

QUARTERLY STATEMENT

OF THE

RADIAN TITLE INSURANCE INC.

of INDEPENDENCE

in the state of OHIO

TO THE

Insurance Department

OF THE

STATE OF

OHIO

FOR THE QUARTER ENDED

March 31, 2020

TITLE

2020



51632202020100101

QUARTERLY STATEMENT

AS OF MARCH 31, 2020
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		
Country of Domicile	US					
Incorporated/Organized	April 7, 1978			Commenced Business		
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)		
Internet Website 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 Robert Ray	President
2.	Edward John Hoffman	Secretary
3.	J. Franklin Hall	Executive VP/Chief Financial Officer

VICE-PRESIDENTS

Name	Title	Name	Title
Lee Howard Baskey	Senior Vice President		

DIRECTORS OR TRUSTEES

Richard Gerald Thornberry	J. Franklin Hall	Eric Robert Ray	Brien Joseph McMahon
Edward John Hoffman	Zoe Liakopoulos Devaney	Robert James 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)	(Signature)
Eric Robert Ray	Edward John Hoffman	J. Franklin Hall
(Printed Name)	(Printed Name)	(Printed Name)
1.	2.	3.
President	Secretary	Executive VP/Chief Financial Officer
(Title)	(Title)	(Title)

Subscribed and sworn to before me this
_____ day of _____, 2020

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 Statement Date			4 December 31 Prior Year Net Admitted Assets
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	
1. Bonds	12,084,685		12,084,685	10,964,735
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate:				
3.1 First liens				
3.2 Other than first liens				
4. Real estate:				
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 (\$ 1,204,066), cash equivalents (\$ 6,858,460), and short-term investments (\$ 8,469,116)	16,531,642		16,531,642	18,097,221
6. Contract loans (including \$ 0 premium notes)				
7. Derivatives				
8. Other invested assets				
9. Receivables for securities				
10. Securities lending reinvested collateral assets				
11. Aggregate write-ins for invested assets				
12. Subtotals, cash and invested assets (Lines 1 to 11)	28,616,327		28,616,327	29,061,956
13. Title plants less \$ 0 charged off (for Title insurers only)	42,852		42,852	42,852
14. Investment income due and accrued	109,403		109,403	89,348
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection	285,330	1,339	283,991	284,044
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	56,303		56,303	30,127
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	22,016	22,016		
19. Guaranty funds receivable or on deposit				
20. Electronic data processing equipment and software	7,219		7,219	10,441
21. Furniture and equipment, including health care delivery assets (\$ 0)	10,667	10,667		
22. Net adjustment in assets and liabilities due to foreign exchange rates				
23. Receivables from parent, subsidiaries and affiliates	259,129		259,129	73,069
24. Health care (\$ 0) and other amounts receivable				
25. Aggregate write-ins for other-than-invested assets	92,829	92,829		18,629
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25)	29,502,075	126,851	29,375,224	29,610,466
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
28. Total (Lines 26 and 27)	29,502,075	126,851	29,375,224	29,610,466

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	87,352	87,352		
2502. SECURITY DEPOSIT	5,477	5,477		
2503. MISC ASSET				18,629
2598. Summary of remaining write-ins for Line 25 from overflow page				
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)	92,829	92,829		18,629

NONE

LIABILITIES, SURPLUS AND OTHER FUNDS

	1 Current Statement Date	2 December 31 Prior Year
1. Known claims reserve	162,000	145,000
2. Statutory premium reserve	6,346,906	6,277,168
3. Aggregate of other reserves required by law		
4. Supplemental reserve		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		3,810
6. Other expenses (excluding taxes, licenses and fees)	317,291	790,398
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	112,612	117,976
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 reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	162,287	201,174
19. Derivatives		
20. Payable for securities		
21. Payable for securities lending		
22. Aggregate write-ins for other liabilities	(5,154,394)	(5,273,727)
23. Total liabilities (Lines 1 through 22)	1,946,702	2,261,799
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)	(22,969,979)	(23,049,834)
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)	27,428,522	27,348,667
33. Totals (Page 2, Line 28, Col. 3)	29,375,224	29,610,466

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	(5,154,394)	(5,273,727)	
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)	(5,154,394)	(5,273,727)	
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	3
	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
OPERATING INCOME			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	3,079,182	1,797,488	11,792,760
1.2 Escrow and settlement services	293,464	276,220	1,954,143
1.3 Other title fees and service charges	128,602	151,044	840,751
2. Aggregate write-ins for other operating income			
3. Total Operating Income (Lines 1 through 2)	3,501,248	2,224,752	14,587,654
EXPENSES:			
4. Losses and loss adjustment expenses incurred	86,485	(18,287)	178,460
5. Operating expenses incurred	3,404,344	2,629,385	14,384,654
6. Aggregate write-ins for other operating expenses			
7. Total Operating Expenses	3,490,829	2,611,098	14,563,114
8. Net operating gain or (loss) (Lines 3 minus 7)	10,419	(386,346)	24,540
INVESTMENT INCOME			
9. Net investment income earned	129,489	180,701	678,851
10. Net realized capital gains (losses) less capital gains tax of \$ 0	39		(317)
11. Net investment gain (loss) (Lines 9 + 10)	129,528	180,701	678,534
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss) or other deductions	(63,030)	(165,344)	(372,475)
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	76,917	(370,989)	330,599
14. Federal and foreign income taxes incurred			
15. Net income (Lines 13 minus 14)	76,917	(370,989)	330,599
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year	27,348,667	26,960,439	26,960,439
17. Net income (from Line 15)	76,917	(370,989)	330,599
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$ (163)	(616)	(571)	170
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income taxes	(942)	10,265	(11,705)
21. Change in nonadmitted assets	4,496	(58,561)	69,164
22. Change in provision for unauthorized and certified reinsurance			
23. Change in supplemental reserves			
24. Change in surplus notes			
25. Cumulative effect of changes in accounting principles			
26. Capital Changes:			
26.1 Paid in			
26.2 Transferred from surplus (Stock Dividend)			
26.3 Transferred to surplus			
27. Surplus Adjustments:			
27.1 Paid in			
27.2 Transferred to capital (Stock Dividend)			
27.3 Transferred from capital			
28. Dividends to stockholders			
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus			
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	79,855	(419,856)	388,228
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	27,428,522	26,540,583	27,348,667

DETAILS OF WRITE-IN LINES			
0201.			
0202.			
0203.			
0298. Summary of remaining write-ins for Line 02 from overflow page			
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 02 above)			
0601.			
0602.			
0603.			
0698. Summary of remaining write-ins for Line 06 from overflow page			
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 06 above)			
1201. Retroactive Reinsurance Gain			
1202. Change in Retroactive Reinsurance	(63,030)	(165,344)	(372,475)
1203.			
1298. Summary of remaining write-ins for Line 12 from overflow page			
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)	(63,030)	(165,344)	(372,475)
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)			

