plus Line 1.2 minus Line 2)	137,000	8,000		145,000	166,347
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	1,035,000	1,465,000		2,500,000	2,900,000
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)	6,000	8,000		14,000	14,000
4.4 Net incurred but not reported (Line 4.1 plus Line 4.2 minus Line 4.3)	1,029,000	1,457,000		2,486,000	2,886,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	356,000	504,500		860,500	925,000
6. Less discount for time value of money, if allowed (Schedule P, Part 1, Line 12, Col. 33)	X X X	X X X	X X X		
7. Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6) (Schedule P, Part 1, Line 12, Col. 34)	X X X	X X X	X X X	3,491,500	3,977,347
8. Statutory premium reserve at year end (Part 1B, Line 2.6)	X X X	X X X	X X X	6,277,168	6,094,125
9. Aggregate of other reserves required by law (Page 3, Line 3)	X X X	X X X	X X X		
10. Supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		

(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 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals	
		1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)				8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
			2 Non-affiliated Agency Operations	3 Affiliated Agency Operations						
1.	Personnel costs:									
1.1	Salaries	2,223,199	329,226	48,603	2,601,028				2,601,028	4,136,847
1.2	Employee relations and welfare	316,376	46,851	6,916	370,143				370,143	780,673
1.3	Payroll taxes	183,497	27,173	4,012	214,682				214,682	298,080
1.4	Other personnel costs	20,853	3,088	456	24,397				24,397	52,854
1.5	Total personnel costs	2,743,925	406,338	59,987	3,210,250				3,210,250	5,268,454
2.	Amounts paid to or retained by title agents		4,909,301	900,148	5,809,449				5,809,449	4,900,642
3.	Production services (purchased outside):									
3.1	Searches, examinations and abstracts	843,347			843,347				843,347	758,173
3.2	Surveys									
3.3	Other	2,142,664			2,142,664				2,142,664	641,855
4.	Advertising									3,500
5.	Boards, bureaus and associations	1,645	244	36	1,925				1,925	6,469
6.	Title plant rent and maintenance	25,250			25,250				25,250	24,005
7.	Claim adjustment services	X X X	X X X	X X X	X X X		X X X	X X X		
8.	Amounts charged off, net of recoveries	74,387			74,387				74,387	16,252
9.	Marketing and promotional expenses	110,094			110,094				110,094	270,574
10.	Insurance	7,710	1,142	168	9,020				9,020	69,109
11.	Directors' fees									
12.	Travel and travel items	15,085	2,234	330	17,649				17,649	50,871
13.	Rent and rent items	278,343	41,219	6,085	325,647				325,647	435,552
14.	Equipment	79,717	11,805	1,743	93,265				93,265	124,638
15.	Cost or depreciation of EDP equipment and software	33,626	4,980	735	39,341				39,341	112,230
16.	Printing, stationery, books and periodicals	85,640	12,682	1,872	100,194				100,194	60,476
17.	Postage, telephone, messengers and express	322,220	47,716	7,044	376,980				376,980	331,975
18.	Legal and auditing	201,627	29,858	4,408	235,893				235,893	777,766
19.	Totals (Lines 1.5 to 18)	6,965,280	5,467,519	982,556	13,415,355				13,415,355	13,852,541
20.	Taxes, licenses and fees:									
20.1	State and local insurance taxes	153,496	118,889	20,987	293,372				293,372	241,216
20.2	Insurance department licenses and fees	65,725	50,906	8,986	125,617				125,617	99,209
20.3	Gross guaranty association assessments									
20.4	All other (excluding federal income and real estate)									21,166
20.5	Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	219,221	169,795	29,973	418,989				418,989	361,591
21.	Real estate expenses									
22.	Real estate taxes									
23.	Aggregate write-ins for other expenses	470,370	69,655	10,285	550,310				550,310	478,387
24.	Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	7,654,871	5,706,969	1,022,814	14,384,654				(a) 14,384,654	14,692,519
25.	Less unpaid expenses - current year					860,500			860,500	925,000
26.	Add unpaid expenses - prior year					925,000			925,000	612,854
27.	TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	7,654,871	5,706,969	1,022,814	14,384,654	64,500			14,449,154	14,380,373
DETAILS OF WRITE-IN LINES										
2301.	Bank Charges	220,758	32,691	4,827	258,276				258,276	168,120
2302.	Programmer Consulting services	187,505	27,767	4,099	219,371				219,371	204,441
2303.	Writeoff/Penalty/Interest/other expenses	53,562	7,932	1,171	62,665				62,665	44,553
2398.	Summary of remaining write-ins for Line 23 from overflow page	8,545	1,265	188	9,998				9,998	61,273
2399.	Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	470,370	69,655	10,285	550,310				550,310	478,387

(a) Includes management fees of \$ 0 to affiliates and \$ 0 to non-affiliates.

OPERATIONS AND INVESTMENT EXHIBIT
PART 4 – NET OPERATING GAIN/LOSS EXHIBIT

	1	Agency Operations		4	5	Totals	
		2	3			6	7
	Direct Operations	Non-affiliated Agency Operations	Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Other Operations	Current Year (Cols. 4 + 5)	Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	4,904,048	5,935,418	953,294	11,792,760	X X X	11,792,760	9,191,858
1.2 Escrow and settlement services (Part 1A, Line 2)	1,954,143			1,954,143	X X X	1,954,143	1,129,796
1.3 Other title fees and service charges (Part 1A, Lines 3 through 6)	840,752			840,752	X X X	840,752	527,803
2. Aggregate write-ins for other operating income	X X X	X X X	X X X	X X X			
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	7,698,943	5,935,418	953,294	14,587,655		14,587,655	10,849,457
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	45,913	131,342	1,205	178,460	X X X	178,460	417,572
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 and 6)	7,654,871	5,706,969	1,022,814	14,384,654		14,384,654	14,692,519
6. Total Operating Deductions (Lines 4 + 5)	7,700,784	5,838,311	1,024,019	14,563,114		14,563,114	15,110,091
7. Net operating gain or (loss) (Lines 3 minus 6)	(1,841)	97,107	(70,725)	24,541		24,541	(4,260,634)

DETAILS OF WRITE-IN LINES							
0201.	X X X	X X X	X X X	X X X			
0202.	X X X	X X X	X X X	X X X			
0203.	X X X	X X X	X X X	X X X			
0298. Summary of remaining write-ins for Line 02 from overflow page	X X X	X X X	X X X	X X X			
0299. Total (Lines 0201 through 0203 plus 0298) (Line 02 above)	X X X	X X X	X X X	X X X			

EXHIBIT OF NET INVESTMENT INCOME

	1	2
	Collected During Year	Earned During Year
1. U.S. Government bonds	(a) 196,596	180,647
1.1 Bonds exempt from U.S. tax	(a)	
1.2 Other bonds (unaffiliated)	(a) 52,128	58,980
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)		
2.21 Common stocks of affiliates		
3. Mortgage loans	(c)	
4. Real estate	(d)	
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 469,108	478,192
7. Derivative instruments	(f)	
8. Other invested assets		
9. Aggregate write-ins for investment income	(155)	(155)
10. Total gross investment income	717,677	717,664
11. Investment expenses		(g) 38,813
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)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		38,813
17. Net investment income (Line 10 minus Line 16)		678,851

DETAILS OF WRITE-IN LINES		
0901. Miscellaneous	(155)	(155)
0902.		
0903.		
0998. Summary of remaining write-ins for Line 09 from overflow page		
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)	(155)	(155)
1501.	NONE	
1502.		
1503.		
1598. Summary of remaining write-ins for Line 15 from overflow page		
1599. Totals (Lines 1501 through 1503 plus 1598) (Line 15 above)		

- (a) Includes \$ 7,007 accrual of discount less \$ 481 amortization of premium and less \$ 964 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 \$ 286,534 accrual of discount less \$ 15,288 amortization of premium and less \$ 66,100 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	2	3	4	5
	Realized Gain (Loss) on Sales or Maturity	Other Realized Adjustments	Total Realized Capital Gain (Loss) (Columns 1 + 2)	Change in Unrealized Capital Gain (Loss)	Change in Unrealized Foreign Exchange Capital Gain (Loss)
1. U.S. Government bonds					
1.1 Bonds exempt from U.S. tax					
1.2 Other bonds (unaffiliated)	(1,066)		(1,066)	469	
1.3 Bonds of affiliates					
2.1 Preferred stocks (unaffiliated)					
2.11 Preferred stocks of affiliates					
2.2 Common stocks (unaffiliated)					
2.21 Common stocks of affiliates					
3. Mortgage loans					
4. Real estate					
5. Contract loans					
6. Cash, cash equivalents and short-term investments	749		749		
7. Derivative instruments					
8. Other invested assets					
9. Aggregate write-ins for capital gains (losses)					
10. Total capital gains (losses)	(317)		(317)	469	

DETAILS OF WRITE-IN LINES					
0901.	NONE				
0902.					
0903.					
0998. Summary of remaining write-ins for Line 09 from overflow page					
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)					

EXHIBIT OF NONADMITTED ASSETS

	1	2	3
	Current Year	Prior Year	Change in Total
	Total	Total	Nonadmitted Assets
	Nonadmitted	Nonadmitted Assets	(Col. 2 - Col. 1)
	Assets		
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks			
3. Mortgage loans on real estate (Schedule B):			
3.1 First lines			
3.2 Other than first lines			
4. Real estate (Schedule A):			
4.1 Properties occupied by the company			
4.2 Properties held for the production of income			
4.3 Properties held for sale			
5. Cash (Schedule E - Part 1), cash equivalents (Schedule E - Part 2) and short-term investments (Schedule DA)			
6. Contract loans			
7. Derivatives (Schedule DB)			
8. Other invested assets (Schedule BA)			
9. Receivables for securities			
10. Securities lending reinvested collateral assets (Schedule DL)			
11. Aggregate write-ins for invested assets			
12. Subtotals, cash and invested assets (Lines 1 to 11)			
13. Title plants (for Title insurers only)			
14. Investment income due and accrued			
15. Premiums and considerations:			
15.1 Uncollected premiums and agents' balances in the course of collection	9,368	3,340	(6,028)
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
15.3 Accrued retrospective premiums and contracts subject to redetermination			
16. Reinsurance:			
16.1 Amounts recoverable from reinsurers			
16.2 Funds held by or deposited with reinsured companies			
16.3 Other amounts receivable under reinsurance contracts			
17. Amounts receivable relating to uninsured plans			
18.1 Current federal and foreign income tax recoverable and interest thereon			
18.2 Net deferred tax asset	22,795	34,799	12,004
19. Guaranty funds receivable or on deposit			
20. Electronic data processing equipment and software			
21. Furniture and equipment, including health care delivery assets	11,236	49,404	38,168
22. Net adjustment in assets and liabilities due to foreign exchange rates			
23. Receivables from parent, subsidiaries and affiliates			
24. Health care and other amounts receivable			
25. Aggregate write-ins for other-than-invested assets	87,948	112,968	25,020
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25)	131,347	200,511	69,164
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
28. Total (Lines 26 and 27)	131,347	200,511	69,164

