

# TITLENews

FEBRUARY 2025

AMERICAN LAND TITLE ASSOCIATION



## Stories of Hope and Home

ALTA Good Deeds Foundation Helps Make Change in Communities

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**TITLE**News  
FEBRUARY 2025  
AMERICAN LAND TITLE ASSOCIATION



**Stories of Hope and Home**

ALTA Good Deeds Foundation Helps Make Change in Communities

# iNThis Issue

VOLUME 104 | NUMBER 2 | FEBRUARY 2025

## COVER STORY

### **10** Stories of Hope and Home

ALTA Good Deeds Foundation Helps Make Change in Communities

## FEATURES

### **6** ALTA Policy Forms Update

### **16** Q3 Title Insurance Premium Volume Up 5.3% YoY

### **19** Arizona Appeals Court Affirms Responsibilities of Closing Agents

*Moldovan v. Long*, 2024 Ariz. App. Unpub. LEXIS 460 (Ariz. Ct. App. May 30, 2024)

### **22** 7 Leadership Lessons Learned After a Decade of Rebuilding and Scaling

### **26** CertifID Acquires Paymints.io

## DEPARTMENTS

**5** Publisher's Desk

**6** ALTA News

**26** Industry Update

**30** Movers & Shakers

**31** Closing Comment





DON'T MISS THIS MONTH'S  
DIGITAL ISSUE OF

# TiTLENews

The digital edition of **TiTLENews** includes a webinar recording that addresses how leaders in the title industry should focus on strategies and techniques for guiding an organization through significant changes like adoption of artificial intelligence.

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# TiTLENews

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## PUBLISHER'S Desk

# The Importance of Supporting Charities

## IN A WORLD MARKED BY RAPID TECHNOLOGICAL ADVANCEMENTS AND GROWING GLOBAL CONNECTIVITY,

the divide between those with resources and those without remains stark. While organizations work tirelessly to address challenges such as poverty, housing, healthcare and education, the role of individual and collective philanthropy cannot be overstated. Supporting charities is not just an act of generosity, it is a cornerstone of building a compassionate and equitable society.

That's the mission of the ALTA Good Deeds Foundation (AGDF), which believes good deeds grow communities. Created five years ago, AGDF provides charitable grants to 501(c)(3) organizations supported by ALTA members. By donating to these groups, individuals contribute directly to initiatives that can transform lives. For instance, a small donation can provide housing or meals for a family, fund essential medical treatments or support the education of underprivileged children.

While personal donations can impact individual families and lives, when we pool our resources we can create even bigger change. Since its inception during the early months of the COVID-19 pandemic, the AGDF has supported nearly 200 nonprofits across the country. In this month's cover article, we highlight several of the organizations AGDF supported last year. They are heartwarming stories of how your support and donations are transforming lives.

Supporting charities fosters a sense of empathy and social responsibility. When individuals give their time, money or resources to those in need, they cultivate a deeper understanding of the struggles faced by others. This sense of connectedness not only enriches the giver's perspective but also encourages a culture of kindness and shared responsibility within communities.

Charitable giving has far-reaching economic and social implications. Nonprofit organizations often create jobs and stimulate local economies. Additionally, their initiatives can lead to long-term societal benefits, such as housing, improved literacy rates and better health outcomes. These positive changes contribute to the overall well-being of communities and can help break cycles of poverty and inequality.

Supporting charities doesn't have to be limited to monetary donations. Volunteering time, sharing skills and raising awareness for causes are equally impactful ways to contribute. For example, ALTA member Dione Joseph NTP, OLTP of Old Republic National Title Co. and I recently gave a presentation to groups in Columbus to help them learn how to tell their story through op/eds and letters to the editor.

The act of giving is transformative. It empowers individuals to make a difference, strengthens communities and addresses some of the world's most pressing challenges. By supporting charities such as AGDF, we not only uplift those in need but also enrich our own lives with a sense of purpose and fulfillment. In a world that often feels divided, the act of giving reminds us of our shared humanity and our collective ability to create positive change.



**JEREMY YOHE**  
ALTA vice president of communications



## | ALTA Policy Forms Update

The ALTA Board of Governors in October approved a recommendation to adopt revisions to the 2021 ALTA Forms Collection, as well as the approval of two new Collateral Assignment endorsements. The forms are now final and went into effect Jan. 2 after going through a comment period. To access the forms, go to [alta.org/policy-forms](https://alta.org/policy-forms).

