

QUARTERLY STATEMENT

OF THE

Alliance Title of America, Inc.

of Tampa

in the state of Florida

TO THE

Insurance Department

OF THE

STATE OF

FLORIDA

FOR THE QUARTER ENDED

September 30, 2009

TITLE

2009

ASSETS

	Current Statement Date			4 December 31 Prior Year Net Admitted Assets
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	
1. Bonds				
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate:				
3.1 First liens				
3.2 Other than first liens				
4. Real estate:				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 231,288), cash equivalents (\$ 0), and short-term investments (\$ 3,213,787)	3,445,075		3,445,075	3,553,691
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets				
8. Receivables for securities				
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	3,445,075		3,445,075	3,553,691
11. Title plants less \$ 0 charged off (for Title insurers only)				
12. Investment income due and accrued				1,557
13. Premiums and considerations:				
13.1 Uncollected premiums and agents' balances in the course of collection				
13.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
13.3 Accrued retrospective premiums				
14. Reinsurance:				
14.1 Amounts recoverable from reinsurers				
14.2 Funds held by or deposited with reinsured companies				
14.3 Other amounts receivable under reinsurance contracts				
15. Amounts receivable relating to uninsured plans				
16.1 Current federal and foreign income tax recoverable and interest thereon				
16.2 Net deferred tax asset	90,819	89,662	1,157	3,633
17. Guaranty funds receivable or on deposit				
18. Electronic data processing equipment and software				
19. Furniture and equipment, including health care delivery assets (\$ 0)				
20. Net adjustment in assets and liabilities due to foreign exchange rates				
21. Receivables from parent, subsidiaries and affiliates				
22. Health care (\$ 0) and other amounts receivable				
23. Aggregate write-ins for other than invested assets				
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	3,535,894	89,662	3,446,232	3,558,881
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	3,535,894	89,662	3,446,232	3,558,881

DETAILS OF WRITE-IN LINES				
0901.	NONE			
0902.				
0903.				
0998. Summary of remaining write-ins for Line 09 from overflow page				
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)				
2301.	NONE			
2302.				
2303.				
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)				

LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Statement Date	December 31 Prior Year
1. Known claims reserve	73,188	16,459
2. Statutory premium reserve	220,033	244,292
3. Aggregate of other reserves required by law		
4. Supplemental reserve	230,708	230,708
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)		
7. Taxes, licenses and fees (excluding federal and foreign income taxes)		
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	12,363	12,363
8.2 Net deferred tax liability		
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance		
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others		
15. Provision for unauthorized reinsurance		
16. Net adjustments in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates		
19. Payable for securities		
20. Aggregate write-ins for other liabilities		
21. Total liabilities (Lines 1 through 20)	536,292	503,822
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	15,425	15,425
24. Preferred capital stock	5,150	5,150
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	3,586,230	3,586,230
28. Unassigned funds (surplus)	156,378	301,497
29. Less treasury stock, at cost:		
29.1 210 shares common (value included in Line 23 \$ 1,050)	137,543	137,543
29.2 470 shares preferred (value included in Line 24 \$ 2,350)	715,700	715,700
30. Surplus as regards policyholders (Lines 22 to 28 less 29)	2,909,940	3,055,059
31. Totals	3,446,232	3,558,881

DETAILS OF WRITE-INS		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 03 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 03 above)		
2001. Reinsurance Payable-Affiliate		
2002.		
2003.		
2098. Summary of remaining write-ins for Line 20 from overflow page		
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)		
2201.		
2202.		
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)		
2501.		
2502.		
2503.		
2598. Summary of remaining write-ins for Line 25 from overflow page		
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)		