DETAILS OF WRITE-IN LINES			
1101.			
1102.			
1103.			
1198. Summary of remaining write-ins for Line 11 from overflow page			
1199. Totals (Lines 1101 through 1103 plus 1198) (Line 11 above)			
2501. PREPAID EXPENSE	82,471	87,723	5,252
2502. SUSPENSE	5,477	1,360	(4,117)
2503. SECURITY DEPOSIT		23,885	23,885
2598. Summary of remaining write-ins for Line 25 from overflow page			
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)	87,948	112,968	25,020

NONE

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies and Going Concern

a. Accounting Practices

The accompanying statutory financial statements of Radian Title Insurance Inc., formerly EnTitle Insurance Company (“RTI”, “Radian Title” or “Company”) have been prepared in conformity with the National Association of Insurance Commissioners’ (“NAIC”) *Accounting Practices and Procedures* manual (“NAIC SAP”), the NAIC Annual Statement Instructions, and other accounting practices as prescribe or permitted by the State of Ohio – Ohio Department of Insurance (“ODI”). Radian Title has adopted certain prescribed accounting practices that differ from those found in the NAIC SAP. Specifically, *SSAP No. 57, “Title Insurance”* and the timing of amounts released from the statutory premium reserve. The Company’s accounting practice differs from NAIC SAP resulting in total statutory capital and surplus that was lower by \$3.60 million and \$3.85 million at December 31, 2019 and December 31, 2018, respectively, than if reported in accordance with NAIC SAP.

	SSAP #	F/S Page	F/S Line #	2019	2018
Net Income					
(1) Radian Title state basis (Page 4, Line 15, Columns 1 &3)				\$ 330,599	\$ (1,884,867)
(2) State Prescribed Practices that are an increase / (decrease) from NAIC SAP: Premium Reserve Recovery	57	4	5	251,567	(97,517)
(3) State Permitted Practices that are an increase / (decrease) from NAIC SAP:	-	-	-	-	-
(4) NAIC SAP (1-2-3=4)				<u>\$ 79,032</u>	<u>\$ (1,787,350)</u>
Surplus					
(5) Radian Title state basis (Page 3, Line 32, Columns 1 &3)				\$ 27,348,667	\$ 26,960,439
(6) State Prescribed Practices that are an increase / (decrease) from NAIC SAP: Premium Reserve Recovery	57	3	30	(3,595,536)	(3,847,103)
(7) State Permitted Practices that are an increase / (decrease) from NAIC SAP:	-	-	-	-	-
(8) NAIC SAP (5-6-7=8)				<u>\$ 30,944,203</u>	<u>\$ 30,807,542</u>

b. Use of estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with NAIC SAP, the NAIC Annual Statement Instructions, and other accounting practices as prescribed or permitted by the ODI requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. It also requires disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

c. Accounting Policies

Cash and Short-Term Investments

The Company considers all highly liquid securities with original maturities of twelve months or less when purchased to be cash, cash equivalents and short-term investments. Short-term investments include securities with original maturities of greater than 90 days and twelve months or less. Cash and cash equivalents include money market instruments and highly liquid securities with original maturities of 90 days or less when purchased.

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies and Going Concern (continued)

c. Accounting Policies (continued)

Bonds

Bonds are stated at amortized cost or at values prescribed by the NAIC, and any discounts or premiums are amortized using the scientific (constant yield) interest method. Bonds that are designated highest quality and high-quality (NAIC designations 1 and 2, respectively) are reported at amortized cost and all other bonds (NAIC designations 3 to 6) shall be reported at lower of amortized cost or fair value. For loan and asset-backed securities, the impacts of changes in expected cash flows, including the effect of updated prepayment assumptions, are recognized using the retrospective adjustment method. Under the retrospective method, the recalculated effective yield will equate the present value of the actual and anticipated cash flows with the original cost of the investment. The current balance is then increased or decreased to the amount that would have resulted had the revised yield been applied since inception, and investment income is correspondingly decreased or increased. Prepayment assumptions are reviewed quarterly using industry data, and are based on prepayment rates of the underlying loans.

Interest is recognized on the accrual basis. Realized capital gains and losses are calculated using the specific cost of the investments sold.

The Company conducts a quarterly evaluation of declines in market value of the securities to determine whether the decline is other-than-temporary. If the market value of a security is below the cost basis, and it is judged to be other-than-temporary, the cost basis of the individual security is written down to market value through earnings as a realized loss, and the market value becomes the new basis. The Company's evaluation of market declines for other-than-temporary impairment is based on management's case-by case evaluation of the underlying reasons for the decline in market value. The Company considers a wide range of factors about the security and uses its best judgment in evaluating the cause of the decline in the estimated market value of the security and in assessing the prospects for near-term recovery. Inherent in management's evaluation of the security are assumptions and estimates about the operations of the issuer and its future earnings potential. Considerations used by the Company in the impairment evaluation process include, but are not limited to: (i) the length of time and the extent to which the market value has been below cost or amortized cost; (ii) the potential for impairments of securities when the issuer is experiencing significant financial difficulties; (iii) the potential for impairments in an entire industry sector or sub-sector; (iv) the potential for impairments in certain economically depressed geographic locations; (v) the potential for impairments of securities where the issuer, series of issuers or industry has suffered a catastrophic type of loss or has exhausted natural resources; (vi) the Company's ability and intent to hold the security for a period of time sufficient to allow for the full recovery of its value to an amount equal to or greater than cost or amortized cost; and (vii) other subjective factors, including concentrations and information obtained from regulators and rating agencies. At December 31, 2019 and December 31, 2018, there were no taxes owed on realized gains. Unrealized gains and losses are recorded as increases or decreases, respectively, in unassigned surplus.

Title Plants

Title Plants consist of title records related to regions and are stated at cost. Expenses associated with current maintenance are charged to expense in the year incurred. Properly maintained title plants are not amortized because there is no indication of diminution in their value. The Company reviews title plants for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. As of December 31, 2019 and December 31, 2018, there was no impairment for Title Plants.

Electronic Data Processing Equipment and Software

Included in Other Assets is electronic data processing ("EDP") equipment and software, primarily related to computer equipment. EDP equipment and software are recorded at cost and depreciated using the straight-line method over the estimated useful life. There has been no change in the EDP capitalization policy from the prior period. SSAP No. 16R, "Electronic Data Processing Equipment and Software", establishes a 3% of capital and surplus limit on admitted assets for EDP equipment. As of December 31, 2019 and December 31, 2018, all of the Company's EDP assets were reported as admitted assets. The Company reviews EDP equipment for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. As of December 31, 2019 and December 31, 2018, there was no impairment for EDP equipment.

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies and Going Concern (continued)

c. Accounting Policies (continued)

Revenue and Expense Recognition

Premiums on title insurance policies issued by the Company, directly and through independent agents, are recognized as revenue when the Company is legally or contractually entitled to collect the premium. Premiums from title policies issued by the Company through independent agents are recognized and are recorded before the deduction of agent commissions and net of ceded premiums and changes in statutory premium reserves. Premium related expenses, including commissions and premium related taxes/assessments, and are charged to operations, as incurred.

On March 26, 2018, the Company entered into an Agency Agreement and appointed Radian Settlement Services, ("RSS"), formerly known as ValuAmerica, as an agent. RSS is an affiliate of the Company and wholly owned subsidiary of Radian Group Inc. ("RGI") RSS is authorized to issue commitments, policies, judicial reports, endorsements and other forms of title evidence authorized by the Company, collectively "Title Assurances", on real estate located in 30 states and the District of Columbia. The Agency Agreement identifies Agent's commissions for each state ranging from 70% to 80%, with the majority of the commissions being at the 80% rate

On June 22, 2018, the Company entered into dual Master Services Agreements ("MSA's") with RSS. The Company will provide title search and underwriting services to RSS and receive support and facilitation services on title insurance policies from RSS. Fees for services are based upon approved pricing and can be changed upon mutual consent of the parties and approval from ODI. The MSA's may be terminated without cause upon seven days written notice.

The Company also provides escrow and settlement services related to residential purchase, sale, or refinancing transactions for which it is paid a fee. Revenues for such services are recognized upon settlement. In certain states that the Company operates, escrow and settlement service fees are prohibited from being collected and the cost of these services is part of an "All-Inclusive Premium."

For premiums written in Ohio, Ohio insurance law requires the Company to establish a statutory premium reserve equal to 10% of the premium retained by the Company. The Company may release 0.5% of that which was added to the reserve during the previous 20 years. For all other states where the Company writes insurance, the Company follows the various state insurance department regulations when determining what statutory premium reserves are established.

Losses and Loss Adjustment Expenses

Generally, title insurance claim rates are lower than for other types of insurance because title insurance policies typically insure against prior events affecting the quality of real estate titles, rather than against unforeseen, and therefore less avoidable, future events. Claims payments generally result from either judgment errors or mistakes made in the title search and examination process or the escrow process, or from other problems such as fraud or incapacity of persons transferring property rights.