The new or revised endorsements include:

- **ALTA 48.0 Endorsement** - Tribal Limited Waiver and Consent (Revised Endorsement with a modified name to reflect changes): When determining the scope of coverage under a title insurance policy, it is sometimes advisable to seek judicial guidance through a declaratory relief action. Because Native American tribes enjoy sovereign immunity, filing a declaratory relief action may be unavailable without a waiver of sovereign immunity. The original 48 Endorsement, issued in 2022, was designed to address these situations by providing a limited waiver of sovereign immunity as part of the policy. This new revision of the 48 Endorsement (2021 v. 02.00 01-02-2025) addresses questions that have been raised as to purpose and scope of the original 01.00 version of the endorsement.
- **ALTA 48.1 Endorsement** - Tribal Limited Waiver and Consent Agreement (New Endorsement): While the ALTA 48 Endorsement mentioned above provides for a limited waiver of

sovereign immunity for a particular transaction, some tribes and tribal entities have their own form of sovereign waiver that they prefer, and in some cases would prefer to provide a waiver for a series of transactions. The ALTA 48.1 Endorsement will provide the option of entering into separate sovereign immunity waiver agreements between an underwriter and the tribal entity. This sovereign immunity waiver agreement would then be referenced and incorporated into the policy by the ALTA 48.1 on each transaction, avoiding the need to require tribal authorization and execution for each and every transaction.

- **ALTA 36.9 Endorsement** - Energy Project – Minerals and Other Subsurface Substances – Land Under Development (New Endorsement): This endorsement will provide coverage for removal or alterations of an electric facility that is built according to endorsement defined plans, where the loss or damage results from the later use of the surface to extract (or otherwise develop) subsurface substances, including minerals.

- **ALTA 22.2 Endorsement** – Land Address (New Endorsement): This new ALTA Endorsement will provide coverage for loss or damage if the unimproved land is not known by a specific stated address within the records of a specified entity. These entities could be, for example, the assessor's office or post office, for a given endorsement issuance.

## | ALTA Consumer Education Resources

Through the Homeowner Outreach Program, ALTA provides exclusive resources—including PowerPoints, blog posts, educational flyers, print and digital ads, infographics and posters—to help ALTA members explain title insurance and the closing process. ALTA also has translated its most popular consumer marketing materials including flyers, rack cards and blogs into 12 different languages.

To access the resources, go to [alta.org/homeowner](https://alta.org/homeowner).

**7 MOTIVOS POR LOS QUE CADA COMPRADOR DE VIVIENDA NECESITA UN SEGURO DE TÍTULO DE PROPIETARIO**

LA COMPRA DE UNA VIVIENDA ES UN MOMENTO EMOTIVO Y SIGNIFICATIVO PARA MUCHAS PERSONAS. PROCURE OBTENER UN SEGURO DE TÍTULO DE PROPIETARIO PARA COMPRAR SU VIVIENDA CON MAYOR CONFIANZA. A CONTINUACIÓN LE EXPLICAREMOS SU IMPORTANCIA.

- 1. PROTEGE SU INVERSIÓN MÁS IMPORTANTE.** La compra de una vivienda será probablemente la inversión más importante que hará en su vida. Usted asegura todo lo demás que considere valioso, como su auto, su computadora, sus mascotas, etc., entonces ¿por qué no asegurar su inversión más importante? Con un pago único, el seguro de título de propietario protege sus derechos de propiedad en tanto que usted o sus herederos sean propietarios de la vivienda.
- 2. REDUCE SU RIESGO.** Al comprar una vivienda, muchos problemas ocultos que podrían aparecer solo después del cierre de la compra. La obtención de una póliza de seguro de título de propietario es la mejor manera de estar protegido contra discrepancias legales y financieras importantes sobre el título de la propiedad. ¿Usted cree que está lo suficientemente seguro de su compra?
- 3. ES UN BUEN NEGOCIO.** El costo de la prima de seguro de título de propietario es muy bajo en comparación con los beneficios que provee. Usualmente, es cerca del 0.5 por ciento del precio de compra de la vivienda.
- 4. PROTEGE A SUS HEREDEROS.** En tanto que usted o sus herederos sean propietarios de la vivienda, el seguro de título de propietario protege sus derechos de propiedad.
- 5. ES ÚNICO Y PROVEE LA MEJOR COBERTURA.** El seguro para compradores de vivienda y las garantías solo protegen la estructura y las pertenencias de la vivienda. La obtención del seguro de título de propietario le asegura que los derechos de propiedad de su familia permanecerán protegidos.
- 6. OCHO DE CADA DIEZ COMPRADORES DE VIVIENDA ESTÁN DE ACUERDO.** Cada año, más del 80 por ciento de los compradores de vivienda en Estados Unidos eligen obtener un seguro de título de propietario.
- 7. PROVEE TRANQUILIDAD.** Si usted por comprar una vivienda, el seguro de título de propietario le permite descansar seguro, sabiendo que está protegido contra cualquier deuda existente o problemas legales que pudiera heredar después del cierre de la compra de su nueva vivienda.