CASH FLOW

	1	2	3
Cash from Operations	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
1. Premiums collected net of reinsurance	3,166,263	1,703,876	11,837,881
2. Net investment income	107,867	209,634	672,338
3. Miscellaneous income	422,066	427,264	2,794,894
4. Total (Lines 1 to 3)	3,696,196	2,340,774	15,305,113
5. Benefit and loss related payments	95,661	28,060	118,689
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts			
7. Commissions, expenses paid and aggregate write-ins for deductions	3,881,300	2,837,792	13,986,902
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)	3,976,961	2,865,852	14,105,591
11. Net cash from operations (Line 4 minus Line 10)	(280,765)	(525,078)	1,199,522
Cash from Investments			
12. Proceeds from investments sold, matured or repaid:			
12.1 Bonds	1,280,917	2,811,663	3,516,982
12.2 Stocks			
12.3 Mortgage loans			
12.4 Real estate			
12.5 Other invested assets			
12.6 Net gains (or losses) on cash, cash equivalents and short-term investments			(316)
12.7 Miscellaneous proceeds			
12.8 Total investment proceeds (Lines 12.1 to 12.7)	1,280,917	2,811,663	3,516,666
13. Cost of investments acquired (long-term only):			
13.1 Bonds	2,400,000	400,000	3,672,769
13.2 Stocks			
13.3 Mortgage loans			
13.4 Real estate			
13.5 Other invested assets			
13.6 Miscellaneous applications	39	(525)	(1,067)
13.7 Total investments acquired (Lines 13.1 to 13.6)	2,400,039	399,475	3,671,702
14. Net increase (or decrease) in contract loans and premium notes			
15. Net cash from investments (Line 12.8 minus Line 13.7 and Line 14)	(1,119,122)	2,412,188	(155,036)
Cash from Financing and Miscellaneous Sources			
16. Cash provided (applied):			
16.1 Surplus notes, capital notes			
16.2 Capital and paid in surplus, less treasury stock			
16.3 Borrowed funds			
16.4 Net deposits on deposit-type contracts and other insurance liabilities			
16.5 Dividends to stockholders			
16.6 Other cash provided (applied)	(165,692)	961,305	(1,874,615)
17. Net cash from financing and miscellaneous sources (Line 16.1 through Line 16.4 minus Line 16.5 plus Line 16.6)	(165,692)	961,305	(1,874,615)
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)	(1,565,579)	2,848,415	(830,129)
19. Cash, cash equivalents and short-term investments:			
19.1 Beginning of year	18,097,221	18,927,350	18,927,350
19.2 End of period (Line 18 plus Line 19.1)	16,531,642	21,775,765	18,097,221

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

20.0001			
20.0002			
20.0003			

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 \$3.6 million and \$3.9 million at December 31, 2019 and March 31,2020, respectively, than if reported in accordance with NAIC SAP.

	SSAP #	F/S Page	F/S Line #	2020	2019
Net Income					
(1) Radian Title state basis (Page 4, Line 15, Columns 1 &3)				\$ 76,917	\$ 330,599
(2) State Prescribed Practices that are an increase / (decrease) from NAIC SAP: Premium Reserve Recovery	57	4	5	(37,611)	251,567
(3) State Permitted Practices that are an increase / (decrease) from NAIC SAP:	-	-	-	-	-
(4) NAIC SAP (1-2-3=4)				<u>\$ 114,528</u>	<u>\$ 79,032</u>
Surplus					
(5) Radian Title state basis (Page 3, Line 32, Columns 1 &3)				\$ 27,428,522	\$ 27,348,667
(6) State Prescribed Practices that are an increase / (decrease) from NAIC SAP: Premium Reserve Recovery	57	3	30	(3,912,199)	(3,595,536)
(7) State Permitted Practices that are an increase / (decrease) from NAIC SAP:	-	-	-	-	-
(8) NAIC SAP (5-6-7=8)				<u>\$ 31,340,721</u>	<u>\$ 30,944,203</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.

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.

NOTES TO FINANCIAL STATEMENTS

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

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 March 31, 2020 and December 31, 2019, 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 March 31, 2020 and December 31, 2019, 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 March 31, 2020 and December 31, 2019, 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 March 31, 2020 and December 31, 2019, there was no impairment for EDP equipment.

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

NOTES TO FINANCIAL STATEMENTS

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

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.

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 2020 and 2019 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 March 31, 2020 and December 31, 2019, 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

NOTES TO FINANCIAL STATEMENTS

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	\$ 2,710
2.	12 Months or Longer	\$ 3,152

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

1.	Less than 12 months	\$ 721,919
2.	12 Months or Longer	\$ 28,383

- 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

NOTES TO FINANCIAL STATEMENTS

5. Investments (continued)

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
- l. Restricted Assets

	1	2	3	4	5	6	7
	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)
Restricted Assets Category							
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	\$ 4,729,228	4,727,352	1,876	-	\$ 4,729,228	16.03%	16.10%
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	\$ 4,729,228	\$ 4,727,352	\$ 1,876	\$ -	\$ 4,729,228	16.03%	16.10%

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

6. Joint Ventures, Partnerships and Limited Liability Companies

NOTES TO FINANCIAL STATEMENTS

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 March 31, 2020, 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

9. Income Taxes - No significant change

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 March 31, 2020 and December 31, 2019.

	3/31/2020	12/31/2019
Net Due From/ (To) Radian Group Inc.	\$ (161,951)	\$ (161,321)
Net Due From/ (To) Radian Settlement Services Inc.	256,162	23,862
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) Radian Mortgage Assurance Inc.	350	-
Net Due From/ (To) Independent Settlement Services	2,617	-
Net Due From/ (To) Benevida Settlement Services LLC	(335)	45,288
	<u>\$ 96,843</u>	<u>\$ (128,105)</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

NOTES TO FINANCIAL STATEMENTS

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
- 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 March 31, 2020 and December 31, 2019, 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. Radian Title matching contributions and other expenses were \$86,767 and \$11,695, for December 31, 2019 and March 31, 2020 respectively.

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

- 1) At March 31, 2020, 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.

NOTES TO FINANCIAL STATEMENTS

- 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 \$2,484
- 11) Surplus Notes – Not applicable
- 12) Impact of the restatement in a quasi-reorganization – Not applicable
- 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 March 31,2020 and 2019 was \$31,193 and \$412,694, respectively.