When a claim is reported, the Company establishes a "Known Claims" reserve on a case-by-case basis, based upon the best estimate of the total amount necessary to settle the claim and to provide for allocated loss adjustment expenses ("LAE"), including legal defense costs. The estimates are based on all information known to the Company and include consideration of all known legal issues. These reserves are periodically adjusted by management based on its evaluation of subsequent developments regarding the reported claim. Adjustments to these estimates are reported in current operations. Claims and expenses paid are charged against this reserve. While management believes the amount recorded is reasonable and adequate, the ultimate losses may vary from the estimated amount included in the statutory financial statements.

NOTES TO FINANCIAL STATEMENTS

Income Taxes

Current income tax expense is reflected on the statement of operations while changes in Deferred tax assets (“DTA”) and Deferred tax liabilities (“DTL”) are recorded directly to statutory surplus. The Company has a tax sharing allocation agreement with RGI for the years 2019 and 2018 for which the Companies file a consolidated federal income tax return. The agreement states that tax charges or refunds shall be recorded as if the Company had filed its federal income tax returns on a separate return basis. The Company pays premium taxes on gross premiums written in lieu of most state income or franchise taxes.

As of December 31, 2019 and December 31, 2018, the Company has not recognized a tax liability for uncertain tax positions.

d. *Going Concern* – Not applicable

- 2. **Accounting Changes and Correction of Errors** – None
- 3. **Business Combinations and Goodwill** – None
- 4. **Discontinued Operations** – None
- 5. **Investments**

a. *Mortgage Loans, including Mezzanine Real Estate Loans* – Not applicable

b. *Debt Restructuring* – Not applicable

c. *Reverse Mortgages* – Not applicable

d. *Loan-Backed Securities*

- 1. Sources of Prepayment Assumptions - Prepayment assumptions are determined using a combination of prepayment speeds from Mortgage Industry Advisory Corporation and Moody’s cash flows
- 2. Securities with a Recognized Other-than-Temporary-Impairment - None
- 3. Information Pertaining to Each Security with a Recognized Other-than-Temporary-Impairment - None
- 4. All impaired securities (fair value is less than amortized cost) for which 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):

a. The aggregate amount of unrealized losses:

1.	Less than 12 months	<u>\$ 15</u>
2.	12 Months or Longer	<u>\$ 2,371</u>

b. The aggregate related fair value of securities with unrealized losses:

1.	Less than 12 months	<u>\$ 186,359</u>
2.	12 Months or Longer	<u>\$ 31,069</u>

NOTES TO FINANCIAL STATEMENTS

5. Investments (continued)

d. Loan-Backed Securities (continued)

5. In evaluating whether a decline in value is other-than-temporary, Company consider several factors, including, but not limited to the following:

- the extent and the duration of the decline in value;
- the reasons for the decline in value (credit event, interest related or market fluctuations);
- the financial position and access to capital of the issuer, including the current and future impact of any specific events;
- our intent to sell the security, or whether it is more likely than not that Company will be required to sell it before recovery; and
- the financial condition of and near-term prospects of the issuer.

A debt security impairment is deemed other-than-temporary if:

- Company either intend to sell the security, or do not have the ability to retain the security for a period of time sufficient to recover the amortized cost basis; or
- Company will be unable to collect cash flows sufficient to recover the amortized cost basis of the security.

Impairments due to deterioration in credit that result in a conclusion that the present value of cash flows expected to be collected will not be sufficient to recover the amortized cost basis of the security are considered other-than-temporary. Other declines in fair value (for example, due to interest rate changes, sector credit rating changes or company-specific rating changes) that result in a conclusion that the present value of cash flows expected to be collected will not be sufficient to recover the amortized cost basis of the security may also result in a conclusion that other-than-temporary impairment has occurred. To the extent Company determines that a security is deemed to be other-than-temporarily impaired, an impairment loss is recognized.

e. *Dollar Repurchase Agreements and/or Securities Lending Transactions*— Not applicable

f. *Repurchase Agreements Transactions Accounted for as Secured Borrowing*— Not applicable

g. *Reverse Repurchase Agreements Transactions Accounted for as Secured Borrowing*— Not applicable

h. *Repurchase Agreements Transactions Accounted for as a Sale*— Not applicable

i. *Reverse Repurchase Agreements Transactions Accounted for as a sale*— Not applicable

j. *Real Estate*— Not applicable

k. *Low Income Housing Tax Credits (LIHTC)* – Not applicable

NOTES TO FINANCIAL STATEMENTS

5. Investments (continued)

I. Restricted Assets

	1	2	3	4	5	6	7
Restricted Assets 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)	Admitted Restricted to Total Admitted Assets (b)
a) Subject to contractual obligation for which liability is not known	\$ -	-	-	-	\$ -	0.00%	0.00%
b) Collateral held under security lending agreements	\$ -	-	-	-	\$ -	0.00%	0.00%
c) Subject to repurchase agreements	\$ -	-	-	-	\$ -	0.00%	0.00%
d) Subject to reverse repurchase agreements	\$ -	-	-	-	\$ -	0.00%	0.00%
e) Subject to dollar repurchase agreements	\$ -	-	-	-	\$ -	0.00%	0.00%
f) Subject to reverse dollar repurchase agreements	\$ -	-	-	-	\$ -	0.00%	0.00%
g) Placed under option contracts	\$ -	-	-	-	\$ -	0.00%	0.00%
h) Letter stock or securities restricted as to sale - excluding FHLB capital stock	\$ -	-	-	-	\$ -	0.00%	0.00%
i) FHLB capital stock	\$ -	-	-	-	\$ -	0.00%	0.00%
j) On deposit with states	\$ 4,727,352	5,719,924	(992,572)	-	\$ 4,727,352	15.91%	15.98%
k) On deposit with other regulatory bodies	\$ -	-	-	-	\$ -	0.00%	0.00%
l) Pledged as collateral to FHLB (including assets backing funding agreements)	\$ -	-	-	-	\$ -	0.00%	0.00%
m) Pledged as collateral not captured in other categories	\$ -	-	-	-	\$ -	0.00%	0.00%
n) Other restricted assets	\$ -	-	-	-	\$ -	0.00%	0.00%
o) Total restricted assets	\$ 4,727,352	\$ 5,719,924	\$ (992,572)	\$ -	\$ 4,727,352	15.91%	15.98%

- m. Working Capital Finance Investments– Not applicable
- n. Offsetting and Netting of Assets and Liabilities– Not applicable
- o. Structured Notes– Not applicable
- p. 5* Securities– Not applicable
- q. Short Sales– Not applicable
- r. Prepayment Penalty and Acceleration Fees – Not applicable

6. Joint Ventures, Partnerships and Limited Liability Companies

The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies that exceed 10% of its admitted assets.

7. Investment Income

Investment income is recorded on the accrual basis of accounting with the appropriate adjustments made for amortization of premium and accretion of discounts relating to bonds and notes acquired at other than par value. Dividends on stocks are credited to income on the ex-dividend date. Realized gains or losses on disposition of securities owned are determined on a specific identification basis and are reflected in the statement of income. Unrealized investment gains or losses are credited or charged directly to unassigned surplus net of allowed deferred income taxes. At December 31, 2019, the Company had no bonds or note investments in default as to principal and/or interest. Excluding U.S. Government fixed maturity securities; the Company is not exposed to any significant concentration of credit risk.

8. Derivative Instruments – None

NOTES TO FINANCIAL STATEMENTS

9. Income Taxes

A. The components of the net deferred tax asset / (liability) at December 31, are as follows:

1. Deferred Tax Asset / (Liability)

		12/31/2019		
		(1)	(2)	(3)
		Ordinary	Capital	(Col 1+2) Total
(a)	Gross Deferred Tax Assets	\$ 707,134	\$ 2,142	\$ 709,276
(b)	Statutory Valuation Allowance Adjustments	682,082	2,142	684,224
(c)	Adjusted Gross Deferred Tax Assets (1a-1b)	25,052	-	25,052
(d)	Deferred Tax Assets Nonadmitted	22,795	-	22,795
(e)	Sub-total Net Admitted Deferred Tax Asset (1c-1d)	2,257	-	2,257
(f)	Deferred Tax Liabilities	2,257	-	2,257
(g)	Net Admitted Deferred Tax Asset/(Net Deferred Tax Liability) (1e-1f)	\$ -	\$ -	\$ -

		12/31/2018		
		(4)	(5)	(6)
		Ordinary	Capital	(Col 4+5) Total
(a)	Gross Deferred Tax Assets	\$ 1,032,498	\$ 593	\$ 1,033,091
(b)	Statutory Valuation Allowance Adjustments	995,650	593	\$ 996,243
(c)	Adjusted Gross Deferred Tax Assets (1a-1b)	36,848	-	36,848
(d)	Deferred Tax Assets Nonadmitted	34,799	-	34,799
(e)	Sub-total Net Admitted Deferred Tax Asset (1c-1d)	2,049	-	2,049
(f)	Deferred Tax Liabilities	2,049	-	2,049
(g)	Net Admitted Deferred Tax Asset/(Net Deferred Tax Liability) (1e-1f)	\$ -	\$ -	\$ -

		Change		
		(7)	(8)	(9)
		(Col 1-4)	(Col 2-5)	(Col 7+8)
		Ordinary	Capital	Total
(a)	Gross Deferred Tax Assets	\$ (325,364)	\$ 1,549	\$ (323,815)
(b)	Statutory Valuation Allowance Adjustments	(313,568)	1,549	\$ (312,019)
(c)	Adjusted Gross Deferred Tax Assets (1a-1b)	(11,796)	-	(11,796)
(d)	Deferred Tax Assets Nonadmitted	(12,004)	-	(12,004)
(e)	Sub-total Net Admitted Deferred Tax Asset (1c-1d)	208	-	208
(f)	Deferred Tax Liabilities	208	-	208
(g)	Net Admitted Deferred Tax Asset/(Net Deferred Tax Liability) (1e-1f)	\$ -	\$ -	\$ -

Components of the Change in Net Deferred Income Taxes:

Net Deferred Tax Asset / (Liability) (Before Non-admit)	(\$12,004)
Tax Effect of Unrealized Gains / (Losses)	299
Change in Net Deferred Income Tax	(\$11,705)