Para obtener más información sobre el seguro de título de propietario contacte con un miembro de ALTA o ingrese a [homeowner2025.org](https://homeowner2025.org)

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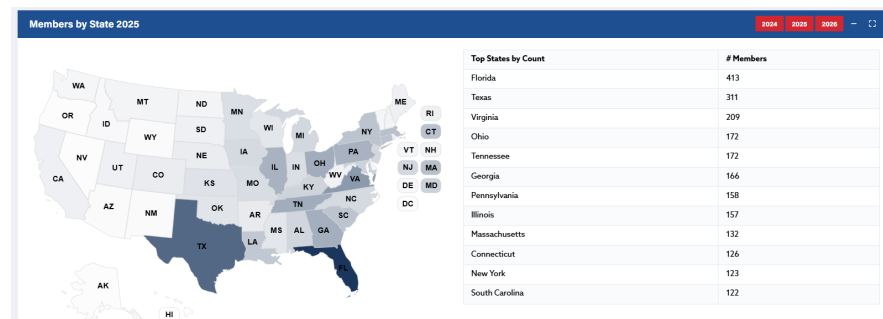
## ALTA Congratulates Latest NTP Designees

Thomas Hamauei of Bayou Title Inc. in Shreveport, La., and Thomas Imperiale of Agents National Title Insurance Co., join the list of title professionals who have earned their national title professional designation (NTP).

Hamauei is an attorney with 18 years of industry experience. He is a member of the Louisiana Land Title Association (LLTA). He served as the association's president, president-elect and vice president. He also served as chair of the LLTA's Membership Committee. He has been a member of ALTA's Congressional Liaison Committee and TIPAC. He is also involved with Northwest Louisiana Association of Realtors and Revitalize Historic Highland in Shreveport.

With 19 years of industry experience, Imperiale is senior underwriting counsel for Agents National Title Insurance Co. He is a member of numerous state land title associations, including California, Arizona, Nevada, Utah, Colorado, Wyoming and Idaho. He currently serves on CLTA's Legislative and Education committees. He has been a member of ALTA's Forms Committee, Best Practices Work Group and Title Counsel Work Group.

To view the full list of NTPs, go to [alta.org/ntp](https://alta.org/ntp).



## Membership by the Numbers

ALTA is the title insurance and settlement services industry resource for advocacy, education, communications, networking and policy standards. Here's a look at some membership figures from the past month.

- New Members: 52
- Title Agents: 38
- New Attorney Members: 12
- State With the Newest Members: Michigan with 7
- Total Members: 3,881



### NEWS TO SHARE?

If you have information you'd like us to consider for TITLE News, send company announcements to [communications@alta.org](mailto:communications@alta.org).

## CALENDAR

### 2025 ALTA EVENTS

#### ALTA COMMERCIAL NETWORK

Feb. 16-18  
Savannah, Ga.

#### ALTA ADVOCACY SUMMIT

May 5-7  
Washington, D.C.  
For more information, go to [alta.org/events](https://alta.org/events).

### STATE CONVENTIONS

Oklahoma  
Norman, Okla.  
April 24-26

Arkansas  
Branson, Ark.  
May 7-9

Tennessee  
Chattanooga, Tenn.  
May 7-9

Montana  
Helena, Mont.  
May 14-16

Palmetto  
Mount Pleasant, S.C.  
May 14-16

Pacific Northwest  
Coeur d'Alene, Idaho  
May 19-21

New Mexico  
Bernalillo, N.M.  
May 22-23



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# Stories of Hope & Home

By Megan Hernandez CAE

## ALTA Good Deeds Foundation Helps Make Change in Communities

THE TITLE INSURANCE INDUSTRY is very competitive when it comes to capturing market share. And companies employ various business models to achieve their results. However, one common thing these different entities embrace is supporting their local communities.

