

**Alabama Department of Insurance
Title Insurance Agent Examination
Content Outline**

Section	Description	Pages	Questions on Exam
	Part I - Regulatory Compliance	15-234	50
1.1	Alabama Title Insurance Act	15-25	10
1.2	ALDOI Insurance Regulation, Chapter 482-1-148	25-34	10
2	The GAO Report Potential Impact of the Dodd-Frank Act; NAIC Data Points Overview; Matters for Congressional Consideration; Recommendations for HUD Action; Recommendations for State Insurance Regulators / NAIC	59-75	2
3	Consumer Financial Protection Bureau The Dodd-Frank Act and the CFPB; Regulatory Impact of the Act; Contacting the CFPB; State and Federal Coordination and Cooperation on Enforcement; "The Writing on the Wall for the Title Insurance Industry"; SEC Final Rule on Whistleblowing; CFPB-Know before you owe Mortgage Project	79-90	3
4	RESPA Opening Statement; Transfer of Power (CFPB); RESPA Defined; RESPA enforcement; Important Commentary on the False Claims Act; RESPA Section 8 Basics; Examples of Section 8(a) violations; Examples of Unearned Fees; RESPA Section 9; Part 3500-RESPA	93-128	5
5	Affiliated Business Arrangements Creating and Operating a Viable AFBA; AFBA Checklist; Affiliated Business Disclosure; HUD Statement of Policy	131-153	2
6	HUD SOP 1996-4 // Insurer-Agent Remuneration Practices Core Title Services; Limited Agent Compensation; Alabama Title Insurance Act Definitions; HUD Statement of Policy	157-173	1
7	Gramm-Leach-Bliley Act The Privacy Rule; Sample Privacy Notices; Safeguards Rule	177-190	9
8	Rules of Agency Fiduciary Relationship - Title Insurers and Title Agents; Agency Contracts; Closing Protection Letter	195-225	5
9	Professional Ethics Title Industry Consumer Initiative; ALTA Principles of Fair Conduct; Appropriate Steps to Implement ALTA Principles	227-234	3

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Section	Description	Pages	Questions on Exam
	Part II - Industry Information	237-330	40
10	Industry History and Evolution From Title Assurance to Title Insurance; In Support of the American Dream; A brief History Lesson; the American Recording System; Industry Evolution (Watson v. Muirhead); the Growth of the Industry; a History Lesson not Learned	237-247	1
11	Title Insurance 101 Comparative Analysis: PC Insurance and Title Insurance; Title Insurance as a non-casualty Product; Covered Risks; Alternative Products; Expanded Risk Policies; Indemnification vs. Guarantee; Insurer's Negligence vs. Duty to Indemnify; Unfair Claims Practices; Reliance on the Chain of Title; Claims Settlement and Rights of Recovery; Claims Settlement and Proof of Loss; Insurable Title vs. Marketable Title; Coinsurance and Reinsurance	251-277	2
12	Title Insurance Forms ALTA Form Commitments, Policies, Endorsements, Generally; Brief Comparison of 1992 to 2006 Form Policies; Title Insurance Commitment; Owner's Title Insurance Policy; Loan (Mortgagee) Title Insurance Policy; Title Insurance Endorsements; Closing Protection Letter	281-289	2
13	Title Insurance Commitment Title Insurance Commitment; Risk Rate and Related Services Fees; Alabama Title Insurers to File Rates with ALDOI; Sample Commitment	291-298	5
14	Owner's Policy Covered Risks; Exclusions from Coverage; Conditions; Schedule A; Schedule B	301-311	20
15	Loan Policy Covered Risks; Exclusions from Coverage; Conditions; Schedule A; Schedule B, Parts I and II	319-330	10