2. Admission Calculation Components SSAP No. 101

		12/31/2019		
		(1) Ordinary	(2) Capital	(3) (Col 1+2) 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.	N/A	N/A	\$ 4,100,734
(c)	Adjusted Gross Deferred Tax Assets (Excluding The Amount Of Deferred Tax Assets From 2(a) and 2(b) above) Offset by Gross Deferred Tax Liabilities.	\$ 2,257	-	\$ 2,257
(d)	Deferred Tax Assets Admitted as the result of application of SSAP No. 101. Total (2(a) + 2(b) + 2(c)).	\$ 2,257	\$ -	\$ 2,257

NOTES TO FINANCIAL STATEMENTS

12/31/2018		
(4) Ordinary	(5) Capital	(6) (Col 4+5) 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.	N/A	N/A
(c) Adjusted Gross Deferred Tax Assets (Excluding The Amount Of Deferred Tax Assets From 2(a) and 2(b) above) Offset by Gross Deferred Tax Liabilities.	\$ 4,032,577	
	\$ 2,049	\$ 2,049
(d) Deferred Tax Assets Admitted as the result of application of SSAP No. 101. Total (2(a) + 2(b) + 2(c)).	\$ 2,049	\$ 2,049

Change		
(7) (Col 1-4) Ordinary	(8) (Col2-5) 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.	N/A	N/A
(c) Adjusted Gross Deferred Tax Assets (Excluding The Amount Of Deferred Tax Assets From 2(a) and 2(b) above) Offset by Gross Deferred Tax Liabilities.	\$ 68,157	
	\$ 208	\$ 208
(d) Deferred Tax Assets Admitted as the result of application of SSAP No. 101. Total (2(a) + 2(b) + 2(c)).	\$ 208	\$ 208

3 Recovery Period and Threshold Limitations

	2019	2018
(a) Ratio Percentage Used To Determine Recovery Period And Threshold Limitation Amount.	0%	0%
(b) Amount of Adjusted Capital And Surplus Used to Determine Recovery Period And Threshold Limitation In 2(b)2 Above.	\$ 27,338,226	\$ 26,883,850

4. Impact of Tax Planning Strategies – None

B. Regarding deferred tax liabilities that are not recognized – Not Applicable

C. Current income taxes incurred consist of the following major components:

1. Current income tax – None.

NOTES TO FINANCIAL STATEMENTS

2. Deferred Tax Assets:

	(1) 12/31/2019	(2) 12/31/2018	(3) (Col 1-2) Change
(a) Ordinary:			
(1) Discounting of unpaid losses	\$ 274	\$ 673	\$ (399)
(2) Unearned premium reserve	178,785	175,840	2,945
(3) Policyholder reserves	-	-	-
(4) Investments	-	-	-
(5) Deferred Acquisition costs	-	-	-
(6) Policyholder dividends accrual	-	-	-
(7) Fixed assets	25,363	14,016	11,347
(8) Compensation and benefits accrual	70,706	11,088	59,618
(9) Pension accrual	-	-	-
(10) Receivables - Nonadmitted	-	-	-
(11) Net operating loss carry forward	389,483	796,082	(406,599)
(12) Tax credit carry-forward	-	-	-
(13) Other (including items <5% of total ordinary tax assets)	42,523	34,799	7,724
(99) Subtotal	\$ 707,134	\$ 1,032,498	\$ (325,364)
(b) Statutory valuation allowance adjustment	682,082	995,650	(313,568)
(c) Nonadmitted	22,795	34,799	(12,004)
(d) Admitted ordinary deferred tax assets (2a99-2b-2c)	\$ 2,257	\$ 2,049	\$ 208
(e) Capital			
(1) Investments	\$ 497	\$ 593	\$ (96)
(2) Net Capital Loss Carry-Forwards	1,645	-	1,645
(3) Real Estate	-	-	-
(4) Other (Including Items <5% of Total Capital Tax Assets)	-	-	-
(99) Subtotal	\$ 2,142	\$ 593	\$ 1,549
(f) Statutory Valuation Allowance Adjustment	2,142	593	1,549
(g) Nonadmitted	-	-	-
(h) Admitted Capital Deferred Tax Assets (2e99 - 2f - 2g)	\$ -	\$ -	\$ -
(i) Admitted Deferred Tax Assets (2d + 2h)	\$ 2,257	\$ 2,049	\$ 208

3. Deferred Tax Liabilities:

(a) Ordinary:			
(1) Investments	\$ 2,257	\$ 2,049	\$ 208
(2) Fixed assets	-	-	-
(3) Deferred and uncollected premium	-	-	-
(4) Policyholder reserves	-	-	-
(5) Other (including items <5% of total ordinary tax liabilities)	-	-	-
(99) Subtotal	\$ 2,257	\$ 2,049	\$ 208
(b) Capital			
(1) Investments	-	-	-
(2) Realestate	-	-	-
(3) Other (including items <5% of total capital tax liabilities)	-	-	-
(99) Subtotal	\$ -	\$ -	\$ -
(c) Deferred tax liabilities (3a99 +3b99)	2,257	2,049	208
4. Net deferred tax assets / liabilities (2i-3c)	\$ -	\$ -	\$ -

NOTES TO FINANCIAL STATEMENTS

9. Income Taxes (continued)

D. The provision for federal and foreign income taxes incurred is different from that which would be obtained by applying the statutory Federal income tax rate to net income before taxes. The significant items causing this difference are as follows:

	12/31/2019	Effective Tax Rate
Provision computed at statutory rate	\$ 69,426	21.00%
Change in statutory valuation allowance	(312,019)	(94.38)
Change in non-admitted assets	12,004	3.63
Prior Year True-up	247,992	75.01
Other	(5,698)	(1.72)
Total	\$ 11,705	3.54%
Federal and foreign income taxes incurred	\$ -	-
Federal income taxes incurred - capital gain (loss)	-	-
Change in net deferred income taxes	11,705	3.54
Total Statutory income tax	\$ 11,705	3.54%

E.

- 1) At December 31, 2019, the Company has net operating loss carryforwards of \$1,854,682 available to offset against future taxable income. This net operating loss will begin to expire in 2028.
- 2) There are no federal income taxes incurred in the current and prior period that will be available for recoupment in the event of future net losses.
- 3) The Company has no deposits admitted under Section 6603 of the Internal Revenue Service Code.

F. The Company’s Federal Income Tax Return is consolidated with the following entities:

- Radian Mortgage Services, Inc. (FKA Clayton Group Holdings Inc.)
- Enhance C-Bass Residual Finance Corporation
- Enhance Financial Services Group, Inc.
- Homegenius Real Estate of California, Inc.
- Radian Group Inc.
- Radian Guaranty Inc.
- Radian Guaranty Reinsurance Inc.
- Radian Insurance Inc.
- Radian Investor Surety Inc.
- Radian MI Services Inc.
- Radian Mortgage Assurance Inc.
- Radian Mortgage Guaranty Inc.
- Radian Reinsurance Inc.
- Radian Settlement Services Inc. (FKA ValuAmerica,Inc.)
- Radian Title Services Inc.
- Red Bell Real Estate Inc.
- Radian Real Estate Service Inc.

The method of allocation between the companies is subject to a written agreement, approved by the Board of Directors. Allocation is based upon separate return calculations. Pursuant to this agreement, the Company has the ability to recoup federal income taxes paid in prior years in the event of future net losses, which it may incur, or to recoup its net losses carried forward as an offset to future net income subject to federal income taxes. Intercompany tax balances are settled according to the terms of the approved agreement.

G. Federal and foreign tax contingencies – Not Applicable.

H. Repatriation Transition Tax – None.

I. Alternative Minimum Tax Credit – None.

NOTES TO FINANCIAL STATEMENTS

10. Information Concerning Parent, Subsidiaries, Affiliates and Other Related Parties

- a. On June 10, 2019 Entitle Insurance Company changed its name to Radian Title Insurance, Inc. RTI is a member of a holding company group with Radian Title Services, Inc. (“RTS”) as its parent. RTI’s former parent Entitle Direct Group (“EDG”), was acquired by RTS on March 27, 2018 and dissolved June 10, 2019. RTS’ and RTI’s ultimate parent is RGI (NYSE: RDN) a Delaware corporation.
- b. On March 29, 2018 and June 25, 2018, EDG contributed \$3.0 million and \$20.0 million to RTI respectively.

On December 31, 2017, EDG entered into a definitive merger agreement with RTS and was effective March 27, 2018. The transaction was subject to certain closing conditions, including regulatory approval. Immediately following the closing of this transaction, the Company entered into a Loss Portfolio Transfer Reinsurance transaction with PartnerRe in which all policies issued by the Company and outstanding at the time will be 100% reinsured by a subsidiary of PartnerRe.

- c. The Company provides title insurance on residential and commercial property in 39 states and the District of Columbia in which it holds certificates of authority. The Company provides title insurance policies as well as escrow and settlement services through a network of direct and affiliated operations as well as independent agents.

On June 22, 2018, the Company entered into dual MSA with RSS formerly ValuAmerica, an affiliate and wholly owned subsidiary of RGI. The Company will provide title search and underwriting services and receive support and facilitation services on title insurance policies. Fees for services are based upon approved pricing and can be changed upon mutual consent of the parties and approval from ODI. The MSA’s may be terminated without cause upon seven days written notice. For year ending December 31, 2019 the Company billed \$67,413 for services provided and was invoiced \$1,275,049 for services received under the MSA’s. Beginning in May of 2018, the Company began receiving payroll, health, other employee benefit and administrative support services from its parent, RGI. Administration and funding are provided by RGI and invoiced to the Company on a monthly basis.

- d. The following table identifies the intercompany balances as of December 31, 2019 and December 31, 2018.