To support the charitable efforts of its members, ALTA created the ALTA Good Deeds Foundation (AGDF) in 2020. Since its inception, AGDF has given more than \$1.1 million to 192 nonprofits across the country.

“The milestone of surpassing \$1 million in giving highlights the extraordinary dedication of the ALTA community,” said Foundation Board Chair Mary O’Donnell, president and CEO of Westcor Land Title Insurance Co. and past president of ALTA. “These grants go directly into the heart of neighborhoods, supporting charities that make a tangible difference in people’s lives every day. It’s inspiring to see how a single grant can transform an organization’s capacity to serve and uplift local communities.”

To showcase the donations at work, this edition highlights some of the charities that received a Good Deeds grant from October 2023 through October 2024.

### Central Indiana Realist Association

The [Central Indiana Realist Association](#) (CIRA) in Indianapolis was founded to address disparities in homeownership and advocate for equity in real estate by empowering underserved communities. According to the Fair Housing Center of Central Indiana, the Black homeownership rate in surrounding Marion County sits at only 36%.

One of the pillars of CIRA’s program is education. To help build generational wealth through homeownership, the nonprofit holds monthly homebuyers’ workshops that include credit counseling, money management sessions and lender connections. CIRA even provides childcare and a meal at each workshop.



“The \$6,000 Good Deeds grant (awarded in October 2024) has been instrumental in supporting our mission, enabling us to expand programs that educate and assist first-time homebuyers, provide community outreach and advocate for sustainable homeownership opportunities,” said Karen Kelly, Realtor and CIRA representative. “This support directly impacts our ability to bridge gaps and create lasting change in our community.”

### CONVERGENCE Columbus

[CONVERGENCE Columbus](#) is a cross-sector partnership and multi-year initiative created to increase Black and minority homeownership in Columbus, Ohio.

A \$6,000 Good Deeds grant in March 2024 supported marketing and outreach for Bloom, the organization’s online homeownership guide for Columbus’ Black and minority communities. The extensive marketing campaign included billboards, radio ads, digital advertising and in-store audio at local Kroger and CVS stores.

### Family Promise of Hendricks County

Support from the ALTA Good Deeds Foundation has allowed [Family Promise of Hendricks County](#), Ind., to bring stability to families facing homelessness. Good Deeds provided Family Promise with a \$5,000 grant in October 2023. The nonprofit works to prevent and end homelessness for families with children, guiding them toward sustainable independence.









Lisa (name changed), a Project HOME resident at Francis House of Peace, has participated in Project HOME's Adult Education and Employment programs since June 2023. Previously, Lisa experienced physical health barriers that hindered her ability to work and was living on Social Security Disability Insurance for four years. As her health improved, though, Lisa lost her source of income.

A Project HOME employment specialist helped Lisa through the job search process with resume development, job application help and interview preparation. Within two months of seeking employment services, Lisa was offered a role as a receptionist. She has been able to work consistently in this role since October 2023.

REALTOR-Community Housing Foundation

The [REALTOR-Community Housing Foundation](#) (RCHF) in Lexington, Ky., depends on community volunteers to ensure the housing needs of people in the Kentucky Bluegrass region are met through home rehabilitation for the elderly, homeownership counseling for potential homebuyers and installation of access ramps for those with physical limitations and mobility issues. RCHF received a \$6,000 grant from the ALTA Good Deeds Foundation in March 2024.

In November, RCHF installed a new front porch with ramp access onto the Mount Sterling, Ky., home of a wheelchair-bound community member. Something as simple as easier access to the



outside world can make a huge difference in the life of a person with a disability.

"I just wanted to tell you thank you again so much," the homeowner said in a text to RCHF. "I am ... really happy to be getting out the door in my new motorized wheelchair. I love your heart, and I'm going to send your information to people who I know that need help the most."

Shelter Association of Washtenaw County

The team at the [Shelter Association of Washtenaw County](#) in Ann Arbor, Mich., is a group of everyday superheroes, working tirelessly to ensure housing is recognized as a fundamental human right. The Shelter Association received a \$6,000 grant from the ALTA Good Deeds Foundation in October 2024. As health and housing specialists, the staff focuses on breaking down individual barriers, paving the way for sustainable and meaningful change in the lives of the 1,100 individuals they serve across all programs. Their approach goes beyond temporary fixes, targeting the root causes of homelessness to create lasting solutions.

