

**WHAT IN THE WORLD  
IS A GUARANTY  
COMPANY, ANYWAY?**

July 16, 2009

John Rothermel  
Senior Vice President,  
Southwest States Regional Underwriting Counsel,  
Associate Senior Underwriter  
Stewart Title Guaranty Company

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- Note: PowerPoint and audio for the June 18, 2009 "TDI Update" webinar is now available at [www.stewarttexas.com](http://www.stewarttexas.com)
- For Escrow Officer Credit please email password and attendees names to [ken.wrider@stewart.com](mailto:ken.wrider@stewart.com) for certificate (Please do this as soon as possible. Certificates will not be produced after the start of our next webinar)
- Attorneys e-mail bar card number to Ken Wrider for CLE credit
- Send to your training administrator if applicable
- We are now recording!




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### THIS IS A FRAGMENTED BUSINESS

- If you work for an agent, affiliated agent or direct operation and really don't know how the entire title insurance system operates, you are not alone.
- Because there are many distinct segments, most people only understand their segment and maybe a little bit about closing. (But not much as we will explore later).



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### LET'S START AT THE BEGINNING

- Title Insurance was created as a reaction to the 1868 case of *Watson v. Muirhead* (57 Pa. 161). Muirhead had searched and abstracted a title for Watson, the purchaser. After consulting with an attorney, Muirhead chose to ignore certain recorded judgments and to report the title as good and unencumbered. Relying on Muirhead's abstract, Watson purchased the property and ultimately had to pay the liens that Muirhead had concluded were not impairments to the title. Watson sued Muirhead to recover his losses. The Pennsylvania Supreme Court ruled that there was no negligence on the Muirhead's part and dismissed the case. Watson, an innocent purchaser who had suffered financial damages because of the liens against his title, had no recourse.
- The decision in this case demonstrated clearly that relying on the assets of unregulated individuals would not protect all buyers from loss. As a result of that decision, the Pennsylvania legislature shortly thereafter passed an act "to provide for the incorporation and regulation of title insurance companies". The first title company was founded in Philadelphia in 1876. Stewart Title Guaranty Company was founded some 20 years later in Galveston Texas.

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### A LOOK AT THE 3 MAIN SEGMENTS

- Search and exam
- Closing the transaction
- Underwriting and policy coverage



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## SEARCH AND EXAM

- Title policies (we'll get to them later) must be based on a search of the public records that have been geographically indexed in a title plant owned, leased or subscribed to by the title agent.
- The search has to cover (i) a period to the first deed older than 35 yrs + (ii) sufficient additional time to cover minerals and easements in the community.



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## EXAM

- Examination is the process whereby a person knowledgeable of legal documents reviews the documents discovered in the search process and determines the effect of those documents.
- In a title insurance setting, the examiner determines which matters will not be insured and what needs to be done to eliminate others.



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## CLOSING

- Texas suffers greatly by using the same word to describe 2 totally different actions.
- That word is closing.
- Closing is actually composed of 2 constituent parts:
  - Closing the contract and
  - Closing the transaction
- In other states closing the contract is called escrow or settlement.



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**CLOSING THE CONTRACT**

- This is the visible, public part of title insurance. This is the place where the parties to the transaction come together (usually separately) to fulfill their commitments under their contract.
- Sellers sign selling documents
- Buyers sign buying and borrowing documents.
- **NO PORTION OF THE TITLE INSURANCE PREMIUM CAN BE PAID OR RECEIVED FOR THIS FUNCTION**




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**UNDERWRITING AND POLICY COVERAGE**

- The title insurance company provides this support to its agents and customers.
- Underwriters work with examiners and closers to review documents and situations to determine what can be insured, what things can be ignored and how to fix problems so that they can be insured.




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**THE TITLE INSURANCE COMPANY**

- Title insurance companies in Texas, as in most states, are single line (mono-line) carriers. That means that they are allowed to insure only title to real or personal property. They cannot issue life policies, insure against damage to houses, cars or against floods.




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## THE TITLE INSURANCE COMPANY

- To protect its insureds, the title insurer must maintain sufficient assets to cover its projected title claims.
- In 2007, Stewart Title Guaranty Company added to its surplus for an industry unprecedented 33 consecutive years, rising from \$6 million in 1975 to \$516 million in 2007. In 2008, the Company used several million dollars to remain in business and provide service and insurance to its customers.