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

At March 31, 2020, the minimum aggregate rental commitments are as follows:

<u>Year Ending December 31,</u>	<u>Operating Leases</u>
2020	71,740
2021	47,021
2022	18,568
2023 and beyond	-
	<u>\$ 137,329</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

NOTES TO FINANCIAL STATEMENTS

a. For assets and liabilities measured and reported at fair value

1. Fair Value Measurements at Reporting Date

As of March 31, 2020	Level 1	Level 2	Level 3	Total
<u>Bonds</u>				
Industrial and Misc.	\$ -	\$ 27,689	\$ -	\$ 27,689
Total Bonds	\$ -	\$ 27,689	\$ -	\$ 27,689
<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	\$ -	\$ 27,689	\$ -	\$ 27,689

As 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

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 March 31, 2020	Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	Level 1	Level 2	Level 3	Not Practicable Carrying Value
Bonds	\$	12,252,419	\$ 12,084,685	\$4,899,680	\$ 7,352,739	\$ -	\$ -
Short Term		8,466,445	8,469,116	-	8,466,445	-	-
Cash Equivalents		6,854,293	6,858,459	936,797	5,917,496	-	-
	\$	27,573,157	\$ 27,412,260	\$ 5,836,477	\$ 21,736,680	\$ -	\$ -

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	\$ -	\$ -

d. Not Practicable to Estimate Fair Value – None

e. Investments measured using the NAV practical expedient - None

21. Other Items

NOTES TO FINANCIAL STATEMENTS

- a. *Unusual or Infrequent Items* – None
- b. *Troubled Debt Restructuring Debtors* – None
- c. *Other Disclosures*

The Company holds \$995,617 and \$2,463,534 at March 31, 2020 and December 31, 2019, 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 May 15, 2020 for the statutory statement issued on May 15, 2020.

23. Reinsurance

- a. *Unsecured Reinsurance Recoverable* – None
- b. *Reinsurance Recoverable in Dispute* – None
- c. *Reinsurance Ceded*

At March 31, 2020, 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. As of March 31, 2020, changes to the Retroactive Reinsurance Reserve included \$56,303 of ceded paid claims, SPR withdrawals of \$129,486 and additional incurred losses of \$66,456. Other assets include \$56,303 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.

NOTES TO FINANCIAL STATEMENTS

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

	Ceded
Reserves Transferred	
Initial reserves	\$ 6,297,622
Prior year adjustments	(1,023,895)
current year adjustments	(119,333)
Current total	\$ 5,154,394
Consideration paid	\$ 4,231,821
Paid Losses Reimbursed	
Prior year	\$ 604,086
Current year	-
Current total	\$ 604,086
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**

	3/31/2020	12/31/2019
Claims Payable		
Beginning Balance	\$ 145,000	\$ 166,347
Incurred Claims:		
Insured Events of Current Year	\$ 59,361	\$ 70,747
Increase / (Decrease) insured events of prior year	27,124	107,713
Total Incurred Claims	\$ 86,485	\$ 178,460
Payment of Claims:		
Claims incurred in prior years	\$ 46,124	\$ 154,060
Claims incurred in current year	23,361	45,747
Total Claims Paid	\$ 69,485	\$ 199,807
Ending Balance	\$ 162,000	\$ 145,000

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

NOTES TO FINANCIAL STATEMENTS

- 27. **Structured Settlements** – None
- 28. **Supplemental Reserve** – None

GENERAL INTERROGATORIES

PART 1 – COMMON INTERROGATORIES

GENERAL

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

Yes [] No [X]

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

Yes [] No []

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

Yes [] No [X]

2.2 If yes, date of change:

3.1 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 [X] No []

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

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

Yes [] No [X]

3.3 If the response to 3.2 is yes, provide a brief description of those changes.

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

Yes [X] No []

3.5 If the response to 3.4 is yes, provide the CIK (Central Index Key) code issued by the SEC for the entity/group.

0000890926

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

Yes [] No [X]

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

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

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

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

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

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

12/31/2018

6.2 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

6.3 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

6.4 By what department or departments?
Ohio

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

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

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

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

GENERAL INTERROGATORIES

7.1 Has this reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? Yes [] No [X]

7.2 If yes, give full information

.....

.....

.....

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 below the names and location (city and state of the main office) of any affiliates regulated by a federal 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
.....
.....

9.1 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 []

9.11 If the response to 9.1 is No, please explain:

.....

.....

.....

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

9.21 If the response to 9.2 is Yes, provide information related to amendment(s).

.....

.....

.....

9.3 Have any provisions of the code of ethics been waived for any of the specified officers? Yes [] No [X]

9.31 If the response to 9.3 is Yes, provide the nature of any waiver(s).

.....

.....

.....

FINANCIAL

10.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement? Yes [X] No []

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

GENERAL INTERROGATORIES

INVESTMENT

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

11.2 If yes, give full and complete information relating thereto:

12. Amount of real estate and mortgages held in other invested assets in Schedule BA: \$

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

14.1 Does the reporting entity have any investments in parent, subsidiaries and affiliates? Yes [] No [X]

14.2 If yes, please complete the following:	1	2
	Prior Year-End Book/Adjusted Carrying Value	Current Quarter Book/Adjusted Carrying Value
14.21 Bonds	\$	\$
14.22 Preferred Stock	\$	\$
14.23 Common Stock	\$	\$
14.24 Short-Term Investments	\$	\$
14.25 Mortgage Loans on Real Estate	\$	\$
14.26 All Other	\$	\$
14.27 Total Investment in Parent, Subsidiaries and Affiliates		
(Subtotal Lines 14.21 to 14.26)	\$	\$
14.28 Total Investment in Parent included in Lines 14.21 to 14.26 above	\$	\$

15.1 Has the reporting entity entered into any hedging transactions reported on Schedule DB? Yes [] No [X]

15.2 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.

16. For the reporting entity's security lending program, state the amount of the following as of the current statement date:

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

\$

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

\$

16.3 Total payable for securities lending reported on the liability page

\$

17. 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 []

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

1 Name of Custodian(s)	2 Custodian Address
CENTURY TRUST	100 S. FEDERAL PLACE, SANTA FE, NM 87501
BANK OF NY MELLON	10161 CENTURION PARKWAY, JACKSONVILLE, FL 32256
CONDUENT STATE & LOCAL SERVICES	P.O. BOX 201322, DALLAS, TX 75320-1322
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 322
US BANK	ONE WEST FOURTH STREET, WINSTON-SALEM, NC 27101

GENERAL INTERROGATORIES

1 Name of Custodian(s)	2 Custodian Address
TEXAS TRUST	208 EAST 10TH STREET, AUSTIN, TX 78701
NORTHERN TRUST	50 SOUTH LASALLES STREET CHICAGO, IL 60603

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

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

17.3 Have there been any changes, including name changes, in the custodian(s) identified in 17.1 during the current quarter? Yes [] No [X]

17.4 If yes, give full and complete information relating thereto:

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

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

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

17.5097 For those firms/individuals listed in the table for Question 17.5, 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 []

17.5098 For firms/individuals unaffiliated with the reporting entity (i.e., designated with a "U") listed in the table for Question 17.5, the total assets under management aggregate to more than 50% of the reporting entity's invested assets? Yes [X] No []

17.6 For those firms or individuals listed in the table for 17.5 with an affiliation code of "A" (affiliated) or "U" (unaffiliated), provide the information for the table below.