"We believe it takes a compassionate and united village to uplift vulnerable populations, and we are profoundly grateful for the unwavering support of partners like Good Deeds," said Shelter Association Development Director Sarah Paspal-Jasinski. "Together, we are building a future where stability, dignity and hope are accessible to all."



United Housing Inc.

Dedicated to building equitable neighborhoods in the Memphis and West Tennessee areas, [United Housing Inc.](#) focuses on housing stability, neighborhood affordability preservation and healthy housing. United Housing received a \$5,000 grant from the ALTA Good Deeds Foundation in October 2023. The following month, United Housing "broke ground" on a new-to-them building that currently is being renovated to suit the charity's project needs. The new office is centrally located to better serve United Housing's clients and other non-profit organizations. Barring any construction delays, the staff (pictured) will be able to move in by March 2025.

Support the Cause

If you are able, please consider a tax-deductible donation via [altagooddeeds.org/donate](#) or text GOODDEEDS to 44321. "The ALTA Good Deeds Foundation exemplifies the deep commitment of our members to making positive changes beyond the real estate industry," said ALTA CEO Diane Tomb. "By



Shelter Association of Washtenaw County

supporting vital community organizations, we're not just investing in charitable causes—we're also empowering people and fostering resilience in neighborhoods across the country. I am honored to see how the Foundation's reach has expanded, making an ever-greater impact." ■

**MEGAN HERNANDEZ CAE** is ALTA's senior director of public relations and marketing. She can be reached at [mhernandez@alta.org](mailto:mhernandez@alta.org)

ALTA Foundation Donates \$10K Toward Los Angeles Fire Relief

The ALTA Good Deeds Foundation (AGDF) awarded a \$10,000 emergency grant to the Los Angeles Fire Department (LAFD) Foundation to help support local firefighters during the massive fires across Los Angeles County that started on Jan. 7. The LAFD Foundation supports the 3,500 firefighters, paramedics and sworn personnel who risk their lives to keep Los Angeles safe.

The AGDF Board awarded the emergency grant to aid local fire departments with high-impact needs following the Los Angeles fires, which has scorched 60 square miles and killed at least 24 people with dozens still missing. According to the LAFD Foundation, more than 90 cents of each donated dollar funds critical tools, equipment, technology and training programs, such as structure fire gloves, thermal imaging cameras and hydration backpacks.

"It's heartbreaking to see the immense devastation and challenges the recent fires have brought to the Los Angeles community, leaving families and lives forever changed, and homes lost," said ALTA CEO Diane Tomb. "In awarding an emergency grant to the Los Angeles Fire Department Foundation, we are honored to help ensure firefighters and paramedics have the resources necessary to protect their communities during critical times. The ALTA



Good Deeds Foundation reflects the title insurance industry's commitment to serving and supporting local neighborhoods all across the United States."

"Firefighters are often the first line of defense during natural disasters, and their bravery and dedication inspire us all," said Foundation Board Chair Mary O'Donnell, president and CEO of Westcor Land Title Insurance Co. in Maitland, Fla. "The generous contributions of ALTA members enable us to make a meaningful impact and offer vital assistance to help these communities rebuild."

Since October 2020, the ALTA Good Deeds Foundation has awarded \$1,122,000 in grants to 192 local nonprofits across the United States.

First American, Employees Contribute to Fire Relief

First American Financial Corp. made a \$25,000 donation to the Los Angeles

Fire Department (LAFD) Foundation, which provides much-needed food, basic necessities and additional community services to local residents, as well as important resources for firefighters. Additionally, First American employees donated more than \$20,000 to the American Red Cross through a fundraising drive.

"As a company that has called Southern California and the greater Los Angeles area home for more than 135 years, we're grateful for the heroic efforts of firefighters to combat the wildfires and honored to help support them as they protect our communities, friends and families," said Ken DeGiorgio, CEO of First American. "Stepping up for our neighbors in challenging times reflects our commitment to the communities we serve and call home."

First American has also launched an initiative to provide wildfire victims with free access to property deeds that may have been lost to the wildfires. The company is building an online portal to provide victims with access to these important documents, which can take weeks to acquire from the county recorder's office. Wildfire victims who submit their email address at <https://owner.firstam.com/social-wildfires> will receive an alert when the portal is ready later this month.



