



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



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Hello,

Here's what I have for you in this month's issue of ORT News!:

- **Who's 30 years old?;**
- **Congratulations, Dana Gonzalez;**
- **It's here...;**
- **Changes in the Schedules for T1 & T2;**
- **Quarterly Claims Report;**
- **Minerals Bulletin Withdrawn;**
- **Feds close IndyMac;**
- **What's on the rise?;**
- **Ask Ann;**
- **"The Perception of More"; and,**
- **Fun fish facts and ways to save at the pump.**

Thank you for your business!
Shannon Skurner

ORT Press

Denton County Title Company Celebrates 30 Years!

Locally owned by Tom and Kathy Jester,
Denton County Title Company is the largest title company in the county and was recently
featured in the Denton Business & Community News.

Congratulations, Denton County Title!



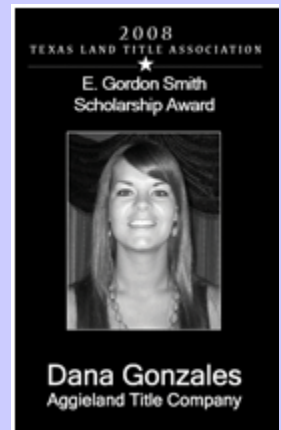
Pictured: Front, left to right: Kristi Farmer,
Angie Jester, Kathy Jester.
Back, left to right: Joline White, Merisha
Calhoun,
Lisa Dotterer.
Not pictured: Sue Ballinger and Natasha
Cherry.

Prestigious E. Gordon Smith Award
Awarded to Dana Gonzalez

**Dana Gonzalez, Title Examiner
with Aggieland Title Company**
in Bryan, was recently awarded the
prestigious **E. Gordon Smith Award** from TLTA.

The **award is given** to the individual who **scores the highest grade** on the association **title insurance exam** at the TLTA Land Title School.

Congratulations, Dana!



Industry-Related News

It's Here!

ORT is excited to **introduce** our
new policy jacket generator system,
ezJacket.

What will ezJacket do for you?

- No more paper inventory to track;
- No more lost policy affidavits; *and,*
- Easy access to old policies.

For further information, contact **Kindra Wessel**, Agency Administrator, via email at:
kwessel@oldrepublictitle.com, or by calling 888-678-1700.



Don't forget...

There have been **changes made** to the **Schedules for the T1 and T2.**

If you **use a title production software**, you
likely have had **updates installed** to
include these forms.

If you would like for the **new forms to be sent
to you**, please contact **Kindra Wessel** via email at: kwessel@oldrepublictitle.com,
or by calling 888-678-1700.



Reports

Claims

At the end of the **Third Quarter 2008**, you will **begin to receive quarterly reports** detailing
any **outstanding claims** for your agency.
Our **goal in sending you the reports** is to **keep you informed** when **claims are received** and their
resolution.



Deletion
of Arbitration Form

Please **note** that **during the last hearing**, the Department updated **Procedural Rule P-36** as it relates to the **Deletion of Arbitration Provision**. The Department **failed**, however, to **promulgate a new form T-7** to incorporate the changes. An **updated form** which **complies with the Procedural Rule** is attached [here](#).

TEXAS DEPARTMENT OF INSURANCE

Minerals Coverage Hearing Update

Texas Department of Insurance held a **Minerals Coverage Hearing** on July 15th.

Click [here](#) to view the latest TLTA proposal.

Commissioner **Mike Geeslin** placed the **hearing into recess** for at least **60 days** and asked that all **interested parties work together** in the interim to **seek any possible solutions** to the issue. **Additionally**, he has **withdrawn in its entirety, Bulletin #168** which deals with minerals coverage.

Federal Banking
Regulators
Close Down IndyMac
Bank

Once one of the **nation's largest independent mortgage lenders**, **IndyMac** has been **closed by federal banking regulators**.

Parent company **IndyMac Bancorp Inc.** **announced this past Monday** that it was **no longer considered** "well capitalized" by regulators and had **stopped making most mortgage loans**.

Go [here](#) to read the full story.

Up.....

Going

The **Mortgage Banker's Association** reported an **increase of 7.5%** in **mortgage applications** during the **week ending July 4**.

The **Refinance Index** also **increased - up 8.7%** from the previous week.

For **additional information** - including the **average contract interest rates** for **30-year** and **15-year fixed-rate** and **ARMs**, click [here](#).

Ask Ann...

ORT's Chief Audit Officer answers your troublesome title questions.

Ann Morris
Chief Audit Officer
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This month's topic: **Liability of the Owner's Policy**

Situation:

A couple is **borrowing money to construct a home** on the **identical property** they purchased for \$50,000 in 2007. They received an Owner's Title Policy in the **amount of the sales price** when they **purchased the land**. The **new construction loan** amount is \$200,000. A **new Residential Owner's Policy and Loan Policy** with (P-8) **pending disbursement language** will be issued in this transaction.

Question:

"How much should the **liability of the Owner's Policy** be (i) the **construction loan amount** of \$200,000 or (ii) the **value of the land plus** the actual cost of construction (\$250,000)?"

Answer:

Under the **new Procedural Rule #66 (1b) (effective May 1, 2008)**, the Owner's Policy shall be issued for an **amount equal to the value of the land and** - at the **option of the insured**, the **cost of the improvements immediately contemplated to be erected thereupon**.

Therefore, the **liability of the new Residential Owner's Policy** should be the **value of the land and the cost of the contemplated improvements** which would be \$250,000. **Remember**, if the **issued policy was only for the cost** of the contemplated improvements (\$200,000), the **owner would be underinsured** as **no value would be given** to the land upon which the improvements were constructed.

Note: The **borrower is eligible for a surrender credit** for the **existing** Owner's Title Policy **under R-5(A)** since (i) the **property previously insured is identical** to the land to be insured in connection with the contemplated improvements; (ii) the **existing Owner's Title Policy was issued within** the last four years; (iii) there **has been no change in ownership**; and, (iv) the **new Residential Owner's Policy issued in connection with this closing** will contain P-8 language.

Business Partnership Corner

The Perception of More

The **desire for "more"** is inherent in every living thing.

To read the complete article, click [here](#).



Things You Just Can't Go Without Knowing...

Happy Aquarium Month!

No, we didn't make that up.

To celebrate, here are some **fun fish facts**
(we dare you to say that ten times real fast):



- Students who are owners of fish **score the highest** on both math and verbal SATs - a combined score of **200 points higher** than non-fish owners.
- Aquarium fish are the **most popular pets in America**, with nearly 12 million households owning more than a combined total of **158,600,000 fish**.
- Research indicates that **fish aquariums lower blood pressure**.
- Nearly **one-in-eight U.S. households** keep fish as pets.



Save At The Pump!

- **Turn the nozzle 180° when done filling.** This can drain up to half a cup of fuel that is left in the hose.
- **Avoid running the gas tank too low.** Your vehicle will use more gas the lower the tank because it is running less efficiently.
- **Remove any unnecessary weight.** Every extra 100 pounds lowers fuel economy by 1 - 2%.
- **Tighten the gas cap.** This prevents gas from evaporating.

To find the **lowest priced gas** in your area, visit: www.gasbuddy.com.