OPERATIONS AND INVESTMENT EXHIBIT

STATEMENT OF INCOME	1 Current Year To Date	2 Prior Year To Date	3 Prior Year Ended December 31
OPERATING INCOME			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	24,255	29,641	39,479
1.2 Escrow and settlement services			
1.3 Other title fees and service charges			
2. Aggregate write-ins for other operating income			
3. Total Operating Income (Lines 1 through 2)	24,255	29,641	39,479
DEDUCT:			
4. Losses and loss adjustment expenses incurred	68,852	68,283	115,147
5. Operating expenses incurred	105,586	67,001	77,323
6. Aggregate write-ins for other operating deductions			
7. Total Operating Deductions	174,438	135,284	192,470
8. Net operating gain or (loss) (Lines 3 minus 7)	(150,183)	(105,643)	(152,991)
INVESTMENT INCOME			
9. Net investment income earned	7,539	73,316	84,099
10. Net realized capital gains (losses) less capital gains tax of \$	0		
11. Net investment gain (loss) (Lines 9 + 10)	7,539	73,316	84,099
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss)			
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	(142,644)	(32,327)	(68,892)
14. Federal and foreign income taxes incurred		(10,371)	(6,484)
15. Net income (Lines 13 minus 14)	(142,644)	(21,956)	(62,408)
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year	3,055,059	3,107,663	3,107,663
17. Net income (from Line 15)	(142,644)	(21,956)	(62,408)
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$	0		
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income taxes	49,925	(3,425)	16,632
21. Change in nonadmitted assets	(52,400)	2,871	(17,167)
22. Change in provision for unauthorized reinsurance			
23. Change in supplemental reserves			10,339
24. Change in surplus notes			
25. Cumulative effect of changes in accounting principles			
26. Capital Changes:			
26.1 Paid in			
26.2 Transferred from surplus (Stock Dividend)			
26.3 Transferred to surplus			
27. Surplus Adjustments:			
27.1 Paid in			
27.2 Transferred to capital (Stock Dividend)			
27.3 Transferred from capital			
28. Dividends to stockholders			
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus			
31. Change in surplus as regards policyholders (Lines 17 through 30)	(145,119)	(22,510)	(52,604)
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	2,909,940	3,085,153	3,055,059

DETAILS OF WRITE-IN LINES			
0201.			
0202.			
0203.			
0298. Summary of remaining write-ins for Line 02 from overflow page	NONE		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 02 above)			
0601.			
0602.			
0603.			
0698. Summary of remaining write-ins for Line 06 from overflow page	NONE		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 06 above)			
1201.			
1202.			
1203.			
1298. Summary of remaining write-ins for Line 12 from overflow page	NONE		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)			
3001.			
3002.			
3003.			
3098. Summary of remaining write-ins for Line 30 from overflow page	NONE		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)			

CASH FLOW

	1	2
Cash from Operations	Current Year To Date	Prior Year Ended December 31
1. Premiums collected net of reinsurance		(188)
2. Net investment income	9,096	85,332
3. Miscellaneous income		
4. Total (Lines 1 to 3)	9,096	85,144
5. Benefit and loss related payments	12,123	151,461
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	105,589	80,361
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)		(1)
10. Total (Lines 5 through 9)	117,712	231,821
11. Net cash from operations (Line 4 minus Line 10)	(108,616)	(146,677)
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds		
12.2 Stocks		
12.3 Mortgage loans		
12.4 Real estate		
12.5 Other invested assets		
12.6 Net gains (or losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds		
12.8 Total investment proceeds (Lines 12.1 to 12.7)		
13. Cost of investments acquired (long-term only):		
13.1 Bonds		
13.2 Stocks		
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications		
13.7 Total investments acquired (Lines 13.1 to 13.6)		
14. Net increase (or decrease) in contract loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 and Line 14)		
Cash from Financing and Miscellaneous Sources		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes		
16.2 Capital and paid in surplus, less treasury stock		
16.3 Borrowed funds		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders		
16.6 Other cash provided (applied)		
17. Net cash from financing and miscellaneous sources (Line 16.1 through Line 16.4 minus Line 16.5 plus Line 16.6)		
RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS		
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17)	(108,616)	(146,677)
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year	3,553,691	3,700,368
19.2 End of period (Line 18 plus Line 19.1)	3,445,075	3,553,691

Note: Supplemental disclosures of cash flow information for non-cash transactions:

20.0001		
20.0002		
20.0003		

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies

A. Accounting Practices

The financial statements of Alliance Title of America, Inc. are presented on the basis of accounting practices prescribed or permitted by the Florida Department of Insurance (“the Department”). The Department recognizes only statutory accounting practices prescribed or permitted by the State of Florida for determining and reporting the financial condition and results of operations of an insurance company, for determining its solvency under the Florida Insurance Law. The National Association of Insurance Commissioners’ (“NAIC”) *Accounting Practices and Procedures* manual, effective January 1, 2001, (“NAIC SAP”) has been adopted as a component of prescribed or permitted practices by the State of Florida. The state adopted the NAIC SAP without modification or exceptions to the best of the Company’s knowledge or belief.

B. Use of Estimates in the Preparation of the Financial Statements

The preparation of financial statements in conformity with Statutory Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. It also requires disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

C. Accounting Policy

Cash on Deposit and Short-term Investments - For purposes of the statement of cash flows, statutory accounting principles consider all debt instruments with a maturity of one year or less at the date of purchase to be short-term investments. Short-term investments are stated at cost.