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## THE TITLE INSURANCE COMPANY

- This means that STG has enough surplus to cover 1/3<sup>rd</sup> of its new policies written in an average year. Several states require that underwriters like STG only cover 1/5<sup>th</sup> of each years policies.
- STG is much stronger than the law requires.



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## CLAIMS

- A frequent criticism of the title industry is that it does not pay claims. Actually, this is not true and to the extent that it is true is a proof of the value of the product.
  - It is not true in the sense that for 2005, 5.5% of the company's revenues were reserved to pay claims, in 2006, it was 6.0% and in 2007 the number was 8.5%. Total reserves for loss and loss adjustment expense at the end of 2007 was \$441 million.



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**CLAIMS**

- The fact that our claims losses are under 10% is a reflection of the value to the consumers of the search, exam and evaluation (underwriting) process that we undertake (along with our agents).
- Many other insurance lines pay out 100% of their yearly income and increase rates to allow for profits.
- Title companies make large investments in the search and exam process to keep losses and thus premiums low.




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**CLAIMS**

- There are 2 duties that the insurer owes to its insured:
  - The duty to pay if title is not as insured and the insured has suffered a loss because of the title defect
  - The duty to defend if another person is wrongfully claiming title to all or a portion of the property.
- More defense money is spent protecting the title than paying claims. That is a good thing for the owners but leaves us susceptible to criticism for not "paying claims."




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**WHAT ELSE DOES THE UNDERWRITER DO FOR ITS AGENTS/OFFICES?**

- First and foremost is answering underwriting calls and emails. STG's Texas team consists of 4 underwriting counsels, and we field nearly 47,000 questions each year on issues ranging from chains of title to divorce decrees to bankruptcies to probates to judgments to rates, rules and forms questions.




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**WHAT ELSE DOES THE UNDERWRITER DO FOR ITS AGENTS/OFFICES?**

- STG represents its agents and offices before the Texas legislature and the Texas Insurance Department as well as the Texas Land Title Association.
- In the legislative arena, STG reviews all proposed bills to see that none have unintended consequences of disrupting the real estate economy.

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**EXAMPLES OF LEGISLATIVE ISSUES STG DEALS WITH**

- Privacy ruling by Texas Ag in 2007
- No hidden liens, ever
- I am not an inmate legislation redirected
- Statutory affidavit of heirship forms
- Owelty liens, ref of IRS liens, hs 10 ac.
- Mhu legislation
- AJs and SSN and DL#s
- Curative for defective documents 2 yrs
- And the list goes on and on

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**2009 Legislative Issues**

- HB 4338 on agent solvency
- Escrow officers and notaries living in adjoining states
- Requiring market conduct companies to register with TDI before examining a Texas domestic co
- Worked with TLTA on 3<sup>rd</sup> party charges for e-filing and tax certificates
- And others

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### WHAT ABOUT AT THE TDI?

- STG has been a party at nearly every rate hearing for many years
  - New forms
  - New endorsements
  - New rates
  
- Filings or pleadings on many of the current issues:
  - UCC personal property coverage
  - Commissioner's advisory committee (leading to agent solvency legislation)
  - Oil and gas bulletin



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### AND TLTA?

- Worked with legislative committees for over 25 years (current regime, prior STG officials have been involved with TLTA since the inception... WC Morris was President in 1915)
- Worked on regulatory committee
- Study committees, including oil and gas bulletin
- P-53 committee(s)
- Board members (MM as President in 93-94)
- Dues and finance committee to reduce dues and get more for dues payments (Glenn Clements)

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### VIRTUAL UNDERWRITER

- STG created and maintains the industry standard underwriting manual for the US and Texas.
- On-line as [vuwriter.com](http://vuwriter.com)
- Texas section answers many questions by specific reference to Texas cases, laws and insurance code and manual references. Rewritten in 2006 to make more useful



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## BULLETINS



- STG issues national and Texas specific bulletins on matters of interest to agents. Recent topics include:

- [TX000078](#) REVISED - Texas Business Organizations and Title Insurance Requirements
- [TX000079](#) New Forms and Rules; Commissioner's Order for 2004 Hearing
- [TX000080](#) Reverse Mortgage Endorsement (T-43)
- [TX000081](#) Rate Change Effective February 1, 2007
- [TX2007001](#) Guidelines for Use of New TDI Notification Form
- [TX2007002](#) 2007 Texas Legislation
- [TX2007003](#) 2007 Texas Constitutional Amendment regarding Home Equity Loans
- [TX2008001](#) 2006 Rate hearing results Commissioner's Order 08-0187
- [TX2008002](#) This Bulletin has been replaced by TX2008004
- [TX2008003](#) Revision to P-24 Payment for services rendered
- [TX2008004](#) Commissioner's Order in 2006 Rate Case
- [TX2008005](#) T-37 Tri-party Agreements for Immediately Available Funds

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## NATIONAL BULLETINS

- Recent topics include:

- [MU000046](#) Wachovia and Short Form Policy
- [MU000054](#) This Bulletin has been replaced by MU000057
- [MU000057](#) Water Rights Coverage
- [MU2008009](#) Mechanic's Liens on Condominium Projects



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## OTHER STG RELATED SERVICES

- **1031 Exchanges**  
[www.apexchange.com](#) Asset Preservation, Inc. is dedicated to facilitating 1031 tax-deferred exchanges. Asset Preservation, Inc., a subsidiary of Stewart Title Company, offers the size and financial strength to ensure the safety and security of your funds. **Note: these services were the type that lead to the failure of LandAmerica and the sale of Lawyers Title and Commonwealth to Fidelity. Money was tied up in auction rate securities that had no market and now are part of LandAm's bankruptcy. Not a factor with Asset Preservation**
- **Courthouse Technology**  
[www.landata.com](#) Landata e-STAR-Plus™ (ESP) optimizes land document management by automating the process and anticipating challenges before they arise. The total ESP package supports document capturing, indexing/verification, image display, storage and printing. ESP allows for seamless connectivity for e-recording submissions from title companies and attorneys, easily integrates with offsite data warehouse / e-commerce storage, offering unprecedented web-based revenue opportunities.
- **Default Services**  
[www.stewart.com/defaultservices](#) Stewart Default Services, a member of the Stewart family of companies, is a multi-state foreclosure trustee company serving major markets throughout the United States. We can meet your default title and escrow needs. Our experienced professionals will provide exceptional service throughout the foreclosure process. We set the standard for customer care through our knowledge, experience and commitment to responsive and personal service.
- **Financial Services**  
[www.stewartfinancialservices.net](#) Outsource your title agency's financial and escrow accounting to a team backed by more than a century of integrity, financial strength and experience.

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**OTHER STG RELATED SERVICES**

- Flood Zone Determinations**  
[www.stewartflood.com/](http://www.stewartflood.com/) Stewart Lender Services offers the Basic Flood Determination and a Life of Loan Determination along with Home Mortgage Disclosure Act (HMDA) Information to lenders, mortgage loan servicers, REALTORS®, and others.
- Hosting of Title Agent Technology**  
[www.propertyinfo.com](http://www.propertyinfo.com) Need to access all your applications and data in one location? Let TitleWorkPlace manage your technology needs and host your business applications. With our Application Service Provider (ASP), you simply log into our secure site and view your information with a click of a mouse. With no software to load, you have the flexibility to work anywhere with Internet access and best of all, there's no need for costly equipment.
- International Products and Services**  
[international.stewart.com](http://international.stewart.com) Stewart Information International, Inc. provides oversight and leadership for Stewart's expansion to markets outside of the United States. By consulting with governments on land laws, developing automated public land record systems, promoting primary and secondary mortgage markets, delivering solutions that speed and simplify the conveyance process, and providing market-driven title assurance, Stewart Information International, Inc. enhances the real estate transaction process. To date, Stewart provides title guarantees and title insurance policies, escrow services, and real estate information services in more than 40 countries through its offices in Anguilla, Australia, Canada, Costa Rica, Czech Republic, Dominican Republic, Hungary, Mexico, Poland, Romania, Scotland, Slovak Republic, Spain, St. Kitts/Nevis, St. Lucia, Turkey, the United Kingdom and the United States. Stewart has an 18-year history of providing real estate information solutions for various governments including the Slovak Republic, Trinidad and Tobago, St. Lucia, Hungary, Costa Rica, Washington, D.C., and other locations in the United States.