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

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

18.2 If no, list exceptions:

.....
.....
.....
.....

19. By self-designating 5GI securities, the reporting entity is certifying the following elements for 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.

GENERAL INTERROGATORIES

Has the reporting entity self-designated 5GI securities? Yes [] No [X]

20. 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 a 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]

21. 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]

GENERAL INTERROGATORIES

PART 2 - TITLE

1. If the reporting entity is a member of a pooling arrangement, did the agreement or the reporting entity's participation change? Yes [] No [X] N/A []
If yes, attach an explanation.

2. Has the reporting entity reinsured any risk with any other reporting entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk, or portion thereof, reinsured? Yes [] No [X]
If yes, attach an explanation.

3.1 Have any of the reporting entity's primary reinsurance contracts been canceled? Yes [] No [X]

3.2 If yes, give full and complete information thereto:

.....

.....

.....

.....

4.1 Are any of the liabilities for unpaid losses and loss adjustment expenses discounted to present value at a rate of interest greater than zero? Yes [] No [X]

4.2 If yes, complete the following schedule:

1	2	3	Total Discount				Discount Taken During Period			
			4	5	6	7	8	9	10	11
Line of Business	Maximum Interest	Discount Rate	Unpaid Losses	Unpaid LAE	IBNR	TOTAL	Unpaid Losses	Unpaid LAE	IBNR	TOTAL
.....
.....
.....
Total		

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

5.11 Bonds	\$
5.12 Short-term investments	\$
5.13 Mortgages	\$
5.14 Cash	\$
5.15 Other admissable invested assets	\$
5.16 Total	\$

5.2 List below segregated 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 1 and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers)

5.21 Custodial funds not included in this statement		
were held pursuant to the governing agreements		
of custody in the amount of:	\$	11,067,609
These funds consist of:		
5.22 In cash on deposit	\$	11,067,609
5.23 Other forms of security	\$

SCHEDULE F - CEDED REINSURANCE

Showing All New Reinsurers - Current Year to Date

1	2	3	4	5	6	7
NAIC Company Code	ID Number	Name of Reinsurer	Domiciliary Jurisdiction	Type of Reinsurer	Certified Reinsurer Rating (1 through 6)	Effective Date of Certified Reinsurer Rating
		NONE				

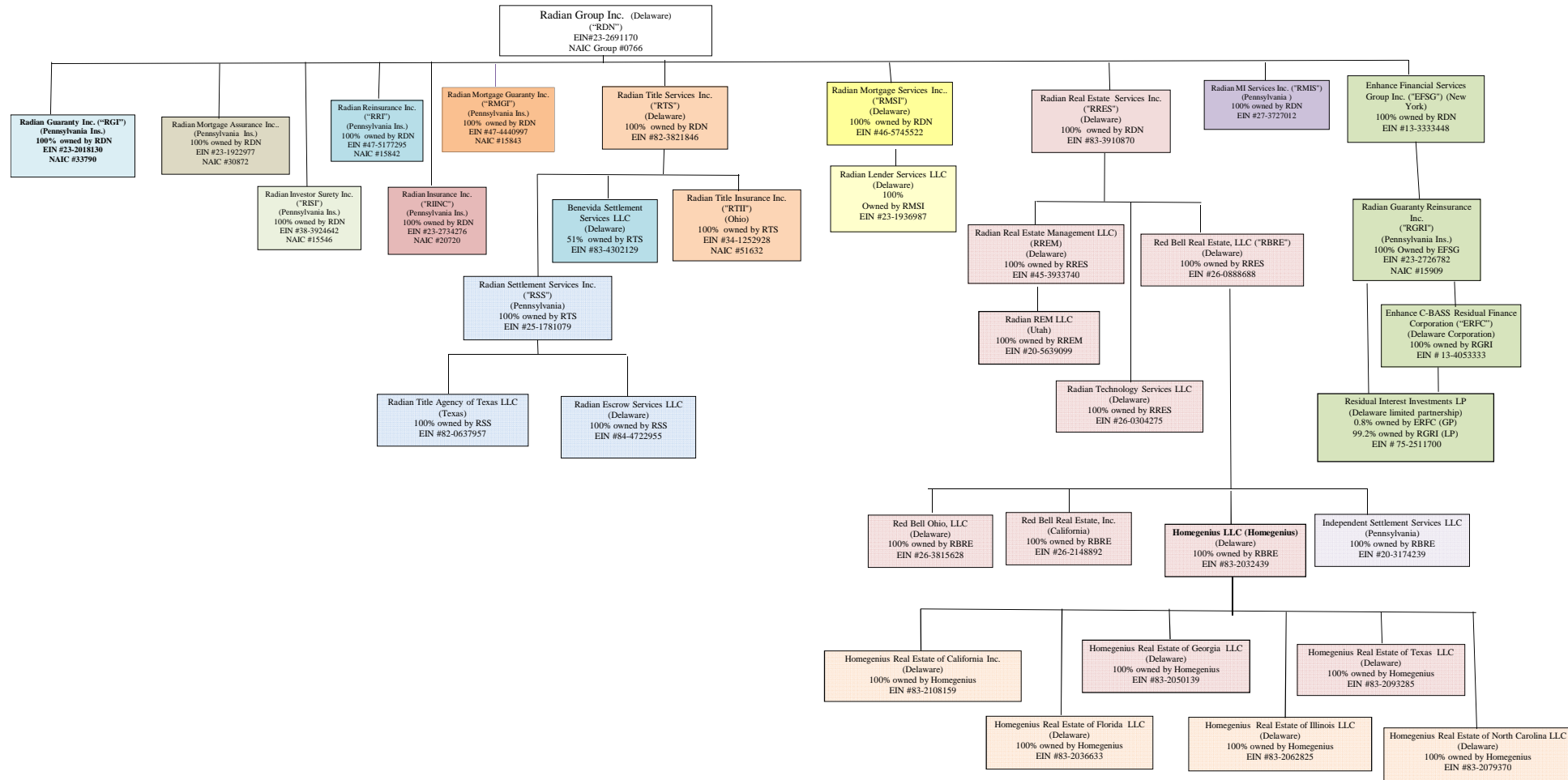
SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
Current Year To Date - By States and Territories