AMERICAN LAND TITLE ASSOCIATION



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✧ ✧ ✧ ✧ **YOUR DONATION TO THE ALTA GOOD DEEDS FOUNDATION WILL HELP US SUPPORT LOCAL COMMUNITIES ACROSS THE UNITED STATES.** ✧ ✧ ✧ ✧



## Q3 Title Insurance Premium Volume Up 5.3% YoY

**THE TITLE INSURANCE INDUSTRY GENERATED \$4.3 BILLION IN TITLE INSURANCE PREMIUMS** during the third quarter of 2024, according to ALTA's latest Market Share Analysis. This is up 5.3% compared to the same period during 2023.

"Results of the latest quarter reflect headwinds from continued elevated interest rates and limited housing supply that have hampered volume for home sales and mortgage refinances over the past year," said Diane Tomb, ALTA's chief executive officer. "While the housing market is slowly climbing out of a cyclical downturn, ALTA members will continue to deliver a valuable service and insurance product. Title insurance is the best option to reduce risk and protect property rights for consumers and lenders."

During the third quarter of 2024, total operating income for the industry was up 4.7%, while operating expenses, and loss and loss adjustment expenses were up 6.1%. This resulted in net operating gain of \$199.2 million. This compared to \$323.5 million for the third quarter of 2023, a decrease of 17.6%.

Through the first nine months of 2024, title insurance premium volume was up 3.2% (\$11.8 billion) compared to the first nine months of 2023 (\$11.4 billion). The title industry paid \$502.9 million in claims during the first nine months of 2024. This is up from \$485.2 million in claims paid during the same period a year ago.

### Top 10 Underwriters by Q3 Market Share

1. First American Title Insurance Co., 21.9%
2. Old Republic National Title Insurance Co., 14.5%
3. Fidelity National Title Insurance Co., 14.0%
4. Chicago Title Insurance Co., 13.5%
5. Stewart Title Guaranty Co., 9.3%
6. Westcor Land Title Insurance Co., 3.9%
7. Commonwealth Land Title Insurance Co., 3.3%
8. Title Resources Guaranty Co., 3.0%
9. WFG National Title Insurance Co., 2.6%
10. Doma Title Insurance Co., 1.7%

### Top States During Third Quarter

- Texas, \$622.0 million (+1.3%)
- Florida, \$528.1 million (+1.1%)
- California, \$370.5 million (+7.7%)
- New York, \$246.6 million (+1.2%)
- Pennsylvania, \$175.0 million (+6.6%)

ALTA expects to release its fourth-quarter and full-year 2024 Market Share Analysis around March 20.

Station **11**

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## Arizona Appeals Court Affirms Responsibilities of Closing Agents

*Moldovan v. Long, 2024 Ariz. App. Unpub. LEXIS 460*

*(Ariz. Ct. App. May 30, 2024)*

By Michael R. O'Donnell and Shelley Wu

### Facts

In 2020, Elite Holdings LLC (Elite) contracted to sell a property in Paradise Valley, Ariz. (Property). Prior to Elite's ownership, there was a November 2007 deed (Turquoise Deed) that read, in pertinent part:

For the consideration of Ten Dollars, and other valuable considerations, I or we, JO ANN LONG, an unmarried woman, do/does hereby convey to JO ANN LONG, an unmarried woman as to and [sic] undivided 50% interest and TURQUOISE 5, LLC, an Arizona limited liability company as to an undivided 50% interest JO ANN LONG, an unmarried woman as Grantor, and, [sic] the following real property situated in Maricopa, [sic] County, Arizona ....

(Emphasis Omitted.)

In December 2007, Long transferred the Property to Elite's manager, Daniel D. Moldovan, who then transferred it to Elite. Capital Title Agency Inc. (Capital), the escrow agent for the conveyance from Long to Moldovan, did not disclose the Turquoise Deed. From 2008 to 2010, there were several recorded deeds conveying the Property between Elite, Moldovan and Moldovan's wife, ending with a conveyance to Elite in 2010.

When Elite received an offer on the Property in 2020, Elite executed a purchase contract and escrow agreement with the buyer, naming Pioneer Title Agency Inc. (Pioneer) as the settlement/escrow company for the transaction. The purchase contract instructed Pioneer to "obtain and deliver ... a Commitment for Title Insurance together with [ ] documents that will remain as exceptions to Buyer's policy of Title Insurance ... including but not limited to ... deed restrictions." The escrow agreement with Pioneer cross-referenced the purchase contract and directed Pioneer to "close this transaction upon fulfillment of any additional escrow/title requirements."