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**OTHER STG RELATED SERVICES**

- Lender Services**  
[www.stewartlenderservices.com](http://www.stewartlenderservices.com) Stewart Lender Services provides a complete range of services and technology to assist lenders throughout the entire life cycle of the loan process.
- Mapping**  
[www.stewartgeotech.com](http://www.stewartgeotech.com) Stewart Geo Technologies (SGT) specializes in providing geospatial solutions including: geo-data capture and analysis, GIS application development and consulting, data integration, and web publishing.
- Marketing Materials**  
[www.stewartmarketing.com](http://www.stewartmarketing.com) Website with marketing resources and materials for Stewart agents and associates. Additionally, it houses the Stewart Store.
- MultiCultural Markets**  
[www.stewartmulticultural.com](http://www.stewartmulticultural.com) Stewart MultiCultural Markets is committed to increasing the homeownership rate of the traditionally underserved consumer segments. This is accomplished by working with title agent offices, real estate professionals, lenders and consumers and through our partnership with national trade organizations serving these underserved market segments.
- Pre-employment Screening**  
[www.stewartbiz.com](http://www.stewartbiz.com) Stewart Business Information (SBI) is a pre-employment screening and background investigation service company, providing accurate, real-time reports about potential and current employees. SBI offers criminal history information, driving records, Social Security number verification, credit reports and much more.

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**OTHER STG RELATED SERVICES**

- Preferred Providers for Title Agents**  
[www.stewartpreferred.com](http://www.stewartpreferred.com) The Stewart Preferred Program provides products and services to Stewart offices, independent agents and associates at nationally discounted prices.

**Real Estate Professional Technology Services**  
[www.sureclose.com](http://www.sureclose.com) SureClose® - from Stewart Transaction Solutions (STS) - is the leading paperless transaction management platform for the real estate, closing and mortgage industries. SureClose® provides breakthrough simplicity for the digital transformation and management of real estate files. SureClose® delivers every listing, sale, closing and/or loan file – and every document – online and on CD-ROM at closing. Your staff simply faxes or scans your files & documents to your secure, branded SureClose® web site. Files are then available 24/7 for review and management enterprise-wide. SureClose® delivers a turnkey paperless office solution for brokers, REALTORS®, lenders, title/escrow/attorney services and MLS organizations. SureClose® is the proven, secure transaction management platform that's helped satisfied customers manage over half a million transactions and millions of documents on-line.

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## OTHER STG RELATED SERVICES

- **Special Alerts**  
<http://specialalerts.stewart.com> Stewart's searchable database based on the U.S. Treasury Website setting out Specially Designated Nationals (SDN) Blocked Persons and the Fraud and Closing Alerts issued by Stewart's National Legal Services.
- **Stewart Specialty Insurance Services**  
<http://www.stewartsspecialtyinsurance.com> Stewart Specialty Insurance Services is a subsidiary of Stewart Information Services Corporation. We offer a variety of personal and commercial insurance products, hazard disclosures, errors & omissions, bonds and home warranty. We represent many highly rated insurance carriers, so you can be sure you will receive competitive pricing and quality coverage. Our policies are available nationally, and we are dedicated to excellent customer service.
- **Timeshare Title Insurance and other Services**  
[www.stewart.com/vacationownership](http://www.stewart.com/vacationownership) Through InterCity, Stewart has gathered resources around the needs of developers, lenders, owners' associations and resale brokerages to deliver the solutions and service they demand and deserve. We provide complete title and escrow services for deeded and non-deeded developments, unrivaled and proven inventory control, foreclosure and deed-in-lieu processing for assessment liens, trust deeds and mortgages, development planning and registration services, transaction consulting, and sale coordination.

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## OTHER STG RELATED SERVICES

- **Title Agent Technology**  
[www.landatatitleoffice.com](http://www.landatatitleoffice.com)  
[www.landatasytems.com](http://www.landatasytems.com) Stewart Transaction Solutions (formerly Landata Systems, Inc.) is a leader in title industry software and technology. For more than 25 years, they have provided award-winning software and the highest level of IT services to the title industry to increase accuracy, speed turn-time, and decrease costs.
- **Title Agent Websites**  
[www.titleagentpro.com](http://www.titleagentpro.com) Title Agent Pro allows you to create a professional looking website in a few mouse clicks.
- **Title Insurance and all Stewart Products and Services**  
[www.stewart.com](http://www.stewart.com) Stewart is a real estate information company. Stewart.com is our corporate web site that contains information and resources for our various customer segments, our investors, and the media.
- **Title Plants and Document Imaging**  
[www.ultima.com](http://www.ultima.com) Ultima Corporation is the leading developer of document imaging solutions for the title industry. Our services include sales and consulting, system configuration and installation, training, support, and conversions.
- **TitleSearch®**, with Advanced Search Analysis™, was designed specifically for title plants.
- **eTitleSearch™** is the premiere Website for publishing land records. For more product information and a listing of databases currently being published, visit our web site at [etitlesearch.com](http://etitlesearch.com).
- **FileStor®** is the perfect solution for imaging starter files and other documents.