Debt securities (Bonds) – None

Basis of Valuation of Invested Assets – None

Equipment – None

Policy Acquisition Costs – Commissions and other costs of acquiring title insurance are expensed when incurred. The Department promulgates a commission rate of no more than 70% to producing agents.

Insurance Liabilities – The liability for known claim reserves includes amounts determined from loss reports and individual cases. The supplemental reserve is established for incurred but not reported losses. The Company utilizes the findings of an independent actuary. Such liabilities are necessarily based on estimates, and while management believes that the amount is adequate, the ultimate liability may be in excess of or less than the amounts provided. The methods for making such estimates and for establishing the resulting liabilities are continually reviewed, and any adjustments are reflected in the statutory financial statements in accordance with NAIC SAP.

Reinsurance – Reinsurance premiums, expense reimbursements, and reserves related to reinsured policies are accounted for on a basis consistent with those used in accounting for the original policies issued and the terms of the reinsurance contracts. Premiums ceded to other companies have been reported as a reduction of premium income. Amounts applicable to reinsurance ceded for loss and loss adjustment expense reserves have been reported as reductions of those items.

Recognition of Premium Revenues – Premium revenue is recognized on the effective date of the policy. The Department requires insurers domiciled in Florida to maintain a statutory premium reserve equal to 30 cents per \$1,000 of retained net liability on each title policy. The reserve is amortized over a period of 20 subsequent years using a predefined percentage of amortization for each year.

Income Taxes – Income tax provisions are based on net income reported for statutory accounting purposes. Income taxes vary from statutory rates due to the discounting of the statutory premium reserve.

2. Accounting Changes and Correction of Errors

A. None

B. Initial Implementation of Codification

The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of Florida. Effective January 1, 2001, the State of Florida required that insurance companies domiciled in the State of Florida prepare their statutory basis financial statements in accordance with the NAIC *Accounting Practices and Procedures* manual effective January 1, 2000 subject to any deviations prescribed or permitted by the State of Florida insurance commissioner.

NOTES TO FINANCIAL STATEMENTS

3. Business Combinations and Goodwill – N/A
4. Discontinued Operations – N/A
5. Investments
 - A. Mortgage Loans – N/A
 - B. Debt Restructuring – N/A
 - C. Reverse Mortgages – N/A
 - D. Loan-backed Securities
 - (1) The election to use cost or book value for securities as of January 1, 1994 is not applicable.
 - (2) Prepayment assumptions for single class and multi-class mortgaged backed securities were obtained from a broker or from the Company's investment advisor.
 - (3) The Company made no changes in its methodologies for pricing securities .
 - E. Repurchase Agreements – N/A
6. Joint Ventures, Partnerships, and Limited Liability Companies – N/A
7. Investment Income – No due and accrued income was excluded from surplus.
8. Derivative Instruments – N/A
9. Income Taxes:
 - A. The net deferred tax asset.(liability) at September 30 and the change from the prior year are comprised of the following components:

	09-30-09	12-31-08	Change
(1) Total gross deferred tax assets	90,819	40,894	49,925
(2) Total deferred tax liabilities	0	0	0
(3) Net deferred tax asset/(liability)	90,819	40,894	49,925
(4) Deferred tax assets nonadmitted in accordance with SSAP No. 10	<u>(89,662)</u>	<u>(37,261)</u>	<u>(52,401)</u>
(5) Admitted deferred tax asset (liability)	1,157	3,633	(2,476)

The change in deferred income taxes reported in surplus before consideration of nonadmitted assets is comprised of the following components:

	09-30-09	12-31-08	Change
(1) Net deferred tax asset (liability)	90,819	40,894	49,925
(2) Tax-effect of unrealized gains and losses	<u>0</u>	<u>0</u>	<u>0</u>
(3) Net tax effect without unrealized gains and losses	90,819	40,894	49,925
(4) Change in deferred income tax			49,925

B. Unrecognized deferred tax liabilities

- (1) There are no temporary differences for which deferred tax liabilities are not recognized.