		1 Active Status (a)	Direct Premiums Written		Direct Losses and Allocated Loss Adjustment Expenses Paid (Deducting Salvage)		Direct Known Claim Reserve	
			2 Current Year to Date	3 Prior Year to Date	4 Current Year to Date	5 Prior Year to Date	6 Current Year to Date	7 Prior Year to Date
States, Etc.								
1. Alabama	AL	L	8,339	1,389				
2. Alaska	AK	N						
3. Arizona	AZ	L	9,852	37,480				
4. Arkansas	AR	L						
5. California	CA	L	160,785	122,832	27,381	1,598	116,000	101,000
6. Colorado	CO	N						
7. Connecticut	CT	L	43,034	48,390				
8. Delaware	DE	L	7,498	2,813				
9. District of Columbia	DC	L	16,459	6,393				
10. Florida	FL	L	254,251	135,944	515			
11. Georgia	GA	L	33,659	7,425	267	4,516	16,000	4,000
12. Hawaii	HI	N						
13. Idaho	ID	N						
14. Illinois	IL	L	45,424	47,991	1,679	4,143	3,000	4,000
15. Indiana	IN	L	27,777					
16. Iowa	IA	N						
17. Kansas	KS	L	12,830	577				
18. Kentucky	KY	L	1,058	1,194				
19. Louisiana	LA	L	3,655	666	6,726	76		
20. Maine	ME	N						
21. Maryland	MD	L	70,241	12,590	157			
22. Massachusetts	MA	L	4,843	8,444				
23. Michigan	MI	N						
24. Minnesota	MN	L	69,444	1,369				
25. Mississippi	MS	L	690	316				
26. Missouri	MO	L	2,050					
27. Montana	MT	L	2,385					
28. Nebraska	NE	L	4,400	699				
29. Nevada	NV	L			(847)	675		2,000
30. New Hampshire	NH	N						
31. New Jersey	NJ	N						
32. New Mexico	NM	L						
33. New York	NY	L	1,227,823	1,024,276	6,594	82	8,000	
34. North Carolina	NC	L	6,833	16,596				
35. North Dakota	ND	L	795					
36. Ohio	OH	L	33,413	5,571	10,306	1,425		5,000
37. Oklahoma	OK	L						
38. Oregon	OR	L						
39. Pennsylvania	PA	L	503,728	268,946		142	1,000	1,000
40. Rhode Island	RI	L	2,417	838				
41. South Carolina	SC	L	20,600	2,088				3,000
42. South Dakota	SD	L	2,865	620				
43. Tennessee	TN	L	33,163	16,021				
44. Texas	TX	L	495,277	130		15,403	8,000	
45. Utah	UT	L						
46. Vermont	VT	N						
47. Virginia	VA	L	96,431	11,010	16,707		10,000	
48. Washington	WA	L						
49. West Virginia	WV	L	2,666	1,849				
50. Wisconsin	WI	L	1,985					
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						
59. Totals		X X X	3,206,670	1,784,457	69,485	28,060	162,000	120,000

DETAILS OF WRITE-INS							
58001		X X X		NONE			
58002		X X X					
58003		X X X					
58998	Summary of remaining write-ins for Line 58 from overflow page	X X X					
58999	Totals (Lines 58001 through 58003 plus 58998) (Line 58 above)	X X X					

(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 the state	
	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

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y

PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Group Code	Group Name	NAIC Company Code	ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	Is an SCA Filing Required? (Y/N)	*
00766	Radian Guaranty Inc. & Affil	0	23-2691170			New York Stock Exch	Radian Group Inc.	DE	Ups					N	
		33790	23-2018130	3949632	0000890926		Radian Guaranty Inc.	PA	Rep	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	13-3333448				Enhance Financial Services Group Inc.	NY	Non	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	27-3727012				Radian MI Services Inc.	PA	Non	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	83-3910870				Radian Real Estate Services Inc.	PA	Non	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		15842	47-5177295				Radian Reinsurance Inc.	PA	Ins	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		15843	47-4440997				Radian Mortgage Guaranty Inc.	PA	Ins	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		20720	23-2734276				Radian Insurance Inc.	PA	Ins	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	30872	23-1922977				Radian Mortgage Assurance Inc.	PA	Ins	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	82-3821846				Radian Title Services Inc.	DE	Non	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	25-1781079				Radian Settlement Services, Inc.	PA	Non	Radian Title Services Inc.	Ownership	100.000	Radian Group Inc.	N	
		51632	34-1252928				Radian Title Insurance Inc.	OH	Ins	Radian Title Services Inc.	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	83-4302129				Benevida Settlement Services LLC	DE	Non	Radian Title Services Inc.	Ownership	51.000	Radian Group Inc.	N	
		15909	23-2726782				Radian Guaranty Reinsurance Inc.	PA	Ins	Enhance Financial Services Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	13-4053333				Enhance C-Bass Residual Finance Corp.	DE	Non	Radian Guaranty Reinsurance Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	75-2511700				Residual Interest Investments LP	DE	Non	Enhance C-Bass Residual Finance Corp.	Ownership	0.800	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	75-2511700				Residual Interest Investments LP	DE	Non	Radian Guaranty Reinsurance Inc.	Ownership	99.200	Radian Group Inc.	N	
		15546	38-3924642				Radian Investor Surety Inc.	PA	Ins	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	46-5745522				Radian Mortgage Services Inc.	DE	Non	Radian Group Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	23-1936987				Radian Lender Services LLC	DE	Non	Radian Mortgage Services Inc.	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	84-1399420				Clayton Fixed Income Services LLC	DE	Non	Clayton Services LLC	Ownership	100.000	Radian Group Inc.	N	
		0	75-3161447				Clayton Services LLC	DE	Non	Radian Mortgage Services Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	45-3560069				Clayton Support Services LLC	DE	Non	Clayton Services LLC	Ownership	100.000	Radian Group Inc.	N	
		0	45-3933740				Green River Capital LLC	DE	Non	Radian Real Estate Services Inc.	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	20-5639099				GR Financial LLC	UT	Non	Green River Capital LLC	Ownership	100.000	Radian Group Inc.	N	
		0	26-0304275				Radian Technology Services LLC	DE	Non	Radian Real Estate Services Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	26-0888688				Red Bell Real Estate, LLC	DE	Non	Radian Real Estate Services Inc.	Ownership	100.000	Radian Group Inc.	N	
		0	26-2148892				Red Bell Real Estate, Inc.	CA	Non	Red Bell Real Estate, LLC	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	26-3815628				Red Bell Ohio, LLC	DE	Non	Red Bell Real Estate, LLC	Ownership	100.000	Radian Group Inc.	N	
		0	20-3174239				Independent Settlement Services, LLC	PA	Non	Red Bell Real Estate, LLC	Ownership	100.000	Radian Group Inc.	N	
		0	83-2032439				Homegenius LLC	DE	Non	Red Bell Real Estate, LLC	Ownership	100.000	Radian Group Inc.	N	
		0	83-2108159				Homegenius Real Estate of California Inc.	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	83-2050139				Homegenius Real Estate of Georgia LLC	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
		0	83-2093285				Homegenius Real Estate of Texas LLC	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
		0	83-2036633				Homegenius Real Estate of Florida LLC	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
		0	83-2062825				Homegenius Real Estate of Illinois LLC	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
00766	Radian Guaranty Inc. & Affil	0	83-2079370				Homegenius Real Estate of North Carolina LLC	DE	Non	Homegenius LLC	Ownership	100.000	Radian Group Inc.	N	
		0	82-0637957				Radian Title Agency of Texas LLC	TX	Non	Radian Settlement Services, Inc.	Ownership	100.000	Radian Group Inc.	N	