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## OTHER STG RELATED SERVICES

- **Title Underwriting Resources**  
[www.vuwriter.com](http://www.vuwriter.com) Stewart's award winning underwriting software. 24/7 access to underwriting manuals, forms, bulletins, business practices, standard exceptions and special alerts.  
E-mail: [webmaster@vuwriter.com](mailto:webmaster@vuwriter.com) for more information.
- **Water Rights Title Insurance**  
[www.stewartwater.com](http://www.stewartwater.com) Stewart Water Information, L.L.C. is a water rights information provider assisting owners and buyers in safeguarding their water rights investments.

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## MULTICULTURAL MARKET SUPPORT

### Why Partner With Stewart?

- We "get" our customers.
- We work with local, regional and national level to increase homeownership in minority communities.
- We have experienced regional multicultural market directors to work with agents and minority-owned businesses to develop new opportunities in multicultural markets.
- We have strategic relationships with trade associations to offer you access to research and training to build your business.
- Support from a global company with a network with 9,500 offices nationally.
- We offer you innovative technology to simplify your transaction.
- Multi-language policies.
- Interpretation and translation services.
- Consumer multi-language marketing collateral and sales tools.



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## MULTICULTURAL RESOURCES

- [Real Estate Dictionary](#)
- [Neighborhood Search](#)
- [Real Estate Calculators](#)
- [Home/Auto Insurance](#)
- [School Profiles](#)
- Other Helpful Links
  - [Trade Organizations](#)
  - [Land Title Associations](#)
  - [Residential](#)
  - [Legal](#)
  - [Asian Real Estate Association of America \(AREAA\)](#)
  - [League of United Latin American Citizens \(LULAC\)](#)
  - [National Association of Hispanic Real Estate Professionals \(NAHREP\)](#)
  - [National Association of Real Estate Brokers \(NAREB\)](#)



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## CLOSING THE TRANSACTION

- This is an insuring function
  - A review done after the settlement process to determine if the right people signed the rights papers on the right property, did the right amount of money change hands and get spent correctly, were the taxes prorated and paid and were the documents properly recorded.
  - A PORTION OF A TITLE INSURANCE PREMIUM CAN BE CHARGED OR PAID FOR THIS FUNCTION BUT THE PERSON GETTING PAID MUST ACTUALLY TAKE RESPONSIBILITY FOR ALL ASPECTS OF THIS FUNCTION.



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## EXAMPLE OF MULTICULTURAL ISSUES

- According to AREAA, Asian-American homeownership has experienced the most rapid growth among all ethnic groups. Consider that in 2000, the Asian-American homeownership rate was 52.9 percent. By 2005, the rate jumped to almost 60 percent. No population, including non-Hispanic whites, has attained such rapid growth in homeownership.
- In fact, experts estimate the rapidly growing purchasing power of Asian Americans will reach nearly \$600 billion by the end of the decade.
- "It is these demographic shifts, combined with the robust international real estate environment, that are creating opportunities for economic growth", said Emily Moerdomo Fu, chairman of AREAA.
- "The Asian American housing market could be one of the most profitable business lines that the market can pursue," Fu said.



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## FINANCIAL RATINGS

### STEWART RATINGS and FINANCIAL STRENGTH

- In January 2006, Stewart was named one of FORTUNE's "America's Most Admired Companies," ranked as number four on the "Mortgage Services" industry list. Stewart was the highest-ranking title insurance company on the list, receiving high marks for its use of corporate assets and financial soundness.
- The company also remains on the Standard & Poor's SmallCap 600 list and the FORTUNE 1000 list of companies. In addition, Stewart Information Services Corporation is included on the Russell 2000, 2500 and 3000 Value Indexes and the Russell 2000, 2500 and 3000 Indexes.
- Stewart Title Guaranty Company is the primary underwriter for Stewart Information Services Corporation. Stewart Title Guaranty's 33 years of consecutive growth in reserves and surplus is unmatched in the title industry. Its outstanding financial performance has been recognized by the industry's foremost rating companies with the following impressive marks:
  - Demotech, Inc. A+ / Fitch Ratings A+ / LACE Financial B+

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## WHAT DO FINANCIAL RATINGS MEAN TO ME?