As instructed, Pioneer obtained a commitment for title insurance, which required recording a deed that transferred Turquoise 5 LLC's (Turquoise) 50% interest in the Property to Elite. Pioneer sent Moldovan the title report and told him that it "[l]ooks like the property is also owned by Turquoise 5, LLC. We'll need to have them sign a deed coming off title ... (we'll need proof of the authorized signer as well for Turquoise 5) and then have you both sign a deed to the buyer." Shortly thereafter, Elite agreed to pay Turquoise in exchange for Turquoise's release of its interest.





In February 2022, Elite and Moldovan filed suit against Pioneer, Long, Turquoise and Capital, among others, alleging Pioneer refused to close escrow unless Turquoise conveyed title to Elite, and that Pioneer’s failure to proceed without Turquoise’s consent was negligent or a breach of fiduciary duty. They argued Pioneer should have investigated the circumstances of the Turquoise deed, communicated with Long and Capital, evaluated Moldovan’s claim of adverse possession, and requested that the buyer close escrow despite the deed.

The trial court granted Pioneer’s motion for summary judgment and awarded attorneys’ fees, finding Elite and Moldovan failed to allege a breach of any term in the purchase contract or escrow agreement. Elite and Moldovan appealed.

***The ruling provides basic guidance to title agents serving as settlement and escrow agents as to their disclosure responsibilities and puts limits on the use of escrow agreements to make title agents the guarantors of clear title.***

## Holding

On appeal, Elite argued that because the Turquoise deed was “highly questionable, vague, and indefinite,” Pioneer should have recognized Elite’s sole ownership of the Property through adverse possession and contacted Long to investigate the validity of the Turquoise deed, instead of assuming the deed was valid and requiring Elite to obtain a release. Further, Elite and Moldovan contended that Pioneer committed negligent misrepresentation when it told them the Property “look[ed] like” it was “also owned by Turquoise 5, LLC.” Finally, Elite argued Pioneer blocked the transaction and declared the release the exclusive remedy to cure the defect.

The Arizona Court of Appeals rejected each argument, holding that Pioneer fulfilled its duties as settlement/escrow agent. First, the court recognized that a settlement/escrow agent’s duties to its principals stem from the terms of their contracts.

In addition, settlement/escrow agents have implicit duties of strict compliance with the escrow agreement and disclosure of any facts a reasonable agent would perceive as evidence of fraud being committed on the parties. Critically, while settlement/escrow agents must conduct these duties with scrupulous honesty and diligence, agents are only required to disclose facts underlying a suspicion of fraud, and need not investigate or determine its validity.

Here, the court determined Pioneer did precisely as required. According to the court, Pioneer satisfied its duties under the

purchase contract and escrow agreement when it obtained an offer for title insurance and notified Elite of the actions necessary to secure the insurance and close on time. Pioneer fulfilled its duty of disclosure by notifying Elite of the Turquoise deed.

Finally, regarding negligent misrepresentation, the court explained that whether or not Pioneer assumed the validity of Turquoise’s ownership was “irrelevant to the purpose of that communication, which was to communicate the Turquoise Deed’s existence.”

Regardless of its validity, the Turquoise Deed’s recordation “clouded the Property’s title” and required Elite to address it. The court opined that nothing in Pioneer’s statements prevented Elite from investigating the deed, pursuing its adverse possession claim or renegotiating the transaction, actions that Pioneer had no duty to perform. As such, Pioneer committed no breach of duty or negligent misrepresentation, and the court affirmed summary judgment in Pioneer’s favor.

Additionally, the court affirmed the award of attorneys’ fees on two grounds. First, under Arizona statutory law, courts may award reasonable attorney fees to a successful party in “any contested action arising out of a contract, express or implied.” A.R.S. § 12-341.01(A). Here, the court found the claims arose from an escrow agreement between Elite and Pioneer, allowing Pioneer to recover fees from Elite.

Moreover, because Moldovan’s claims would not exist but for the agreement, Moldovan was also liable for fees, even though he was not a party to the contract. Pioneer also requested fees against Elite under the escrow agreement’s indemnification clause.

There the court held it had no discretion to refuse an award of fees under an express indemnification provision in an escrow agreement and it was required to enforce the terms of the clause. With that, the court therefore affirmed the award of reasonable attorneys’ fees and costs against Elite and Moldovan.

## Importance to the Title Industry

This case is important to the industry in that it gives basic guidance to title agents when serving as settlement and escrow agents for closings as to their disclosure responsibilities and puts limits on the use of escrow agreement to make title agents guarantors of clear title. It also clearly sets forth that when a title defect is identified pre-closing, it is the purchaser of property who must ensure it is resolved before closing or take title subject to the claim.