	12/31/2019	12/31/2018
Net Due From/ (To) Radian Group Inc.	\$ (161,321)	\$ (2,179,725)
Net Due From/ (To) Radian Settlement Services Inc.	23,862	(99,420)
Net Due From/ (To) Radian Mortgage Guaranty Inc.	1	
Net Due From/ (To) Radian Reinsurance Inc.	3,917	
Net Due From/ (To) Radian Guaranty Inc.	(32,341)	
Net Due From/ (To) Radian Lender Services Inc.	(7,511)	
Net Due From/ (To) Benevida Settlement Services LLC	45,288	-
	<u>\$ (128,105)</u>	<u>\$ (2,279,145)</u>

- e. On December 27, 2017, PartnerRe (the “Guarantor”) entered into an Amended and Restated Guaranty Agreement that was approved by ODI whereby the Guarantor guaranteed that all documented and agreed policyholder liabilities shall be paid by the Company to the extent it has the ability to do so and if not, the Guarantor shall pay such liabilities as and when they are due. The initial Guaranty was effective as of September 7, 2017 and the Amended and Restated Guaranty Agreement was effective on December 27, 2017 and was in effect until the change of control at EDG on March 27, 2018.
- f. The Company is a party to a tax sharing agreement with RGI and its subsidiaries (“the Group”). Commencing with the 2018 tax year the Company will be included in the consolidated federal income tax return of the Group.
- g. All outstanding shares of the Company are owned by the parent company, RTS.
- h. The Company owns no shares of stock of its ultimate parent
- i. Shares of stock of affiliated or related parties: Not Applicable
- j. Impairment Write Downs: Not Applicable
- k. Foreign Insurance company subsidiaries: Not Applicable
- l. Downstream non-insurance holding companies: Not Applicable

NOTES TO FINANCIAL STATEMENTS

- m. All Subsidiary Controlled or Affiliated (“SCA”) investments (except investments in U.S. insurance SCA entities): Not Applicable
- n. Insurance SCA investments for which the audited statutory equity reflects a departure from NAIC SAP: Not applicable

11. Debt

At December 31, 2019 and December 31, 2018, the Company had no debt outstanding.

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

Radian Title administered a defined contribution plan for eligible employees. Employer contributions and costs are based on a percentage of employee’s eligible compensation. At December 31, 2018 plan expense was \$4,709. As part of the merger agreement, the Company terminated the Plan effective March 26, 2018.

In April of 2018 the eligible employees of Radian Title participated in a defined contribution plan administered by Radian. For the year ended December 31, 2019 Radian Title matching contributions and other expenses were \$86,767

13. Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations

- 1) At December 31, 2019, the Company has 800 shares of common stock authorized, and 400 shares outstanding with a par value of \$5,000.
- 2) The Company has no preferred stock outstanding.
- 3) Under Ohio’s insurance laws, dividends and other distributions may only be paid out of an insurer’s positive unassigned surplus, measured as of the end of the prior fiscal year, unless the ODI approves the payment of dividends or other distributions from another source. While all proposed dividends and distributions to stockholders must be filed with the ODI prior to payment, if an Ohio domiciled insurer had positive unassigned surplus as of the end of the prior fiscal year, then unless the prior approval of the ODI is obtained, such insurer could only pay dividends or other distributions during any 12-month period in an aggregate amount less than or equal to the greater of: (i) 10% of the preceding year-end statutory policyholders’ surplus; or (ii) the preceding year’s statutory net income. The Company had negative unassigned surplus at December 31, 2018 of \$23.4 million, therefore it is unable to pay ordinary dividends or other distributions in 2019 without approval from the Ohio Department of Insurance.
- 4) The Company has not paid any dividends to date.
- 5) As of December 31, 2018, a special surplus fund of \$2,065,801 was established as a result of the retroactive reinsurance purchased as of March 27, 2018. The retroactive reinsurance is a Loss Portfolio Transfer with PartnerRe in which all policies issued by the Company and outstanding at the time will be 100% reinsured by a subsidiary of PartnerRe.
- 6) Other than the special surplus fund of \$2,065,801 established as of December 31, 2018 related to the retroactive reinsurance treaty with PartnerRe (see Note 13 (5)), there are no other restrictions on the Company’s unassigned funds.
- 7) There were no advances to surplus.
- 8) There are no stocks held by the Company, including stock of affiliated companies, for special purposes.
- 9) There are no changes in the special surplus fund from the prior year.
- 10) The portion of unassigned funds reduced by cumulative unrealized losses is \$1,868
- 11) Surplus Notes – Not applicable
- 12) Impact of the restatement in a quasi-reorganization – Not applicable

NOTES TO FINANCIAL STATEMENTS

13) Effective date of quasi-reorganization – Not applicable.

14. Liabilities, Contingencies and Assessments – None

15. Leases

The Company leases its office facilities, title plants and some of its equipment under non-cancellable operating leases expiring at various times through October 2022. Rental expense for 2019 and 2018 was \$412,694 and \$533,190, respectively.

Certain rental commitments have renewal options extending through the year 2022. Some of these renewals are subject to adjustment in future periods.

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

<u>Year Ending December 31,</u>	<u>Operating Leases</u>
2020	134,871
2021	47,021
2022	18,568
2023 and beyond	-
	<u>\$ 200,460</u>

16. Information about Financial Instruments with Off-Balance-Sheet Risk and Financial Instruments with Concentrations of Credit Risk – None.

17. Sale, Transfer and Servicing of Financial Assets and Extinguishments of Liabilities – None.

18. Gain or Loss to the Reporting Entity from Uninsured Plans and the Uninsured Portion of Partially Insured Plans – Not Applicable to Title Companies.

19. Direct Premium Written/Produced by Managing General Agents/Third Party Administrators– Not Applicable to Title Companies.

20. Fair Value Measurements

- a. For assets and liabilities measured and reported at fair value
 - 1. Fair Value Measurements at Reporting Date

NOTES TO FINANCIAL STATEMENTS

As of December 31, 2019	Level 1	Level 2	Level 3	Total
<u>Bonds</u>				
Industrial and Misc.	\$ -	\$ 30,271	\$ -	\$ 30,271
Total Bonds	\$ -	\$ 30,271	\$ -	\$ 30,271
<u>Preferred Stocks</u>				
Industrial and Misc.	\$ -	\$ -	\$ -	\$ -
Total Preferred Stocks	\$ -	\$ -	\$ -	\$ -
<u>Common Stocks</u>				
Industrial and Misc.	\$ -	\$ -	\$ -	\$ -
Total Common Stocks	\$ -	\$ -	\$ -	\$ -
Total Assets at Fair Value	\$ -	\$ 30,271	\$ -	\$ 30,271

As December 31, 2018	Level 1	Level 2	Level 3	Total
<u>Bonds</u>				
Industrial and Misc.	\$ -	\$ 38,523	\$ -	\$ 38,523
Total Bonds	\$ -	\$ 38,523	\$ -	\$ 38,523
<u>Preferred Stocks</u>				
Industrial and Misc.	\$ -	\$ -	\$ -	\$ -
Total Preferred Stocks	\$ -	\$ -	\$ -	\$ -
<u>Common Stocks</u>				
Industrial and Misc.	\$ -	\$ -	\$ -	\$ -
Total Common Stocks	\$ -	\$ -	\$ -	\$ -
Total Assets at Fair Value	\$ -	\$ 38,523	\$ -	\$ 38,523

2. Fair Value Measurements in Level 3 – None
3. Transfers between levels are recognized as of the end of the quarter in which the transfer occurs.
4. The Bond categorized within level 2 of the fair value hierarchy is a CMO. This CRP rated asset backed security is rated a 5, where the fair value is lower than book value. This security’s fair value was obtained from Reuters. Reuters’ valuation techniques reflect market participants’ assumptions and maximize the use of relevant observable inputs including quoted prices for similar assets, benchmark yield curves and market corroborated inputs.
5. There are no derivative assets or liabilities.
- b. Not applicable.
- c. Aggregate Fair Value Hierarchy

As of December 31, 2019	Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	Level 1	Level 2	Level 3	Not Practicable Carrying Value
	Bonds	\$ 11,060,706	\$ 10,964,735	\$4,823,302	\$ 6,237,404	\$ -	\$ -
	Short Term	5,840,540	5,839,699	-	5,840,540	-	-
	Cash Equivalents	10,504,796	10,504,845	1,046,686	9,458,110	-	-
		\$ 27,406,042	\$ 27,309,279	\$ 5,869,988	\$ 21,536,054	\$ -	\$ -

As of December 31, 2018	Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	Level 1	Level 2	Level 3	Not Practicable Carrying Value
	Bonds	\$ 10,848,351	\$ 10,803,020	\$7,074,828	\$ 3,773,523	\$ -	\$ -
	Short Term	3,362,453	3,365,662	-	3,362,453	-	-
	Cash Equivalents	14,910,488	14,910,413	3,520,083	11,390,405	-	-
		\$ 29,121,292	\$ 29,079,095	\$ 10,594,911	\$ 18,526,381	\$ -	\$ -

- d. Not Practicable to Estimate Fair Value – None

21. Other Items

- a. Unusual or Infrequent Items – None
- b. Troubled Debt Restructuring Debtors – None

NOTES TO FINANCIAL STATEMENTS

c. Other Disclosures

The Company holds \$2,463,534 and \$4,725,150 at December 31, 2019 and December 31, 2018, respectively in segregated escrow bank accounts pending the closing of real estate transactions. These amounts are excluded from the Company’s financial statements.

d. Business Interruption Insurance Recoveries – None

e. State Transferable and Non-transferable Tax Credit – None

f. Sub-Prime Mortgage Related Risk Exposure – None

g. Insurance Linked Securities (ILS) Contracts – None

22. Events Subsequent

Subsequent events have been considered through March 1, 2020 for the statutory statement issued on March 1, 2020.

23. Reinsurance

a. Unsecured Reinsurance Recoverable – None

b. Reinsurance Recoverable in Dispute – None

c. Reinsurance Ceded

At December 31, 2019, the Company had no reinsurance liability

There is no additional or return commission, predicated on loss experience or on any other form of profit-sharing arrangements in this statement as a result of existing contractual arrangements.

d. Uncollected Reinsurance – None

e. Commutation of Ceded Reinsurance – None

f. Retroactive Reinsurance

On March 27, 2018, the Company entered into a Loss Portfolio Transfer Reinsurance Agreement, with a former affiliate, PartnerRe Europe SE, in which all policies issued by the Company as of the effective date, subject to certain limitations, became 100% reinsured for consideration paid by the Company of \$4,231,821. The reinsurance agreement was classified as retroactive reinsurance and a contra liability reserve (“Reserve for Retroactive Reinsurance”) was established equal to the total of the Statutory premium reserve (“SPR”) and Known Claims Reserves of \$6,297,622 which represented the Company’s liabilities for the reinsured policies as of the effective date of the agreement. The difference in the liability transferred and the consideration paid of \$2,065,801, was recorded as a gain from retroactive reinsurance on the statement of operations and the amount was transferred from unassigned deficit and restricted as Special surplus funds.