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Section	Description	Pages	Questions on Exam
	Part III - Title Search and Examination	335-432	40
16	<p>Title Search and Examination</p> <p>The Title Process; Abstract of Title / Title Search; Title Search 101; Where to Search Title; Types of Instruments and Information; Locations of Instruments and Information; Basic Title Search; Confirming the Property Description; "Grantoring" Forward; Foreclosure Fraud; Running the Name Index; Judgment Lien Search</p>	335-349	10
17	<p>Source of Title</p> <p>Real Property; Personal Property; Title to Real Property; Types of Estates; Types of Tenancies; Sources of Title; Deeds and Conveyance of Title; Deeds Executed by Third Parties; Types of Deeds; Deeds without Warranties; Other Types of Deeds; Wills, Inheritance, and Escheat; the Probate Process; Tax Deeds; Foreclosure; Bankruptcy</p>	353-378	10
18	<p>Liens and Encumbrances</p> <p>Liens and Encumbrances; Monetary Encumbrances; Judgments and Liens; Statutes of Limitation; Mechanics' Liens; Alabama Timeline and Summary for Liens and Encumbrances; Non-monetary Encumbrances; Easements as Encumbrances; Minor Survey Violations; Access; Public Roads; Water Rights; Mineral Estates</p>	385-407	10
19	<p>Surveys and Legal Descriptions</p> <p>Platted Lands; Survey Coverage under the 2006 ALTA Form Policies; Underwriting Guidelines on Survey Coverage; Nature and Type of Encroachment; Extent of Encroachment; Standard Survey Exception vs. Specific Survey Exception; Metes and Bounds Descriptions; U.S. Rectangular Survey System; Longitude and Latitude; Prime Meridian and Equator; Principal Meridians and Base Lines; Guide Meridians and Standard-Parallel (Correction) Lines; Range Lines, Township Lines, and Townships; Township Sections; Section Lands; Standard Measurements; Survey Certifications</p>	415-432	10

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Section	Description	Pages	Questions on Exam
	Part IV - Settlement / Escrow	441-548	20
20	The Settlement Process Industry Investigations, Class Action Suits, etc.; Escrow as a Fiduciary Relationship; The Settlement Process; Pre-closing (Processing) Procedures; Closing Procedures; Notaries Public; Electronic Notarization; Marking up the Title Commitment; Post-closing Procedures; Prepaid Interest, Taxes and Insurance; Document Preparation and Closing; Escrow Responsibilities; Sample Forms	441-470	10
21	Real Estate Contracts Parties; Property Description; Fixtures / Personal Property; Purchase Price; Deposit / Receipt of Escrow Funds; Financing Terms; Settlement Date and Location; Title Insurance / Settlement Services / Choice of Provider; Alabama - Availability of Title Insurance; Occupancy / Possession; Expenses, Prorations; Brokerage Fee, Settlement Statements; Terms / Times / Expiration / Acceptance; Closing Date; Risk of Loss; Inspections / Reports / Damages / Repairs; Default; Miscellaneous Terms and Provisions; Conveyance / Marketable (Merchantable) Title; Closing Documents / Recording Fees; Taxes and Assessments	471-487	3
22	HUD-1 Settlement Statement HUD Letter to Lenders; False Claims Act; Common Elements of Mortgage Fraud; Fraud Committed by Lenders; Closing Agent Liability; 21st Century Mortgage Fraud; "Get it in Writing"; Source of Funds; Paying Real Estate Agents at the Closing Table; Line Items and Checks that Do Not Match; Altering or "Reallocating" Fees on the HUD-1; HUD-1 Settlement Statement Review; RESPA Reform - Revised HUD-1 Settlement Statement; HUD-1, Page 1; HUD-1, Page 2 - Section L. Settlement Charges; HUD-1, Page 3 - Comparison of GFE and HUD-1/1A Charges; Instructions for Completing the HUD-1A	491-526	4
23	UPL Issues Federal Perspective; Administrative (Non-UPL) Practices; the Unauthorized Practice of Law; 2012 Update Regarding Compliance with Loan Closing Instructions	533-548	3
	Total Questions on Exam		150
	Maximum Time allowed to complete exam in minutes		180
	Minimum Correct for Passing Score		105

Approved 12/27/2012