C. Current income taxes incurred consist of the following major components:

	<u>09-30-09</u>	<u>12-31-08</u>
(1) Current year tax expense (benefit) (exclusive of items 2 and 3 below)	0	(10,952)
(2) Tax credits	0	0
(3) Prior Year adjustments	<u>0</u>	<u>4,468</u>
(4) Current income taxes incurred	0	(6,484)

NOTES TO FINANCIAL STATEMENTS

Deferred income tax assets and liabilities consist of the following major components:

	09-30-09	12-31-08
Deferred tax assets:		
(1) Statutory premium reserves	16,590	19,589
(2) Known Claim reserves	412	167
Other	73,817	21,138
(3) Total deferred tax assets	90,819	40,894
(4) Nonadmitted deferred tax assets	(89,662)	(37,261)
(5) Admitted deferred tax assets	1,157	3,633
(6) Total deferred tax liabilities	0	0
(7) Net admitted deferred tax asset (liability)	1,157	3,633

D. The Company's income tax incurred and change in deferred income tax differs from the amount obtained by applying the federal statutory rate of 35% to income before income taxes as follows:

	09-30-09
(1) Income before taxes	(142,644)
(2) Income tax expense (benefit) at 35% statutory rate	(49,925)
(3) Increase (decrease) in tax resulting from:	
a. Dividends received deduction	0
b. Nondeductible expenses for meals, penalties, and lobbying	0
c. Tax-exempt income	0
d. Tax adjustment for IMR	0
e. Deferred tax benefit on nonadmitted assets	0
f. Tax credits	0
g. Other	0
(4) Total income tax expected	(49,925)
(5) Current income taxes incurred (without tax on realized gains and losses)	0
(6) Change in deferred income tax (without tax on unrealized gains and losses)	(49,925)
(7) Total income tax reported	(49,925)

E. Operating loss carryforward 0

- (1) As of September 30, 2009, the Company had \$210,744 of net operating Carryforwards. They will expire between 2029-2030.
- (2) There are no Federal income taxes available for recoupment in the event of future net losses
- (3) There are no deposits admitted under IRC Sec. 6603

NOTES TO FINANCIAL STATEMENTS

10. Information Concerning Parent, Subsidiaries, and Affiliates
- A. Effective February 1, 2003, the outstanding shares of the Company are owned 14% by Stewart Title Guaranty Company (STG) and 86% by Stewart Information Services Corp (SISCO).
 - B. No transactions excluding reinsurance transaction that are above the ½ of 1% of admitted assets.
 - C. None.
 - D. None.
 - E. None.
 - F. The Company has entered into a Cost Allocation Agreement and Administrative Agreement with Stewart Title Guaranty Company effective January 1, 2005 and filed with the Texas Insurance Department, under Holding Company Section #34336 and filed with the State of Florida's Office of Insurance Regulation on August 6, 2005 pursuant to Rule 69O-143.047, Florida Administrative Code.
 - G. Effective February 1, 2003, the outstanding shares of the Company are owned 14% by Stewart Title Guaranty Company (STG) and 86% by Stewart Information Services Corp (SISCO). SISCO owns all the outstanding shares of STG. SISCO is domiciled in Delaware and STG is domiciled in Texas.
 - H. Not applicable.
 - I. Not applicable.
 - J. Not applicable.
11. Debt – None
12. Retirement Plans, Deferred Compensation, etc. – N/A
13. Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations
- (1) The Company's Class A shares (votes on sale of substantially all assets only) have 8,550 shares authorized, 2,665 shares issued and 2,455 shares outstanding. The Company's Class B shares (regular voting shares) have 420 shares authorized, issued, and outstanding. The Company's Class C shares (voting on sale of substantially all assets only) have 1,030 shares authorized and issued and 560 shares outstanding. The par value for each of the above classes of stock is \$5.
 - (2) The Company's preferred stock, Class C has a redemption value of \$1,140 plus \$10 per month for length outstanding. It does not accrue dividends.
 - (3) The Company must obtain Department approval before paying any dividends until surplus from net income is positive.
 - (4) Approximately \$0 from profits through September 30, 2009 could be paid as a dividend as of September 30, 2009. (Department approval is required.)
 - (5) None.
 - (6) Not applicable.
 - (7) None.
 - (8) Not applicable.
 - (9) The portion of unassigned funds (surplus) represented or reduced by each of the following:

a. Unrealized losses	\$	--
b. Non-admitted assets	\$	89,662
c. Separate Account Business	\$	--
d. Asset Valuation Reserve	\$	--
e. Provision for reinsurance	\$	--
 - (10) None.
 - (11) Not applicable.
 - (12) Not applicable.
14. Contingencies – None.
15. Leases
- A. The Company leased its office facilities under an operating lease that expired in April 2004. No rental expense has been incurred since then.

The Company is not involved in any sale lease-back transactions.
 - B. Not applicable.
16. Information About Financial Instruments with Off-Balance Sheet Risk – None.
17. Sale, Transfer, and Servicing of Financial Assets and Extinguishment of Liabilities – None.
18. Not applicable.
19. Direct Written Premium / Produced by Managing General Agents – Not Applicable.

