

ALABAMA DEPARTMENT OF INSURANCE**Title Insurance Agent Examination
Content Outline**

Section	Description	Questions on Exam
	Part I - Regulatory Compliance	50
1.1	Alabama Title Insurance Act	10
1.2	ALDOI Insurance Regulation, Chapter 482-1-148	8
2	The GAO Report Impact of the Dodd-Frank Act; NAIC Data Points Overview; Matters for Congressional Consideration; Recommendations for HUD Action; Recommendations for State Insurance Regulators / NAIC	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"	3
4	RESPA Federal Acts and Rules (RESPA, TILA, and TRID); RESPA Section 9 Overview; RESPA Section 8 Overview; CFPB Compliance Bulletin 2015-05	5
5	Affiliated Business Arrangements Creating and Operating a Viable AFBA; AFBA Checklist; Affiliated Business Disclosure; HUD Statement of Policy 1996-2	3
6	HUD SOP 1996-4 // Insurer-Agent Remuneration Practices Core Title Services; Limited Agent Compensation; Alabama Title Insurance Act Definitions; HUD Statement of Policy 1996-4	2
7	Gramm-Leach-Bliley Act The Privacy Rule; Sample Privacy Notices; GLBA Exceptions to Opt-Out Provisions; CFPB Data Security Enforcement Action; Safeguards Rule; Sharing TRID Closing Disclosures under GLBA	9
8	Rules of Agency Fiduciary Relationship - Title Insurers and Title Agents; Agency Contracts; Closing Protection Letter	5
9	Industry Ethics Bringing Ethics and Values to the Bottom Line; ALTA-From Ethics to Initiatives to Best Practices; Gallup Poll on Honesty/Ethics; Ethics 101; Ethical Decision-Making; Asking Yourself the Right Questions; Southeast Land Title Association Code of Ethics	3

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Section	Description	Questions on Exam
	Part II - Industry Information	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	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	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	2
13	Title Insurance Commitment 2016 ALTA Title Insurance Commitment; Risk Rate and Related Services Fees; Alabama Title Insurers to File Rates with ALDOI; Commitment Review	5
14	Owner's Policy Covered Risks; Exclusions from Coverage; Conditions; Schedule A; Schedule B	20
15	Loan Policy Covered Risks; Exclusions from Coverage; Conditions; Schedule A; Schedule B, Parts I and II	10

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Section	Description	Questions on Exam
	Part III - Title Search and Examination	35
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>	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>	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>	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>	5

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Section	Description	Questions on Exam
	Part IV - Settlement / Escrow	25
20	<p>The Settlement Process</p> <p>Industry Investigations, Class Action Suits, etc.; Escrow as a Fiduciary Relationship; The Settlement Process; Pre-closing (Processing) Procedures; Closing Procedures and the "TRID" Rule; Other Closing Considerations; Notaries Public; Electronic Notarization; Marking up the Title Commitment; Post-closing Procedures; Prepaid Interest, Taxes and Insurance; Document Preparation and Closing; FIRPTA; Escrow Responsibilities; Closing Disclosure Certification and the U.S. False Claims Act; Title/Closing Agent Liability; Fraud Committed by Lenders; Fraud Perpetrators; Get it in Writing; Source of Funds; Paying R.E. Agents at Closing Table; Understand what is "TRID-Required" vs. "Industry-Driven"; Sample Forms</p>	9
21	<p>Real Estate Contracts</p> <p>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; TRID Rule Impact on Brokers, etc.</p>	4
22	<p>TRID [TILA-RESPA Integrated Disclosure] SAMPLE DISCLOSURES</p> <p>Sample Loan Estimate; Sample Closing Disclosure; Sample Seller's Closing Disclosure; Terminology; Creditor Liability; Title Insurance Premium; Understanding What is "TRID-Required" vs. "Industry-Driven"</p>	4
23	<p>UPL Issues</p> <p>Federal Perspective; Administrative (Non-UPL) Practices; the Unauthorized Practice of Law; 2012 Update Regarding Compliance with Loan Closing Instructions</p>	4
24	<p>Cybersecurity</p> <p>Cyberthreats Impacting Title (Settlement) Agents; NYDFS Cybersecurity Requirements for Financial Services Companies; Business Email and Email Account Compromise; A Chain is only as Strong as its Weakest Link; Industry Cyberfraud Example; Escrow Accountability; Electronic Funds Transfers; Cybersecurity Policies and Procedures for Wire Transfers; Notifying Customers of Your Wire Transfer Policy; Cyberliability Insurance</p>	4
	Total Scored Questions on Exam (plus 7 questions that will not count for or against	150
	Total Questions on Exam	157
	Maximum Time allowed to complete exam in minutes	190
	Minimum Correct for Passing Score	105