Asterik	Explanation

SCHEDULE Y

PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

NONE

PART 1 – LOSS EXPERIENCE

	Current Year to Date				5 Prior Year to Date Direct Loss Percentage
	1 Direct Premiums Written	2 Other Income (Page 4, Lines 1.2 + 1.3 + 2)	3 Direct Losses Incurred	4 Direct Loss Percentage Cols. 3 / (1 + 2)	
1. Direct operations	613,164	422,065	71,956	7.00	-2.40
2. Agency operations:					
2.1 Non-affiliated agency operations	1,146,990		11,014	1.00	1.00
2.2 Affiliated agency operations	1,446,516		3,515	0.20	
3. Totals	3,206,670	422,065	86,485	2.40	-0.80

PART 2 – DIRECT PREMIUMS WRITTEN

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations	613,164	613,164	759,723
2. Agency operations:			
2.1 Non-affiliated agency operations	1,146,990	1,146,990	1,009,955
2.2 Affiliated agency operations	1,446,516	1,446,516	14,779
3. Totals	3,206,670	3,206,670	1,784,457

OVERFLOW PAGE FOR WRITE-INS

SCHEDULE A - VERIFICATION
Real Estate

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year		
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition		
3. Current year change in encumbrances		
4. Total gain (loss) on disposals		
5. Deduct amounts received on disposals		
6. Total foreign exchange change in book/adjusted carrying value		
7. Deduct current year's other-than-temporary impairment recognized		
8. Deduct current year's depreciation		
9. Book/adjusted carrying value at the end of current period (Lines 1 + 2 + 3 + 4 - 5 + 6 - 7 - 8)		
10. Deduct total nonadmitted amounts		
11. Statement value at end of current period (Line 9 minus Line 10)		

NONE

SCHEDULE B - VERIFICATION
Mortgage Loans

	1 Year To Date	2 Prior Year Ended December 31
1. Book value/recorded investment excluding accrued interest, December 31 of prior year		
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition		
3. Capitalized deferred interest and other		
4. Accrual of discount		
5. Unrealized valuation increase (decrease)		
6. Total gain (loss) on disposals		
7. Deduct amounts received on disposals		
8. Deduct amortization of premium and mortgage interest points and commitment fees		
9. Total foreign exchange change in book value/recorded investment excluding accrued interest		
10. Deduct current year's other-than-temporary impairment recognized		
11. Book value/recorded investment excluding accrued interest at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)		
12. Total valuation allowance		
13. Subtotal (Line 11 plus Line 12)		
14. Deduct total nonadmitted amounts		
15. Statement value at end of current period (Line 13 minus Line 14)		

NONE

SCHEDULE BA - VERIFICATION
Other Long-Term Invested Assets

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year		
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition		
3. Capitalized deferred interest and other		
4. Accrual of discount		
5. Unrealized valuation increase (decrease)		
6. Total gain (loss) on disposals		
7. Deduct amounts received on disposals		
8. Deduct amortization of premium and depreciation		
9. Total foreign exchange change in book/adjusted carrying value		
10. Deduct current year's other-than-temporary impairment recognized		
11. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)		
12. Deduct total nonadmitted amounts		
13. Statement value at end of current period (Line 11 minus Line 12)		

NONE

SCHEDULE D - VERIFICATION
Bonds and Stocks

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value of bonds and stocks, December 31 of prior year	10,964,735	10,803,020
2. Cost of bonds and stocks acquired	2,400,000	3,672,769
3. Accrual of discount	1,742	7,007
4. Unrealized valuation increase (decrease)	(779)	469
5. Total gain (loss) on disposals	39	(1,067)
6. Deduct consideration for bonds and stocks disposed of	1,280,917	3,516,982
7. Deduct amortization of premium	137	481
8. Total foreign exchange change in book/adjusted carrying value		
9. Deduct current year's other-than-temporary impairment recognized		
10. Total investment income recognized as a result of prepayment penalties and/or acceleration fees		
11. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9 + 10)	12,084,683	10,964,735
12. Deduct total nonadmitted amounts		
13. Statement value at end of current period (Line 11 minus Line 12)	12,084,683	10,964,735

SCHEDULE D - PART 1B

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

	1	2	3	4	5	6	7	8
NAIC Designation	Book/Adjusted Carrying Value Beginning of Current Quarter	Acquisitions During Current Quarter	Dispositions During Current Quarter	Non-Trading Activity During Current Quarter	Book/Adjusted Carrying Value End of First Quarter	Book/Adjusted Carrying Value End of Second Quarter	Book/Adjusted Carrying Value End of Third Quarter	Book/Adjusted Carrying Value December 31 Prior Year
BONDS								
1. NAIC 1 (a)	25,262,881	30,491,290	30,059,878	781,170	26,475,463			25,262,881
2. NAIC 2 (a)	999,713	3,995,611	4,250,000	(745,324)				999,713
3. NAIC 3 (a)								
4. NAIC 4 (a)								
5. NAIC 5 (a)								
6. NAIC 6 (a)								
7. Total Bonds	26,262,594	34,486,901	34,309,878	35,846	26,475,463			26,262,594
PREFERRED STOCK								
8. NAIC 1								
9. NAIC 2								
10. NAIC 3								
11. NAIC 4								
12. NAIC 5								
13. NAIC 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	26,262,594	34,486,901	34,309,878	35,846	26,475,463			26,262,594

5012

(a) Book/Adjusted Carrying Value column for the end of the current reporting period includes the following amount of short-term and cash equivalent bonds by NAIC designation:
NAIC 1 \$ 14,390,778; NAIC 2 \$ 0; NAIC 3 \$ 0; NAIC 4 \$ 0; NAIC 5 \$ 0; NAIC 6 \$ 0

SCHEDULE DA - PART 1
Short-Term Investments

	1	2	3	4	5
	Book/Adjusted Carrying Value	Par Value	Actual Cost	Interest Collected Year To Date	Paid for Accrued Interest Year To Date
9199999	8,469,116	X X X	8,478,199	4,429	22,110