NOTES TO FINANCIAL STATEMENTS

20. September 11, 2001 Events – None
21. Other Items – The Company is currently in the process of merging into Stewart Title Guaranty Company. As of September 30, 2009, an application to the Florida Office of Insurance Regulation for the “Acquisition Of Controlling Interest Of A Domestic Insurer” has been submitted to the Florida OIR and is awaiting approval.
22. Events Subsequent
Type I – None.
Type II – None.
23. Reinsurance
 - A. The Company does not have an unsecured aggregate recoverable for losses, paid and unpaid including IBNR, loss adjustment expenses and unearned premium with any individual reinsurers, authorized or unauthorized, that exceeds 3% of the Company’s surplus.
 - B. None
 - C. None
 - D. None
 - E. None
 - F. None
 - G. None
24. Retrospectively Rated Contracts & Contracts Subject to Redetermination – Not Applicable.
25. Change in Incurred Losses and Loss Adjustment Expenses-Not Applicable
26. Inter-company Pooling Arrangements – Not Applicable.
27. Structured Settlements – Not Applicable.
28. Supplemental Reserves – The Company does not use discounting in the calculation of its supplemental reserve.

GENERAL INTERROGATORIES

(Responses to these interrogatories should be based on changes that have occurred since prior year end unless otherwise noted)

PART 1 – COMMON INTERROGATORIES

GENERAL

1.1 Did the reporting entity experience any material transactions requiring the filing of Disclosure of Material Transactions with the State of Domicile, as required by the Model Act? Yes [] No [X]

1.2 If yes, has the report been filed with the domiciliary state? Yes [] No []

2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? Yes [] No [X]

2.2 If yes, date of change: _____

3. Have there been any substantial changes in the organizational chart since the prior quarter end? Yes [X] No []
If yes, complete the Schedule Y – Part 1 – organizational chart.

4.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes [] No [X]

4.2 If yes, provide the name of entity, NAIC Company Code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

1 Name of Entity	2 NAIC Company Code	3 State of Domicile
.....
.....

5. If the reporting entity is subject to a management agreement, including third-party administrator(s), managing general agent(s), attorney-in-fact, or similar agreement, have there been any significant changes regarding the terms of the agreement or principals involved? Yes [] No [] N/A [X]
If yes, attach an explanation.

6.1 State as of what date the latest financial examination of the reporting entity was made or is being made. _____ 12/31/2003

6.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. _____ 03/31/2005

6.3 State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date). _____ 03/31/2005

6.4 By what department or departments?
FLORIDA OFFICE OF INSURANCE REGULATION
.....
.....
.....

6.5 Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with Departments? Yes [] No [] N/A [X]

6.6 Have all of the recommendations within the latest financial examination report been complied with? Yes [X] No [] N/A []

7.1 Has this reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? Yes [] No [X]

7.2 If yes, give full information
.....
.....
.....

8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board? Yes [] No [X]

GENERAL INTERROGATORIES

8.2 If response to 8.1 is yes, please identify the name of the bank holding company.

.....

8.3 Is the company affiliated with one or more banks, thrifts or securities firms?

Yes [] No [X]

8.4 If response to 8.3 is yes, please provide below the names and location (city and state of the main office) of any affiliates regulated by a federal regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Office of Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 OTS	6 FDIC	7 SEC
.....
.....

9.1 Are the senior officers (principal executive officer, principal financial officer, principal accounting officer or controller, or persons performing similar functions) of the reporting entity subject to a code of ethics, which includes the following standards?

- (a) Honest and ethical conduct, including the ethical handling of actual or apparent conflicts of interest between personal and professional relationships;
- (b) Full, fair, accurate, timely and understandable disclosure in the periodic reports required to be filed by the reporting entity;
- (c) Compliance with applicable governmental laws, rules, and regulations;
- (d) The prompt internal reporting of violations to an appropriate person or persons identified in the code; and
- (e) Accountability for adherence to the code.

Yes [X] No []

9.11 If the response to 9.1 is No, please explain:

.....

9.2 Has the code of ethics for senior managers been amended?

Yes [] No [X]

9.21 If the response to 9.2 is Yes, provide information related to amendment(s).

.....

9.3 Have any provisions of the code of ethics been waived for any of the specified officers?

Yes [] No [X]

9.31 If the response to 9.3 is Yes, provide the nature of any waiver(s).

.....

FINANCIAL

10.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement?

Yes [] No [X]

10.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount:

\$ _____

INVESTMENT

11.1 Were any of the stocks, bonds, or other assets of the reporting entity loaned, placed under option agreement, or otherwise made available for use by another person? (Exclude securities under securities lending agreements.)