The Reserve for Retroactive Reinsurance is reduced for covered claims payments made by the Company as well as adjustments for changes in reserve estimates and SPR withdrawals. For 2019, changes to the Retroactive Reinsurance Reserve included \$192,251 of ceded paid claims, SPR withdrawals of \$535,991 and additional incurred losses of \$159,553. Other assets include \$30,127 of paid losses that are expected to be reimbursed to the Company in accordance with the agreement. The Special surplus funds will be transferred into unassigned deficit when the actual retroactive reinsurance recovered exceeds the consideration paid.

The following table shows a reconciliation of the retroactive reinsurance activity.

NOTES TO FINANCIAL STATEMENTS

	Ceded
Reserves Transferred	
Initial reserves	\$ 6,297,622
Prior year adjustments	(459,169)
current year adjustments	(564,726)
Current total	\$ 5,273,727
Consideration paid	\$ 4,231,821
Paid Losses Reimbursed	
Prior year	\$ 300,590
Current year	273,370
Current total	\$ 573,960
Special Surplus from Retroactive Reinsurance	
Initial suplus gain / (loss)	\$ 2,065,801
Prior year adjustments	
Current year adjustments	
Current year restricted surplus	(2,065,801)
Cumulative total transferred to unassigned funds	\$ -

- g. Reinsurance Accounted for as a Deposit* – The Company did not do deposit accounting for any reinsurance agreements.
- h. Certified Reinsurer Rating Downgraded or Status Subject to Revocation* – Not applicable.

24. **Retrospectively Rated Contracts & Contract Subject to Redetermination-** Not applicable to title companies

25. **Change in Incurred Losses and Loss Adjustment Expenses**

	12/31/2019	12/31/2018
Claims Payable		
Beginning Balance	\$ 166,347	\$ 267,177
Incurring Claims:		
Insured Events of Current Year	\$ 70,747	\$ 70,737
Increase / (Decrease) insured events of prior year	107,713	346,835
Total Incurred Claims	\$ 178,460	\$ 417,572
Payment of Claims:		
Claims incurred in prior years	\$ 154,060	\$ 47,746
Claims incurred in current year	45,747	470,656
Total Claims Paid	\$ 199,807	\$ 518,402
Ending Balance	\$ 145,000	\$ 166,347

26. **Intercompany Pooling Arrangements** – Not applicable to title companies

27. **Structured Settlements** – None

NOTES TO FINANCIAL STATEMENTS

28. Supplemental Reserve – None

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?

Yes ☒ No ☐

If yes, complete Schedule Y, Parts 1, 1A and 2.

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 ☒ No ☐ N/A ☐

1.3 State Regulating?

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

Yes ☒ No ☐

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.

0000890926

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 ☒

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.

12/31/2018

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.

12/31/2016

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).

06/30/2017

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 ☐

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

Yes ☒ No ☐ N/A ☐

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 ☒

4.12 renewals?

Yes ☐ No ☒

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 ☒

4.22 renewals?

Yes ☐ No ☒

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

Yes ☐ No ☒

If yes, complete and file the merger history data file with the NAIC.

GENERAL INTERROGATORIES

5.2 If yes, provide the name of the 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 Name of Entity	2 NAIC Company Code	3 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 Nationality	2 Type of Entity

8.1 Is the company a subsidiary of a bank holding company regulated by 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 [] No [X]

8.4 If response to 8.3 is yes, please provide 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 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 FDIC	6 SEC

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?
Pricewaterhouse Coopers LLP
Two Commerce Square, Suite 1800
2001 Market Street, Philadelphia, PA 19103-7042
.....
.....

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

GENERAL INTERROGATORIES

10.3 Has the insurer been granted any exemptions related to the 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 response to 10.3 is yes, provide information related to this exemption:

10.5 Has the reporting entity established an Audit Committee in compliance with the domiciliary state insurance laws? Yes [X] 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? John Pierce F.C.A.S., Consulting Actuary 1400 Renaissance Drive Suite 213 Park Ridge, IL 60068

12.1 Does the reporting entity own any securities of a real estate holding company or otherwise hold real estate indirectly? Yes [] No [X]

12.11 Name of real estate holding company 12.12 Number of parcels involved 12.13 Total book/adjusted carrying value \$

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? 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. Yes [X] No []

14.11 If the response to 14.1 is no, please explain:

GENERAL INTERROGATORIES

14.2 Has the code of ethics for senior managers been amended? Yes [] No [X]

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 [X]

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 [X]

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

BOARD OF DIRECTORS

16. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes [X] 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 [X] 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 [X] No []

FINANCIAL

19. Has this statement been prepared using a basis of accounting other than Statutory Accounting Principles (e.g., Generally Accepted Accounting Principles)? Yes [] No [X]

20.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):
20.11 To directors or other officers \$
20.12 To stockholders not officers \$
20.13 Trustees, supreme or grand (Fraternal only) \$

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 \$
20.22 To stockholders not officers \$
20.23 Trustees, supreme or grand (Fraternal only) \$

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 reported in the statement? Yes [] No [X]

21.2 If yes, state the amount thereof at December 31 of the current year:
21.21 Rented from others \$
21.22 Borrowed from others \$
21.23 Leased from others \$
21.24 Other \$

GENERAL INTERROGATORIES

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 [X]

22.2 If answer is yes:

22.21 Amount paid as losses or risk adjustment

22.22 Amount paid as expenses

22.23 Other amounts paid

\$

\$

\$

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

Yes [X] No []

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

\$

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.

\$

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

\$

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

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

24.103 Total payable for securities lending reported on the liability page

\$

\$

\$

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 currently in force? (Exclude securities subject to Interrogatory 21.1 and 24.03).

Yes [X] No []

GENERAL INTERROGATORIES

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

25.21	Subject to repurchase agreements	\$	
25.22	Subject to reverse repurchase agreements	\$	
25.23	Subject to dollar repurchase agreements	\$	
25.24	Subject to reverse dollar repurchase agreements	\$	
25.25	Placed under option agreements	\$	
25.26	Letter stock or securities restricted as to sale - excluding FHLB Capital Stock	\$	
25.27	FHLB Capital Stock	\$	
25.28	On deposit with states	\$	4,727,352
25.29	On deposit with other regulatory bodies	\$	
25.30	Pledged as collateral - excluding collateral pledged to an FHLB	\$	
25.31	Pledged as collateral to FHLB - including assets backing funding agreements	\$	
25.32	Other	\$	

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? Yes [] No [] N/A [X]
If no, attach a description with this statement.

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 result 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 Guideline 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 that 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. \$

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 []

GENERAL INTERROGATORIES

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
CENTURY TRUST	100 S. FEDERAL PLACE, SANTA FE, NM 87501
BANK OF NY MELLON	10161 CENTURION PARKWAY, JACKSONVILLE, FL 32256
AVENU INSIGHTS & ANALYTICS	100 HANCOCK STREET, 10TH FLOOR QUINCY, MA 02171
WASHINGTON TRUST COMPANY	23 BROAD STREET, WESTERLY, RI 02891
FIRST BANK & TRUST	P.O. BOX 1347, SIOUX FALLS, SD 57101
HARRIS BANK	P.O. BOX 755, CHICAGO, IL 60690
HUNTINGTON NATIONAL BANK	7 EASTON OVAL EA4E95, COLUMBUS, OH 43219
REGIONS BANK	400 W. CAPITOL, LITTLE ROCK, AR 72201
REGIONS BANK	1900 5TH AVENUE N., SUITE 2500, BIRMINGHAM, AL 35203
WELLS FARGO	1021 E. CARY STREET, MAC-R3529-062, RICHMOND, VA 23219
US BANK	555 SW OAK STREET, PORTLAND, OR 97204
US BANK	1 ENTERPRISE ST, 255 EATER STREET, SUITE 700, JACKSONVILLE, FL 32256
US BANK	ONE WEST FOURTH STREET, WINSTON-SALEM, NC 27101
TEXAS TRUST	208 EAST 10TH STREET, AUSTIN, TX 78701
NORTHERN TRUST	50 SOUTH LASALLES STREET CHICAGO, IL 60603

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 [X]

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 Firm or Individual	2 Affiliation
Fort Washington Investment Advisors	U
William Tomljanovic	I
Robert Quigley	I
J. Franklin Hall	I

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 [X] 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 [X] No []

GENERAL INTERROGATORIES

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

1	2	3	4	5
Name Firm or Individual	Central Registration Depository Number	Legal Entity Identifier (LEI)	Registered With	Investment Management Agreement (IMA) Filed
Fort Washington Investment Advisors	107126	KSRXYW3EHSEF8KM62609	SEC	NO

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 [X]

29.2 If yes, complete the following schedule:

1	2	3
CUSIP #	Name of Mutual Fund	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	26,262,593	26,359,356	96,763
30.2 Preferred stocks			
30.3 Totals	26,262,593	26,359,356	96,763

30.4 Describe the sources or methods utilized in determining the fair values:
Reuters, NT - ICE

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 [X]

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 [X]

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:
Securities Evaluations Inc.

32.1 Have all the filing requirements of the Purposes and Procedures Manual of the NAIC Investment Analysis Office been followed? Yes [X] No []

GENERAL INTERROGATORIES

32.2 If no, list exceptions:

.....

.....

.....

.....

33 By self-designating 5GI securities, the reporting entity is certifying the following elements of each self-designated 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 [X]

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 [X]

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 [X]

OTHER

36.1 Amount of payments to trade associations, service organizations and statistical or Rating Bureaus, if any? \$ 40,945

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
American Land Title Association	\$ 14,502
Demotech, Inc.	\$ 9,000
	\$

37.1 Amount of payments for legal expenses, if any? \$ 77,828

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
Commercial Loan Services, LLC	\$ 47,535
	\$
	\$

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

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
.....	\$
.....	\$
.....	\$

GENERAL INTERROGATORIES

PART 2 – TITLE INTERROGATORIES

1.