SCHEDULE DA - VERIFICATION
Short-Term Investments

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	5,839,698	3,365,662
2. Cost of short-term investments acquired	5,670,044	12,940,212
3. Accrual of discount	10,085	62,306
4. Unrealized valuation increase (decrease)		
5. Total gain (loss) on disposals		783
6. Deduct consideration received on disposals	3,045,000	10,515,776
7. Deduct amortization of premium	5,712	13,489
8. Total foreign exchange change in book/adjusted carrying value		
9. Deduct current year's other than temporary impairment recognized		
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	8,469,115	5,839,698
11. Deduct total nonadmitted amounts		
12. Statement value at end of current period (Line 10 minus Line 11)	8,469,115	5,839,698

SCHEDULE DB - PART A - VERIFICATION
Options, Caps, Floors, Collars, Swaps and Forwards

1.	Book/Adjusted Carrying Value, December 31, prior year (Line 10, prior year)	
2.	Cost Paid/(Consideration Received) on additions	
3.	Unrealized Valuation increase/(decrease)	
4.	SSAP No. 108 adjustments	
5.	Total gain (loss) on termination recognized	
6.	Considerations received/(paid) on terminations	
7.	Amortization	
8.	Adjustment to the Book/Adjusted Carrying Value of hedged item	
9.	Total foreign exchange change in Book/Adjusted Carrying Value	
10.	Book/Adjusted Carrying Value at End of Current Period (Lines 1 + 2 + 3 + 4 + 5 - 6 + 7 + 8 + 9)	
11.	Deduct nonadmitted assets	
12.	Statement value at end of current period (Line 10 minus Line 11)	

NONE

SCHEDULE DB - PART B - VERIFICATION
Future Contracts

1.	Book/Adjusted carrying value, December 31 of prior year (Line 6, prior year)	
2.	Cumulative cash change (Section 1, Broker Name/Net Cash Deposits Footnote - Cumulative Cash Change column)	
3.1	Add:	
	Change in variation margin on open contracts - Highly Effective Hedges	
3.11	Section 1, Column 15, current year to date minus	
3.12	Section 1, Column 15, prior year	
	Change in variation margin on open contracts - All Other	
3.13	Section 1, Column 18, current year to date minus	
3.14	Section 1, Column 18, prior year	
3.2	Add:	
	Change in adjustment to basis of hedged item	
3.21	Section 1, Column 17, current year to date minus	
3.22	Section 1, Column 17, prior year	
	Change in amount recognized	
3.23	Section 1, Column 19, current year to date minus	
3.24	Section 1, Column 19, prior year	
3.25	SSAP No. 108 adjustments	
3.3	Subtotal (Line 3.1 minus Line 3.2)	
4.1	Cumulative variation margin on terminated contracts during the year	
4.2	Less:	
4.21	Amount used to adjust basis of hedged item	
4.22	Amount recognized	
4.23	SSAP No. 108 adjustments	
4.3	Subtotal (Line 4.1 minus Line 4.2)	
5.	Dispositions gains (losses) on contracts terminated in prior year:	
5.1	Total gain (loss) recognized for terminations in prior year	
5.2	Total gain (loss) adjusted into the hedged item(s) for terminations in prior year	
6.	Book/Adjusted carrying value at end of current period (Lines 1 + 2 + 3.3 - 4.3 - 5.1 - 5.2)	
7.	Deduct total nonadmitted amounts	
8.	Statement value at end of current period (Line 6 minus Line 7)	

NONE

SCHEDULE DB - PART C - SECTION 1

Replication (Synthetic Asset) Transactions Open as of Current Statement Date

Replicated (Synthetic Asset) Transactions								Components of the Replication (Synthetic Asset) Transactions							
1	2	3	4	5	6	7	8	Derivative Instrument(s) Open			Cash Instrument(s) Held				
		NAIC Designation or Other Description	Notional Amount	Book/Adjusted Carrying Value	Fair Value	Effective Date	Maturity Date	9	10	11	12	13	14 NAIC Designation or Other Description	15 Book/Adjusted Carrying Value	16 Fair Value
Number	Description	Description	Amount	Value	Value	Date	Date	Description	Book/Adjusted Carrying Value	Fair Value	CUSIP	Description	Description	Value	Value
505															
9999999999	Totals					X X X	X X X	X X X			X X X	X X X	X X X		

505

NONE

SCHEDULE DB - PART C - SECTION 2

Replication (Synthetic Asset) Transactions Open

9015

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

NONE

SCHEDULE DB VERIFICATION

Verification of Book/Adjusted Carrying Value, Fair Value and Potential Exposure of all Open Derivative Contracts

Book/Adjusted Carrying Value Check

1.	Part A, Section 1, Column 14		
2.	Part B, Section 1, Column 15 plus Part B, Section 1 Footnote - Total Ending Cash Balance		
3.	Total (Line 1 plus Line 2)		
4.	Part D, Section 1, Column 5		
5.	Part D, Section 1, Column 6		
6.	Total (Line 3 minus Line 4 minus Line 5)		

NONE

Fair Value Check

7.	Part A, Section 1, Column 16		
8.	Part B, Section 1, Column 13		
9.	Total (Line 7 plus Line 8)		
10.	Part D, Section 1, Column 8		
11.	Part D, Section 1, Column 9		
12.	Total (Line 9 minus Line 10 minus Line 11)		

Potential Exposure Check

13.	Part A, Section 1, Column 21		
14.	Part B, Section 1, Column 20		
15.	Part D, Section 1, Column 11		
16.	Total (Line 13 plus Line 14 minus Line 15)		

SCHEDULE E PART 2 - VERIFICATION

(Cash Equivalents)

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	10,504,845	14,910,413
2. Cost of cash equivalents acquired	34,762,289	221,605,645
3. Accrual of discount	31,388	224,228
4. Unrealized valuation increase (decrease)		
5. Total gain (loss) on disposals		(34)
6. Deduct consideration received on disposals	38,439,321	226,233,608
7. Deduct amortization of premium	741	1,799
8. Total foreign exchange change in book/adjusted carrying value		
9. Deduct current year's other-than-temporary impairment recognized		
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	6,858,460	10,504,845
11. Deduct total nonadmitted amounts		
12. Statement value at end of current period (Line 10 minus Line 11)	6,858,460	10,504,845

Showing All Real Estate ACQUIRED AND ADDITIONS MADE During the Current Quarter

[illegible]

Showing All Real Estate DISPOSED During the Quarter, Including Payments During the Final Year on "Sales Under Contract"

[illegible]

SCHEDULE D - PART 3

Show All Long-Term Bonds and Stock Acquired During the Current Quarter

[illegible]