Yes [] No [X]

11.2 If yes, give full and complete information relating thereto:

.....

12. Amount of real estate and mortgages held in other invested assets in Schedule BA:

\$ _____

GENERAL INTERROGATORIES

13. Amount of real estate and mortgages held in short-term investments: \$ _____

14.1 Does the reporting entity have any investments in parent, subsidiaries and affiliates? Yes [] No [X]

14.2 If yes, please complete the following:

	1	2
	Prior Year-End Book/Adjusted Carrying Value	Current Quarter Book/Adjusted Carrying Value
14.21 Bonds	\$ _____	\$ _____
14.22 Preferred Stock	\$ _____	\$ _____
14.23 Common Stock	\$ _____	\$ _____
14.24 Short-Term Investments	\$ _____	\$ _____
14.25 Mortgage Loans on Real Estate	\$ _____	\$ _____
14.26 All Other	\$ _____	\$ _____
14.27 Total Investment in Parent, Subsidiaries and Affiliates (Subtotal Lines 14.21 to 14.26)	\$ _____	\$ _____
14.28 Total Investment in Parent included in Lines 14.21 to 14.26 above	\$ _____	\$ _____

15.1 Has the reporting entity entered into any hedging transactions reported on Schedule DB? Yes [] No [X]

15.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes [] No []
If no, attach a description with this statement.

16. Excluding items in Schedule E - Part 3 - Special Deposits, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Section 3, III Conducting Examinations, F – Custodial or Safekeeping Agreements of the NAIC Financial Condition Examiners Handbook? Yes [X] No []

16.1 For all agreements that comply with the requirements of the NAIC Financial Condition Examiners Handbook, complete the following:

1 Name of Custodian(s)	2 Custodian Address
MARSHALL & ILSLEY TRUST COMPANY	770 N. WATER ST., MILWAUKEE, WI 53202
.....

16.2 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1 Name(s)	2 Location(s)	3 Complete Explanation(s)
.....
.....

16.3 Have there been any changes, including name changes, in the custodian(s) identified in 16.1 during the current quarter? Yes [] No [X]

16.4 If yes, give full and complete information relating thereto:

1 Old Custodian	2 New Custodian	3 Date of Change	4 Reason
.....
.....

GENERAL INTERROGATORIES

16.5 Identify all investment advisors, broker/dealers or individuals acting on behalf of broker/dealers that have access to the investment accounts, handle securities and have authority to make investments on behalf of the reporting entity:

1 Central Registration Depository	2 Name(s)	3 Address

17.1 Have all the filing requirements of the Purposes and Procedures Manual of the NAIC Securities Valuation Office been followed?

Yes [X] No []

17.2 If no, list exceptions:

.....

GENERAL INTERROGATORIES

PART 2 - TITLE

1. If the reporting entity is a member of a pooling arrangement, did the agreement or the reporting entity's participation change? Yes [] No [] N/A [X]
 If yes, attach an explanation.

2. Has the reporting entity reinsured any risk with any other reporting entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk, or portion thereof, reinsured? Yes [] No [X]
 If yes, attach an explanation.

3.1 Have any of the reporting entity's primary reinsurance contracts been canceled? Yes [] No [X]

3.2 If yes, give full and complete information thereto:

.....

4.1 Are any of the liabilities for unpaid losses and loss adjustment expenses discounted to present value at a rate of interest greater than zero? Yes [] No [X]

4.2 If yes, complete the following schedule:

1 Line of Business	2 Maximum Interest	3 Discount Rate	Total Discount				Discount Taken During Period			
			4 Unpaid Losses	5 Unpaid LAE	6 IBNR	7 TOTAL	8 Unpaid Losses	9 Unpaid LAE	10 IBNR	11 TOTAL
.....
.....
.....
Total										

5.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:

5.11 Bonds	\$ _____
5.12 Short-term investments	\$ <u>360,514</u>
5.13 Mortgages	\$ _____
5.14 Cash	\$ _____
5.15 Other admissible invested assets	\$ _____
5.16 Total	\$ <u>360,514</u>

5.2 List below segregated funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E - Part 1 and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers)

5.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of:	\$ _____
These funds consist of:	
5.22 In cash on deposit	\$ _____
5.23 Other forms of security	\$ _____