Did any persons while an officer, director, trustee, or employee 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 [☒]

2.

Largest net aggregate amount insured in any one risk.

\$ 1,450,000

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 [☒]

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 [☒]

5.1

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

Yes [☐] No [☒]

5.2

If yes, give full information

6.

Uncompleted building construction loans:

6.1 Amount already loaned

\$

6.2 Balance to be advanced

\$

6.3 Total amount to be loaned

\$

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 [☒]

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 that consist of co-ordinate interest in first liens?

\$

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

\$

9.12 Short-term investments

\$

9.13 Mortgages

\$

9.14 Cash

\$

9.15 Other admissible invested assets

\$

9.16 Total

\$

9.2

List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from 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:

\$ 2,226,019

These funds consist of:

9.22 In cash on deposit

\$ 2,226,019

9.23 Other forms of security

\$

FIVE – YEAR HISTORICAL DATA

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

	1	2	3	4	5
	2019	2018	2017	2016	2015
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)	5,041,807	3,306,990	4,147,128	6,935,992	7,815,254
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	6,069,812	6,110,766	5,356,543	4,920,278	4,489,510
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	1,071,471	4,007			
4. Total	12,183,090	9,421,763	9,503,671	11,856,270	12,304,764
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	11,792,760	9,191,857	9,276,849	11,414,429	11,660,426
6. Escrow and settlement service charges (Part 1A, Line 2)	1,954,143	1,129,796	1,612,516	3,029,489	4,028,288
7. Title examinations (Part 1A, Line 3)					
8. Searches and abstracts (Part 1A, Line 4)	429,917	244,470	344,859	494,856	1,033,781
9. Surveys (Part 1A, Line 5)					
10. Aggregate write-ins for service charges (Part 1A, Line 6)	410,835	283,333	310,565	370,795	371,221
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	14,587,655	10,849,456	11,544,789	15,309,569	17,093,716
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	24,540	(4,260,635)	(4,240,482)	(2,342,903)	(312,112)
14. Net investment gain or (loss) (Line 11)	678,534	357,310	43,145	15,271	7,612
15. Total other income (Line 12)	(372,475)	2,018,458			
16. Federal and foreign income taxes incurred (Line 14)					
17. Net income (Line 15)	330,599	(1,884,867)	(4,197,337)	(2,327,632)	(304,500)
Balance Sheet (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 15, Col. 3)	284,044	161,411	198,422	428,065	323,973
19. Total admitted assets excluding segregated accounts (Page 2, Line 26, Col. 3)	29,610,466	30,242,850	12,018,017	15,735,429	16,566,511
20. Known claims reserve (Page 3, Line 1)	145,000	166,347	267,177	530,160	537,318
21. Statutory premium reserve (Page 3, Line 2)	6,277,168	6,094,125	6,070,414	6,027,092	5,767,062
22. Total liabilities (Page 3, Line 23)	2,261,799	3,282,411	6,667,087	7,225,474	7,189,303
23. Capital paid up (Page 3, Lines 25 + 26)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
24. Surplus as regards policyholders (Page 3, Line 32)	27,348,667	26,960,439	5,350,930	8,509,955	9,377,208
Cash Flow (Page 5)					
25. Net cash from operations (Line 11)	1,199,522	(1,022,330)	(4,248,176)	(2,144,724)	1,155,059
Percentage Distribution of Cash, Cash-Equivalents and Invested Assets (Page 2, Col. 3) (Item divided by Page 2, Line 12, Col. 3) x 100.0					
26. Bonds (Line 1)	37.7	36.3	20.5	26.3	28.6
27. Stocks (Lines 2.1 & 2.2)					
28. Mortgage loans on real estate (Line 3.1 and 3.2)					
29. Real estate (Lines 4.1, 4.2 & 4.3)					
30. Cash, cash equivalents and short-term investments (Line 5)	62.3	63.7	79.5	73.7	71.5
31. Contract loans (Line 6)					
32. Derivatives (Line 7)					
33. Other invested assets (Line 8)					
34. Receivable for securities (Line 9)					
35. Securities lending reinvested collateral assets (Line 10)					
36. Aggregate write-ins for invested assets (Line 11)					
37. Subtotals cash, cash equivalents and invested assets (Line 12)	100.0	100.0	100.0	100.0	100.0
Investments in Parent, Subsidiaries and Affiliates					
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 Schedule DA Verification, Col. 5, Line 10)					
42. Affiliated mortgage loans on real estate					
43. All other affiliated					
44. Total of above Lines 38 to 43					
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 44 above divided by Page 3, Line 32, Col. 1 x 100.0)					

FIVE – YEAR HISTORICAL DATA
(Continued)

	1	2	3	4	5
	2019	2018	2017	2016	2015
Capital and Surplus Accounts (Page 4)					
47. Net unrealized capital gains or (losses) (Line 18)	170	6,160	1,600	429	125
48. Change in nonadmitted assets (Line 21)	69,164	448,943	36,712	299,848	2,972,789
49. Dividends to stockholders (Line 28)					
50. Change in surplus as regards policyholders for the year (Line 31)	388,228	21,609,509	(3,159,025)	(867,253)	(673,554)
Losses Paid and Incurred (Part 2A)					
51. Net payments (Line 5, Col. 4)	199,807	518,402	1,055,965	740,381	(365,123)
52. Losses and allocated LAE incurred (Line 8, Col. 4)	178,460	417,572	792,982	733,223	(185,938)
53. Unallocated LAE incurred (Line 9, Col. 4)					
54. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	178,460	417,572	792,982	733,223	(185,938)
Operating Expenses to Total Operating Income (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
55. Personnel costs (Part 3, Line 1.5, Col. 4)	22.0	48.6	49.8	40.9	38.6
56. Amounts paid to or retained by title agents (Part 3, Line 2, Col. 4)	39.8	45.2	30.4	21.1	17.1
57. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	36.8	41.7	49.7	48.5	47.0
58. Total (Lines 55 to 57)	98.6	135.4	129.9	110.5	102.7
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
59. Losses and loss adjustment expenses incurred (Line 4)	1.2	3.8	6.9	4.8	(1.1)
60. Operating expenses incurred (Line 5)	98.6	135.4	129.9	110.5	102.9
61. Aggregate write-ins for other operating deductions (Line 6)					
62. Total operating deductions (Line 7)	99.8	139.3	136.7	115.3	101.8
63. Net operating gain or (loss) (Line 8)	0.2	(39.3)	(36.7)	(15.3)	(1.8)
Other Percentages (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)	1.5	4.5	8.5	6.3	(1.5)
65. Operating expenses incurred to net premiums written (Page 4, Line 5)	120.1	159.4	160.9	144.9	145.1
One-Year Schedule P Part 2 Development (\$000 omitted)					
66. Development in estimated losses and ALAE on policies effective before current year (Schedule P, Part 2, Line 22, Col. 11)	(841)	162	526	233	(943)
67. Percent of such development to policyholders' surplus of prior year-end (Line 66 above divided by Page 4, Line 16, Col. 1 x 100.0)	(3.1)	3.0	6.2	2.5	(9.4)
One-Year Schedule P Part 3 Development (\$000 omitted)					
68. Development in estimated losses and ALAE for claims reported before curr year (Schedule P, Part 3, Line 12, Col. 11)	111	301	724	566	(311)
69. Percent of such development to policyholders' surplus of prior year-end (Line 68 above divided by Page 4, Line 16, Col. 1 x 100.0)	0.4	5.6	8.5	6.0	(3.1)
Two-Year Schedule P Part 2 Development (\$000 omitted)					
70. Development in estimated losses and ALAE on policies effective before prior year-end (Schedule P, Part 2, Line 22, Col. 12)	(636)	632	764	(818)	(663)
71. Percent 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 x 100.0)	(11.9)	7.4	8.1	(8.1)	(5.0)
Two-Year Schedule P Part 3 Development (\$000 omitted)					
72. Development in estimated losses and ALAE for claims reported before prior year-end (Schedule P, Part 3, Line 12, Col. 12)	398	1,015	1,145	(3)	5
73. Percent 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)	7.4	11.9	12.2	(0.0)	0.0

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 [X]

If no, please explain:

not applicable

SCHEDULE P – PART 1 – SUMMARY
(\$000 omitted)

Years in Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses 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 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	83,686		103	1,105	82,684	1,546		461	2,911		751
2. 2010		10,693			84	10,609	4,937			812		
3. 2011		10,883		3,212	83	14,012	314			105		
4. 2012		12,771		5,607	125	18,253	35			101		
5. 2013		11,620		5,483	126	16,977	43			106		
6. 2014		8,517		3,235	86	11,666	28			55		
7. 2015		12,305		5,433	185	17,553	141			147		
8. 2016		11,856		3,895	182	15,569	11			36		
9. 2017		9,504		2,268	184	11,588	30			21		
10. 2018		9,422		1,658	206	10,874	15			7		
11. 2019		12,183		2,795	207	14,771	2			2		
12. Totals	X X X	193,440		33,689	2,573	224,556	7,102		461	4,303		751

Years in Which Policies Were Written	13	14	15	16	Loss and Allocated Loss Adjustment Expenses Unpaid						23
	Salvage and Subrogation Received	Unallocated Loss Expense Payments	Total Net Loss and Expense (Cols. 7 + 8 + 10 + 11 - 9 - 12 + 14)	Number of Claims Reported (Direct)	Known Claim Reserves			IBNR Reserves			Unallocated Loss Expense Unpaid
					17	18	19	20	21	22	
					Direct	Assumed	Ceded	Direct	Assumed	Ceded	
1. Prior	1,113		3,245	840	120			208		3	70
2. 2010	544		5,749	92				119		3	40
3. 2011	5		419	27				118		1	41
4. 2012			136	14	3			116		1	40
5. 2013	4		149	13	12			127		1	44
6. 2014			83	8				104			36
7. 2015	93		288	15				267		1	92
8. 2016			47	7				187		1	65
9. 2017	9		51	5				175		1	60
10. 2018	8		22	4				474		1	164
11. 2019			4	5	10			605		1	209
12. Totals	1,776		10,193	1,030	145			2,500		14	861

