

REPORT OF EXAMINATION

OF THE

MARKET CONDUCT AFFAIRS

OF

THE TITLE COMPANY I, LLC

BATON ROUGE, LOUISIANA

AS OF

NOVEMBER 30, 2011

LDOI AGENCY LICENSE # 326524

LDOI MARKET CONDUCT DIVISION EXAM # MCD-11-016

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LOUISIANA DEPARTMENT OF INSURANCE

December 30, 2011

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Honorable James J. Donelon
Commissioner of Insurance
P O Box 94214
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Sir:

Pursuant to your instructions and authorization, and in compliance with statutory provisions, a targeted market conduct examination has been made of the Louisiana operations of

THE TITLE COMPANY I, LLC
1200 STANFORD AVENUE
BATON ROUGE, LOUISIANA 70808

at its title insurance agency office in Baton Rouge, Louisiana as of November 30, 2011
and the report of examination is herewith submitted.

FOREWORD

In accordance with ***LSA-R.S. 22:519***, a targeted market conduct examination was conducted on the activities of The Title Company I, LLC from January 1, 2009 through November 30, 2011 on site at The Title Company I, LLC offices in Baton Rouge, Louisiana.

PURPOSE AND SCOPE OF MARKET CONDUCT EXAMINATION

The market conduct examination of **The Title Company I, LLC**, hereinafter referred to as ("Agency"), was a targeted market conduct examination authorized by the Louisiana Department of Insurance ("LDOI") or ("Department") in accordance with ***LSA-R.S. 22:519***. The examination commenced on November 30, 2011 at the Agency's main office on 13702 Coursey Boulevard, Building 9, Suite A, Baton Rouge, Louisiana. The examination was limited, in that not all examination procedures recommended by the National Association of Insurance Commissioners ("NAIC") were performed.

The examination included, but was not limited to, the following areas of the Agency's operation:

- Company Overview,
- Complaints,
- Producer Licensing and Appointments,
- Underwriting and Rating; and,
- Operating Procedures including Marketing & Promotion

The purpose of this examination was to review compliance by the Agency with Louisiana Insurance Laws, Regulations, Directives and the NAIC Guidelines. The NAIC Guidelines set the standard of conduct for a title insurance agency and promote a program of fair treatment of policyholders. Portions of the NAIC Market Conduct Examiner's Handbook, Volume I were used as a measure of compliance.

COMPANY OVERVIEW

COMPANY HISTORY

The Title Company I, LLC, located in Baton Rouge, Louisiana, has been operating as a title insurance agency since May 20, 2005. The Agency is a real estate transaction closing entity which issues title insurance policies in the state of Louisiana. The Agency is not licensed, nor issues policies, in other states. The Agency is properly licensed in the state of Louisiana.

TERRITORY AND PLAN OF OPERATIONS

The Agency operates primarily through its office located in Baton Rouge and the surrounding area with one (1) closing attorney. For closings outside the Baton Rouge area, the closings are transacted with contract attorneys and notaries.

AFFILIATIONS

The Title Company I, LLC has no affiliations or common ownership with entities related to the real estate transaction closing business.

PRODUCER REVIEW

The Title Company I, LLC is appointed with Stewart Title Guaranty Company. The Agency offers title and escrow services through out the state of Louisiana.

UNDERWRITING AND RATING REVIEW

The Agency provided access to their loan closing files which were found to be well organized and neatly prepared. These files were examined to verify that the HUD Settlement Statement and the Disbursement Ledger were in agreement and the funds transacted were in balance.

A review of the title premium calculations was performed noting no exceptions.

COMPLAINT REVIEW

No complaints have been filed with the Louisiana Department of Insurance or the Agency.

OPERATING PROCEDURES, INCLUDING MARKETING & PROMOTION

The Agency's operating procedures and practices were reviewed in detail and found to be adequate for a title insurance agency's operation and consistence with industry practices.

The Agency markets itself through direct solicitation of realtors, bankers and mortgage brokers, support of civic activities and providing realtors with note pads, ink pens, etc. with the Agency logo and information. The Agency has no marketing agreements with realtors, bankers or mortgage brokers.

COMMENTS AND RECOMMENDATIONS

The targeted market conduct examination noted no deficiencies or violations and therefore has no recommendations.

The Title Company I, LLC, provided timely responses to the examination requests submitted during this examination. The staff was very professional and most cooperative during the examination.

CONCLUSION

I, Frank W. McGee, CPA, CFE, do solemnly swear and affirm that I am an examiner for the Commissioner of Insurance of the State of Louisiana and that as such I was assigned to conduct an examination of the market conduct activities of

THE TITLE COMPANY I, LLC

That I made such examination and the above and foregoing is a true and correct copy of my report of such findings and the same is true and correct to the best of my knowledge, information and belief.

Respectfully submitted,

A handwritten signature in cursive script, reading "Frank W. McGee", written over a horizontal line.

Frank W. McGee, CPA, CFE
Louisiana Department of Insurance