NONE Schedule F

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

Current Year To Date - Allocated by States and Territories

States, Etc.	1	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Losses Unpaid	
		Active Status	2 Current Year to Date	3 Prior Year to Date	4 Current Year to Date	5 Prior Year to Date	6 Current Year to Date
1. Alabama	AL	N					
2. Alaska	AK	N					
3. Arizona	AZ	N					
4. Arkansas	AR	N					
5. California	CA	N					
6. Colorado	CO	N					
7. Connecticut	CT	N					
8. Delaware	DE	N					
9. District of Columbia	DC	N					
10. Florida	FL	R	24,255	1,197	12,124	97,686	73,188
11. Georgia	GA	N					22,089
12. Hawaii	HI	N					
13. Idaho	ID	N					
14. Illinois	IL	N					
15. Indiana	IN	N					
16. Iowa	IA	N					
17. Kansas	KS	N					
18. Kentucky	KY	N					
19. Louisiana	LA	N					
20. Maine	ME	N					
21. Maryland	MD	N					
22. Massachusetts	MA	N					
23. Michigan	MI	N					
24. Minnesota	MN	N					
25. Mississippi	MS	N					
26. Missouri	MO	N					
27. Montana	MT	N					
28. Nebraska	NE	N					
29. Nevada	NV	N					
30. New Hampshire	NH	N					
31. New Jersey	NJ	N					
32. New Mexico	NM	N					
33. New York	NY	N					
34. North Carolina	NC	N					
35. North Dakota	ND	N					
36. Ohio	OH	N					
37. Oklahoma	OK	N					
38. Oregon	OR	N					
39. Pennsylvania	PA	N					
40. Rhode Island	RI	N					
41. South Carolina	SC	N					
42. South Dakota	SD	N					
43. Tennessee	TN	N					
44. Texas	TX	N					
45. Utah	UT	N					
46. Vermont	VT	N					
47. Virginia	VA	N					
48. Washington	WA	N					
49. West Virginia	WV	N					
50. Wisconsin	WI	N					
51. Wyoming	WY	N					
52. American Samoa	AS	N					
53. Guam	GU	N					
54. Puerto Rico	PR	N					
55. U.S. Virgin Islands	VI	N					
56. Northern Mariana Islands	MP	N					
57. Canada	CN	N					
58. Aggregate Other Alien	OT	X X X					
59. Totals	(a)		24,255	1,197	12,124	97,686	73,188

DETAILS OF WRITE-INS							
5801.		X X X					
5802.		X X X					
5803.		X X X					
5898.	Summary of remaining write-ins for Line 58 from overflow page	X X X					
5899.	Totals (Lines 5801 through 5803 plus 5898) (Line 58 above)	X X X					

NONE

(a) Insert the number of L responses except for Canada and Other Alien.

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART

NAIC Group Code	Group Name	NAIC Company Code	State of Domicile	Federal ID Number	Company Name
0000		00000	DE	74-1677330	Stewart Information Services Corporation
0340	Stewart	50121	TX	74-0924290	Stewart Title Guaranty Company-STG(SISCO
0340	Stewart	50035	FL	65-0685696	Alliance Title of America(SISCO-86%)(STG
0340	Stewart	50156	IL	34-0805709	National Land Title Insurance Company-NL
0340	Stewart	50725	AR	71-0560086	Arkansas Title Insurance Company(NLTIC)
0340	Stewart	51420	NY	76-0233294	Stewart Title Insurance Company-STIC(STG
0340	Stewart	50036	OR	91-1800766	Stewart Title Insurance Co. of Oregon(ST
0340	Stewart	32336	VT	03-0311175	Title Reinsurance Company(STG)
0000		00000	MX	AA-2734105	Stewart Title Guaranty De Mexico(STG)
0000		00000	EN	AA-1124112	Stewart Title Limited (United Kingdom)(S
0000		00000	TX	74-0923770	Stewart Title Co. of Galveston-STC(STG)
0000		00000	OK	73-1093494	Stewart Abstract of Oklahoma(STC)
0000		00000	NM	85-0446018	Stewart Title LLC(STC)
0000		00000	NM	85-0432768	Santa Fe Abstract(STC)
0000		00000	AR	71-0798379	Stewart Title of Arkansas(STC)
0000		00000	WA	91-1918234	Stewart Title of Washington(STC)
0000		00000	AZ	86-0223200	Stewart Title & Trust of Phoenix(STC)
0000		00000	CA	95-4607898	Stewart Title of California (STC)
0000		00000	CA	77-0354503	Asset Preservation, Inc.
0000		00000	TX	74-2823956	Gracy Title (STC)
0000		00000	FL	59-3138251	Tampa Cypress Partners(STC)
0000		00000	NV	20-8217543	Stewart Title Nevada Holdings, Inc. (STC
0000		00000	PL	99-9999999	Stewart International Spolka Z Organizon
0000		00000	TN	20-1624648	Stewart Title of Tennessee(STC)
0000		00000	TX	76-0450977	Stewart Lender Services(STC)
0000		00000	TX	20-5764898	Property Information Corporation
0000		00000	TX	03-0575225	Stewart REI Group, Inc.
0000		00000	TX	20-8586758	SLJ Holdings
0000		00000	TX	47-0941826	Home Retention Services, Inc.
0000		00000	CO	84-1517419	Stewart Water Information, LLC (STC)
0000		00000	WA	68-0304246	Real Property Information(STC)
0000		00000	UT	46-0467452	Bonneville Superior Title Co. (STC)
0000		00000	VG	98-0371673	Stewart Latin America, Inc.(STC)

