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Good morning,

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

- **Celebrating 30 years;**
- **Retiring** (again);
- **ORT's** very own **cover model**;
- **Language Change** for **Schedule D**;
- **Revised Statistical Plan**;
- A **clarification** from the **Manufactured Housing Division**;
- A **reminder** about the **changes made** to the **Schedules for T1 and T2**;
- **Ask Ann**;
- How **\$1 can boost** your productivity; *and*,
- Some **Texas facts** - including a **trivia question**.

Enjoy!  
*Shannon Skurner*

## ORT Press

### *Did You Notice?*

Perhaps when you first **opened this email** you saw that the **Old Republic** logo at the top of this email looked "different". It is! We have a **new logo**.

### *Happy Anniversary!*

**American Abstract & Title Company** - an **ORT** agent located in Killeen, recently celebrated their **30 year anniversary**.

**Opening in 1978** with four employees, the **current staff** (pictured below) at **American Abstract & Title Company** includes **two members** of the original staff - **Betty Langford** and **Barbara Fulton**.



### *Best of Luck, Gladys!*

After **39 years** in the title business, **Gladys Hopkins** from **Southern Texas Title** is **retiring** (again).

Gladys **originally retired** from another title company but, **in 1994** - after hearing that **Southern Texas Title** had an opening, she **jumped right back** into the business. **Described by Kitty Van Holsbeke, V.P.**, as having **"a passion for the business..."** and that **"her desire to complete, fulfill and seal the deal is something not often seen"**, Gladys will truly be missed.



Pictured above from left to right are: Linda Creekmore, manager of the island office of Southern Texas Title; Ann Morris, **ORT**; Beverly Thompson, **ORT**; Gladys Hopkins; David Rhodes, **ORT**; and Kitty Van Holsbeke, VP of Southern Texas Title.

### *We Have Our Very Own Cover Model*

**Alan Hall, Regional Manager, OREXCO 1031 Exchange**, will be the **cover model** for the **June issue** of **Affluent Homeowner** magazine and will **have a feature article** titled **"Vacation Homes and 1031 Exchanges"**. The publication targets upper income real estate professionals.



Alan Hall as he will appear on the cover of Affluent Homeowner

And, Alan **will also be featured** in an article titled **"Refinancing Concerns and IRC 1031"** in the **June issue** of **Texas Real Estate Business** magazine - a statewide publication targeting commercial real estate professionals.

## Title Business News

### *Language Change for Schedule D*

The Insurance Commissioner's recent order called for a change in the language for the Schedule D, which is to be included with all Commitments issued.

For the updated form, please visit: <http://www.oldrepublictitle.com/txnational/Resources/TexasForms/index.asp>.

### *Revised Statistical Plan*

The Texas Department of Insurance has issued a Revised Statistical Plan Attachment to 2006-50, which includes the County Codes.

Click [here](#) to view the Plan Attachment. **Note:** The new County Codes are in Table 6.

### *Manufactured Housing Division Clarification*



If a used home was sold in 2008, a statement from the tax office confirming that no taxes are due for each January in the 18 months prior to the date of sale, must be obtained.

To learn more, please visit: <http://www.tdhca.state.tx.us/mh/clarification-response.htm>.

### Don't Forget....

As all of you are aware, many **new and updated forms** became available on May 1st. **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 have any questions, please let us know.

### Ask Ann...



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



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**NOTE:** Last month we had a scenario in which there were **two separate tracts of land** (two \$50,000 contracts) with **two different sellers** ("A" and "B") and **one buyer** ("C") who was paying cash for the properties. The **sellers conveyed** by separate deeds to C. The **buyer was asking for one** Owner's Title Policy. Using TDI's Bulletin #120, the **Owner's Title Policy premium** was calculated as follows:

Premium for \$50,000 transaction - A to C	\$ 503	
Premium for \$50,000 transaction - B to C	\$ 503	
Total Owner's Title Policy Premium:	\$1,006	(TDI Code 1001)

**Question:** This month, we are going to take this transaction one step further. What if the buyer is borrowing \$90,000 to purchase these two properties and the lender is asking for one Loan Policy? How would the Loan Policy premium be calculated?

**Answer:** Using Rate Rule R-5, the simultaneous issuance rule would apply for the Loan Policy. The Loan Policy premium would be \$100.00, plus the premium for any requested endorsements.

Premium for \$90,000 Loan Policy	\$ 100	(TDI Code 3210)
Total Owner's Title Policy Premium remains:	\$1,006	

**Please note:** Because TDI's Bulletin #120 says that the conveyance from A & B to C are two transactions and the full premium rate is charged on each transaction, the additional Chain of Title premium *should not* be collected.

### Business Partnership Corner

*Would you pay \$1 to increase your productivity?*

*Even Santa Claus uses this technique.*

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



### Things To Know

[Raise in Postal Rates](#)



On May 12th, the cost of a **first class stamp** went up to **42¢**.

### *Facts about Texas*

- More **wool comes from the state of Texas** than any other state in the United States.
- The **lightning whelk** is the **official state shell**.
- **Caddo Lake** is the **only natural lake** in the state.
- The **oldest tree** in the state - a coastal live oak, is **located near Fulton**. The tree has an **estimated age** of more than **1,500** years.

Trivia Question: **What is Central Texas often referred to?** (Other than the hill country).

For the answer, go [here](#).