**Bonds and Stock Sold, Redeemed or Otherwise Disposed of
During the Current Quarter**

E05

SCHEDULE DB - PART A - SECTION 1

Showing all Options, Caps, Floors, Collars, Swaps and Forwards Open as of Current Statement Date

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Description	Description of Item(s) Hedged, Used for Income Generation or Replicated	Schedule/ Exhibit Identifier	Type(s) of Risk(s) (a)	Exchange, Counterparty or Central Clearinghouse	Trade Date	Date of Maturity or Expiration	Number of Contracts	Notional Amount	Strike Price, Rate or Index Received (Paid)	Cumulative Prior Year(s) Initial Cost of Undiscounted Premium (Received) Paid	Current Year Initial Cost of Undiscounted Premium (Received) Paid	Current Year Income	Book/ Adjusted Carrying Value	Code	Fair Value	Unrealized Valuation Increase/ (Decrease)	Total Foreign Exchange Change in B./A.C.V.	Current Year's (Amortization)/ Accretion	Adjustment to Carrying Value of Hedged Item	Potential Exposure	Credit Quality of Reference Entity	Hedge Effectiveness at Inception and at Quarter-end (b)
										NONE												
1759999999 Total						X X X	X X X	X X X	X X X					X X X							X X X	X X X

E06

(a)

Code	Description of Hedged Risk(s)
	NONE

(b)

Code	Financial or Economic Impact of the Hedge at the End of the Reporting Period
	NONE

Future Contracts Open as of the Current Statement Date

NONE

NONE

(a)

NONE

(b)

NONE

SCHEDULE DB - PART D - SECTION 2

Collateral for Derivative Instruments Open as of Current Statement Date

Collateral Pledged by Reporting Entity

1	2	3	4	5	6	7	8	9
Exchange, Counterparty or Central Clearinghouse	Type of Asset Pledged	CUSIP Identification	Description	Fair Value	Par Value	Book / Adjusted Carrying Value	Maturity Date	Type of Margin (I, V or IV)
E09			NONE					
0199999999 Total Collateral Pledged by Reporting Entity							X X X	X X X

Collateral Pledged to Reporting Entity

1	2	3	4	5	6	7	8	9
Exchange, Counterparty or Central Clearinghouse	Type of Asset Pledged	CUSIP Identification	Description	Fair Value	Par Value	Book / Adjusted Carrying Value	Maturity Date	Type of Margin (I, V or IV)
			NONE					
0299999999 Total Collateral Pledged to Reporting Entity						X X X	X X X	X X X

SCHEDULE DB - PART E

Derivatives Hedging Variable Annuity Guarantees as of Current Statement Date

This schedule is specific for the derivatives and the hedging programs captured in SSAP No. 108

[illegible]

SCHEDULE DL - PART 1

SECURITIES LENDING COLLATERAL ASSETS

Reinvested Collateral Assets Owned Current Statement Date
(Securities lending collateral assets reported in aggregate on Line 10 of the Assets page
and not included on Schedules A, B, BA, D DB and E)

[illegible]

General Interrogatories:

1. Total activity for the year to date	Fair Value	\$	0	Book/Adjusted Carrying Value	\$	0
2. Average balance for the year to date	Fair Value	\$	0	Book/Adjusted Carrying Value	\$	0
3. Reinvested securities lending collateral assets book/adjusted carrying value included in this schedule by NAIC designation:						
NAIC 1 \$	0; NAIC 2 \$	0; NAIC 3 \$	0; NAIC 4 \$	0; NAIC 5 \$	0; NAIC 6 \$	0.

SCHEDULE DL - PART 2

SECURITIES LENDING COLLATERAL ASSETS

Reinvested Collateral Assets Owned Current Statement Date

(Securities lending collateral assets included on Schedule A, B, BA, D, DB and E
and not reported in aggregate on Line 10 of the Assets page)

1	2	3	4	5	6	7
CUSIP Identification	Description	Code	NAIC Designation and Administraive Symbol	Fair Value	Book / Adjusted Carrying Value	Maturity Dates
NONE						
9999999 Totals						XXX

General Interrogatories:

1. Total activity for the year to date

Fair Value \$	0
---------------	---

Book/Adjusted Carrying Value \$	0
---------------------------------	---

1. Total activity for the year to date
2. Average balance for the year to date

Fair Value \$	0
Fair Value \$	0

Book/Adjusted Carrying Value \$	0
Book/Adjusted Carrying Value \$	0

SCHEDULE E - PART 2 - CASH EQUIVALENTS

Show Investments Owned End of Current Quarter

1	2	3	4	5	6	7	8	9
CUSIP	Description	Code	Date Acquired	Rate of Interest	Maturity Date	Book/Adjusted Carrying Value	Amount of Interest Due & Accrued	Amount Received During Year
	Baylor Scott & White Holdings		02/19/2020		05/14/2020	748,549		1,418
	Chevron Corporation		01/07/2020		04/06/2020	799,821		3,041
	DAIMLER FINANCE NORTH AMERICA LLC		03/10/2020	2.200	05/05/2020	525,159	4,684	(93)
	GENERAL DYNAMICS CORP		03/10/2020	2.021	05/11/2020	900,690	2,526	(345)
	Intercontinental Exchange, Inc.		01/16/2020		04/01/2020	900,000		3,173
	Pfizer Inc.		02/20/2020		05/20/2020	498,911		911
	QUALCOMM INC		03/26/2020	2.250	05/20/2020	798,570	6,550	58
	Sinopec Century Bright Capital Investment Limited		01/30/2020		04/02/2020	749,962		2,338
3299999	Bonds - Industrial and Miscellaneous (Unaffiliated) - Issuer Obligations					5,921,662	13,760	10,501
3899999	Subtotals – Industrial and Miscellaneous (Unaffiliated) Bonds					5,921,662	13,760	10,501
7699999	Total Bonds - Subtotals – Issuer Obligations					5,921,662	13,760	10,501
8399999	Total Bonds - Subtotals – Bonds					5,921,662	13,760	10,501
31846V-41-9	FIRST AMER:TRS OBG V		03/03/2020	0.080		1		
665279-87-3	NORTHERN INST:TRÉAS PRM		03/26/2020	0.360		922,328	1,326	5,065
94975H-29-6	WELLSFARGO:TRS+ MM I		03/03/2020	0.170				
8599999	Exempt Money Market Mutual Funds – as Identified by SVO					922,329	1,326	5,065
60934N-80-7	FEDERATED GOVT OBL SVC		01/02/2020	0.040				
999990-80-7	RTCS I - INST		03/16/2020			14,468		40
8699999	All Other Money Market Mutual Funds					14,468		40
8899999	Total Cash Equivalents					6,858,459	15,086	15,606