PART 1 – LOSS EXPERIENCE

	Current Year to Date				5 Prior Year to Date Direct Loss Percentage
	1 Direct Premiums Written	2 Other Income (Page 4, Lines 1.2 + 1.3 + 2)	3 Direct Losses Incurred	4 Direct Loss Percentage Cols. 3 / (1 + 2)	
1. Direct operations					
2. Agency operations:					
2.1 Non-affiliated agency operations	24,255		68,852	283.90	2948.54
2.2 Affiliated agency operations					
3. Totals	24,255		68,852	283.90	2948.54

PART 2 – DIRECT PREMIUMS WRITTEN

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations			
2. Agency operations:			
2.1 Non-affiliated agency operations	8,086	24,255	1,197
2.2 Affiliated agency operations			
3. Totals	8,086	24,255	1,197

OVERFLOW PAGE FOR WRITE-INS

NONE Schedule A, B, BA and D Verification

SCHEDULE D - PART 1B

Showing the Acquisitions, Dispositions and Non-Trading Activity
During the Current Quarter for all Bonds and Preferred Stock by Rating Class

	1 Book/Adjusted Carrying Value Beginning of Current Quarter	2 Acquisitions During Current Quarter	3 Dispositions During Current Quarter	4 Non-Trading Activity During Current Quarter	5 Book/Adjusted Carrying Value End of First Quarter	6 Book/Adjusted Carrying Value End of Second Quarter	7 Book/Adjusted Carrying Value End of Third Quarter	8 Book/Adjusted Carrying Value December 31 Prior Year
BONDS								
1. Class 1 (a)	3,214,245		458		3,263,434	3,214,245	3,213,787	3,258,311
2. Class 2 (a)								
3. Class 3 (a)								
4. Class 4 (a)								
5. Class 5 (a)								
6. Class 6 (a)								
7. Total Bonds	3,214,245		458		3,263,434	3,214,245	3,213,787	3,258,311
PREFERRED STOCK								
8. Class 1								
9. Class 2								
10. Class 3								
11. Class 4								
12. Class 5								
13. Class 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	3,214,245		458		3,263,434	3,214,245	3,213,787	3,258,311

S102

(a) Book/Adjusted Carrying Value column for the end of the current reporting period includes the following amount of non-rated, short-term and cash-equivalent bonds by NAIC designation:

NAIC 1 \$; NAIC 2 \$; NAIC 3 \$; NAIC 4 \$; NAIC 5 \$; NAIC 6 \$

SCHEDULE DA - PART 1

Short-Term Investments

	1	2	3	4	5
	Book/Adjusted Carrying Value	Par Value	Actual Cost	Interest Collected Year To Date	Paid for Accrued Interest Year To Date
9199999	3,213,787	X X X	3,213,787	5,476	

SCHEDULE DA - VERIFICATION

Short-Term Investments

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	3,258,311	3,185,222
2. Cost of short-term investments acquired	5,476	76,271
3. Accrual of discount		
4. Unrealized valuation increase (decrease)		
5. Total gain (loss) on disposals		
6. Deduct consideration received on disposals	50,000	
7. Deduct amortization of premium		3,182
8. Total foreign exchange change in book/adjusted carrying value		
9. Deduct current year's other than temporary impairment recognized		
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	3,213,787	3,258,311
11. Deduct total nonadmitted amounts		
12. Statement value at end of current period (Line 10 minus Line 11)	3,213,787	3,258,311

NONE Schedule DB - Part F - Section 1

NONE Schedule DB - Part F - Section 2

NONE Schedule E Verification

NONE Schedule A - Part 2 and 3

NONE Schedule B - Part 2 and 3

NONE Schedule BA - Part 2 and 3

NONE Schedule D - Part 3

NONE Schedule D - Part 4

NONE Schedule DB - Part A and B - Section 1

NONE Schedule DB - Part C and D - Section 1

NONE Schedule E - Part 2