Years in Which Policies Were Written	24 Total Net Loss and LAE Unpaid (Cols. 17 + 18 + 21 - 19 - 22 + 23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & 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] / [Cols. 6 - 4])			
1. Prior	395	3	4,785		1,215	3,570	5.801	4.408	X X X		395
2. 2010	156		5,868		3	5,865	55.251	55.660			156
3. 2011	158		537		1	536	5.311	5.343			158
4. 2012	158	1	255		1	254	2.310	2.325			158
5. 2013	182	3	288		1	287	2.857	2.880			182
6. 2014	140		187			187	2.618	2.645			140
7. 2015	358		555		1	554	5.258	5.330			358
8. 2016	251		234		1	233	2.522	2.553			251
9. 2017	234		226		1	225	3.009	3.058			234
10. 2018	637		496		1	495	7.005	7.151			637
11. 2019	823	2	619		1	618	6.796	6.905			823
12. Totals	3,492	9	14,050		1,226	12,824	X X X	X X X	X X X		3,492

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
By States and Territories

States, Etc.		1	2	Direct Premiums Written		6	7	8	9	10	
		3	Agency Operations								
			Active Status (a)	Premium Rate (b)	Direct Operations	Non-affiliated Agencies	Affiliated Agencies	Other Income	Net Premiums Earned	Direct Losses and Allocated Loss Adjustment Expenses Paid	Direct Losses and Allocated Loss Adjustment Expenses Incurred
1. Alabama	AL	L	R	8,782			20,370	8,497			
2. Alaska	AK	N									
3. Arizona	AZ	L	RSX	269,498			127,776	257,771			
4. Arkansas	AR	L	R	412			470	487			
5. California	CA	L	RSX	1,168,793			1,102,631	1,133,668	(1,267)	13,733	116,000
6. Colorado	CO	N									
7. Connecticut	CT	L	R	106,380	116,257		30,389	221,626			
8. Delaware	DE	L	R	15,919		2,175	12,306	17,542			
9. District of Columbia	DC	L	R	23,476			11,875	22,195			
10. Florida	FL	L	RX	446,438		202,898	279,792	624,765	1,205	6,205	5,000
11. Georgia	GA	L	R	64,944		2,940	23,903	66,310	12,880	20,880	9,000
12. Hawaii	HI	N									
13. Idaho	ID	N									
14. Illinois	IL	L	R	162,545		10,385	111,736	167,300	23,923	25,924	3,000
15. Indiana	IN	L	R	3,803		3,142	6,422	6,132	2,982	2,982	
16. Iowa	IA	N									
17. Kansas	KS	L	R	1,957		1,935	3,085	3,821			
18. Kentucky	KY	L	R	3,590			5,471	3,990			
19. Louisiana	LA	L	R	4,699			5,025	5,123	9,110	12,110	3,000
20. Maine	ME	N									
21. Maryland	MD	L	R	74,141		10,740	54,525	86,075	2,416	2,416	
22. Massachusetts	MA	L	R	29,794		3,380	10,945	32,953			
23. Michigan	MI	N									
24. Minnesota	MN	L	R	10,459		5,500	9,145	15,681	233	233	
25. Mississippi	MS	L	R	2,154		795	2,755	2,604			
26. Missouri	MO	L	R	277		325	965	2,178	87	87	
27. Montana	MT	L	R	16,488		450	16,700	15,261			
28. Nebraska	NE	L	R	17,922		345	14,540	16,738			
29. Nevada	NV	L	RSXC					4,215	107,773	104,773	
30. New Hampshire	NH	N									
31. New Jersey	NJ	N									
32. New Mexico	NM	L	RSX					58			
33. New York	NY	L	RC/RSX	291,107	5,953,556		63,430	5,893,537	83	83	
34. North Carolina	NC	L	RSX	61,415		900	72,319	56,379		(36,356)	
35. North Dakota	ND	L	R					80			
36. Ohio	OH	L	R	26,571		16,195	84,215	253,969	3,352	5,352	5,000
37. Oklahoma	OK	L	R					135			
38. Oregon	OR	L	RSX								
39. Pennsylvania	PA	L	RSXC	1,989,301		1,325	520,529	1,912,852	467	(4,524)	1,000
40. Rhode Island	RI	L	R	2,170		450	4,325	2,600			
41. South Carolina	SC	L	R	17,844		3,975	12,055	21,489	10,890	10,890	
42. South Dakota	SD	L	R	5,105			15,562	4,655			
43. Tennessee	TN	L	RSX/R	41,510		2,875	42,645	41,276			
44. Texas	TX	L	RSX	3,328		788,261	(1,402)	713,070	15,403	403	
45. Utah	UT	L	RSX					136			
46. Vermont	VT	N									
47. Virginia	VA	L	R	160,471		10,545	126,175	165,993	10,270	13,270	3,000
48. Washington	WA	L	RSX				9	65			
49. West Virginia	WV	L	R	9,058		1,485	4,210	9,711			
50. Wisconsin	WI	L	R	1,457		450		1,823			
51. Wyoming	WY	N									
52. American Samoa	AS	N									
53. Guam	GU	N									
54. Puerto Rico	PR	N									
55. U.S. Virgin Islands	VI	N									
56. Northern Mariana Islands	MP	N									
57. Canada	CAN	N									
58. Aggregate Other Alien	OT	X X X	X X X								
59. Totals		X X X	X X X	5,041,808	6,069,813	1,071,471	2,794,898	11,792,760	199,807	178,461	145,000

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

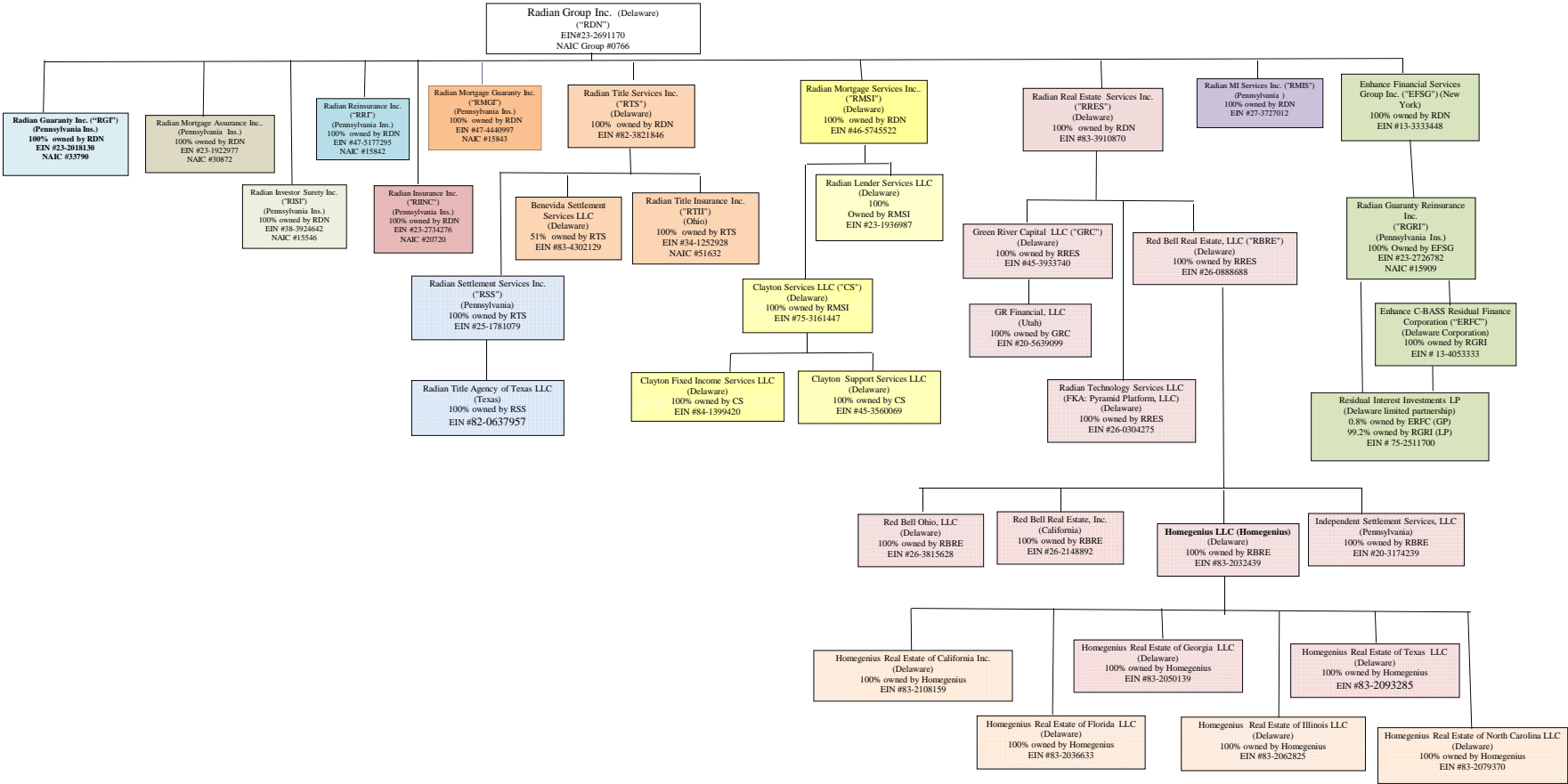
NONE

- (a) Active Status Counts
- L – Licensed or Chartered - Licensed insurance carrier or domiciled RRG 40
- E – Eligible - Reporting entities eligible or approved to write surplus lines in
- R - Registered - Non-domiciled RRGs
- Q - Qualified - Qualified or accredited reinsurer
- N – None of the above - Not allowed to write business in the state 17

- (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



OVERFLOW PAGE FOR WRITE-INS

Page 9 - Continuation

OPERATIONS AND INVESTMENT EXHIBIT
PART 3 – EXPENSES

	Title and Escrow Operating Expenses				5 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals	
	1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)				8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations						
2304. Internet Service Provider	8,545	1,265	188	9,998				9,998	40,463
2305. Loss on disposal of fixed assets									20,810
2397. Totals (Lines 2304 through 2396) (Page 9, Line 2398)	8,545	1,265	188	9,998				9,998	61,273

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