- Along with the financial strength of the company as expressed by our capital and surplus, the financial rating of STG makes STG policies easily acceptable to commercial developers and lenders.



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## REINSURANCE

- Reinsurance is the process where one underwriter lays off a portion of the risk to another underwriter. Because of the financial strength of STG, STG is frequently allowed to retain a greater portion of the risk (at a lesser cost to the office or agent).



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## ON-LINE EDUCATION

- STG annually provides its agents with 12 hours of TDI approved continuing escrow officer education (usually at least 10 also approved by the State Bar of Texas). These courses are free and are also posted (audio and visual) on [stewarttexas.com](http://stewarttexas.com).
- An agent can obtain ALL of the needed escrow officer hours during a 2-year licensing cycle using their office computer and telephone.



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## LIVE EDUCATION

- STG also provides live education to a number of parties each year.
- STG underwriting counsels do seminars for title agents, realtors and lenders on title related topics.
- STG has an experienced educator with years of real estate agent experience who provides TREC approved training for real estate licensees (at a small cost to comply with P-53).
- Affiliated companies like Asset Preservation and Stewart Insurance Solutions also put on seminars throughout the state.



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### ON-LINE INFORMATION

- STG maintains [stewarttexas.com](http://stewarttexas.com) as a source of timely as well as ageless topics.
- This website has FAQs about title insurance issues; dates and times for web conferences, links to archived web conferences, bios of the attorneys and selected staff members and a link to virtual underwriter.



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### LICENSING INFORMATION

- A link on [stewarttexas.com](http://stewarttexas.com) connects you with our licensing website, [stewarttexaslicensing.com](http://stewarttexaslicensing.com).
- At this latter site you will find information about licensing packages, the title agent process, TDI forms, questions and answers on becoming an agent and licensing links outside the Stewart world.



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### Stewart's 2009 Reorganization

- It seems that no company or organization was immune to the reorganization push that came out of the 2008--?? Recession.
- After 108 years of doing business *ITS* way, the investment banks insisted that Stewart reorganize itself to save money and show investors that management could manage the company and weather the storm.

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**Stewart's 2009 Reorganization**

- Accordingly, the company replaced its decades old reliance on 9 regional managers who handled Stewart Title Company offices as well as independent agent relations and divided the company into service sectors.
- The company is now divided into 4 major segments:
  - Retail or STC (managed by Glenn Clements east of the Rocky Mountains), Independent Agents (managed by George Houghton and Pat Beall – central states) Legal (managed by John Killea—John Rothermel as Central States Regional Underwriting Counsel... Texas, NM, OK, AR and LA) and Back Office (managed by Matt Morris and includes all financial and support functions).

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**Stewart's 2009 Reorganization**

- Is it working?
  - Probably.
  - We are discovering cost savings in many areas that had escaped notice in the rush to grow the company
  - We have streamlined many functions
    - And probably have slowed down some others.
  - For agents, nothing much should have changed as most of the same people are still doing the same job for you. They just report to other people than they did before.

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**SUMMARY**

- Stewart Title is the 3rd largest title insurer in the world. It has offices throughout the USA and in many other nations.
- Stewart's goal internationally is to take the American dream of home ownership and make it available throughout the world.
- People who share in economic prosperity of the world have much less reason to tear down the existing world order and thus our vision works to make us safer.




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## SUMMARY

(continued)

- Since STG is so large, has some many constituent parts and provides so many services to so many people, it is no wonder that even many insiders aren't aware of all that we are or do.
- Lest you feel in some way diminished by this conference, let me tell you a true story about my friend Doug when he first joined the title business in 1979 . . .
- Knowing where you fit into the title industry is thus a long standing and on going problem. Hopefully, you are better equipped at the end of this hour.



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## THANK YOU!

- For Escrow Officer Credit please email password and attendees names to [ken.wrider@stewart.com](mailto:ken.wrider@stewart.com) for your certificate (Please do this as soon as possible. Certificates will not be produced after the start of our next webinar)
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- Next Texas TIPS Online August 20, 2009, "Legislative Update" by John Rothermel & Randy Lee
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