**MICHAEL R. O’DONNELL** is co-managing partner of the law firm *Riker Danzig LLP* and **SHELLEY WU** is an associate with the firm. O’Donnell can be reached at [modonnell@riker.com](mailto:modonnell@riker.com). Wu can be reached at [swu@riker.com](mailto:swu@riker.com).

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# 7 Leadership Lessons Learned After a Decade of Rebuilding and Scaling



By Jeffrey Bates

When I stepped into the role of CEO at D. Bello a decade ago, I couldn't have imagined the journey ahead.

As a remote workforce solutions provider for the title insurance and settlement industry, helping title professionals become more efficient and successful is our focus. Leading a company so deeply connected to the unpredictable ups and downs of the real estate market has been equal parts challenging and rewarding.

I'll admit, sharing "leadership lessons" feels a bit awkward, as if I'm claiming expert status. But I've come to appreciate that learning from others' experiences, both their successes and stumbles, can be a shortcut to growth.

With that in mind, here are seven lessons I've learned—often the hard way. I hope a few of them will help you go further, faster in your own leadership journey.



## Face Challenges Head On

Leadership often starts when you have to confront hard truths. Back in 2014, it was clear our company's legacy operations weren't keeping pace with the evolving needs of our clients. Systems and processes had grown stale. I knew if we didn't make bold moves soon, our future as a meaningful player in the industry would be at risk.

The decision to reimagine the mission of D. Bello wasn't easy. Quite frankly, we needed to decide what we wanted to be and then dive in headfirst. It wasn't a perfectly crafted strategy from day one, but a commitment to addressing issues as they arose, with a vision for long-term success.

Leadership requires getting comfortable with discomfort. You must embrace bold decisions and trust that the right type of hard work will build momentum toward a better future.



## Stay True to Your Values

The last 10 years have been a great journey, but it hasn't always been a smooth ride. That's my way of acknowledging uncertainty is inevitable. The key to navigating it lies in deciding what's a non-negotiable and then being flexible with everything else.

At D. Bello, we defined our foundational pillars early: quality, integrity and a relentless commitment to serving our clients' needs. These principles became our compass, guiding us as we tackled the challenges and opportunities that emerged over the years.

When we first restructured, the details of how we'd achieve our vision weren't fully clear, but our commitment to our core values remained steadfast. As the industry shifted and client needs became more complex, we adapted our workflows, adopted new technologies, and scaled operations without ever compromising on what mattered most. Like in all things real estate, a strong foundation helped ensure our success, no matter what was going on around us.

Time has its way of helping—forcing you to move left or right—but if you're built right, you'll always be grounded by the right foundational pillars. So, define your values early, and trust they'll guide you forward.



## Invest in the Right People

Great organizations are buoyed by great teams. It takes the right people to carry out your vision for success—individuals who align with your values and are fully bought into the larger mission.

Early on, I sought individuals who shared our commitment to ownership, adaptability and high standards. Building this team wasn't easy because not everyone thrives in a high-velocity, problem-solving environment. Here, you need to triage, pivot quickly, and take ownership of challenges. No excuses.

*After 10 years at the helm of D. Bello, I can say leadership is less about having all the answers and more about staying committed to growth—both for yourself and your team.*

What's fascinating is how quickly a strong team will identify and flush out someone who isn't making the grade, much like antibodies fighting off an illness. While losing a team member is never easy, I've learned that maintaining high standards attracts people who thrive under them—and that's the foundation of a successful organization.

When COO Andrew Acker and I were rebuilding D. Bello, it was just the two of us wearing every hat imaginable. Progress was happening, but the workload wasn't sustainable. As we started hiring, we discovered that not everyone could keep up with the demands of our detail-driven culture. Ultimately, the team we built is capable of triaging effectively, pivoting quickly



and stepping up in every situation.

As leaders, it's our responsibility to invest in the right people and trust them to do the work. Set the bar high, and the right team members will rise to meet it—and they'll become the cornerstone of your company's success.



### Always Be Ready to Adapt

It may be a cliché, but expect the unexpected—and be ready to act when it happens.

This lesson hit home for me years ago when a trusted vendor faced potential collapse, putting a critical part of our operations at risk. The original plan was to gradually build and scale our offshore facilities over several years. But their instability threatened our ability to deliver for clients right then and there. So, we had no choice but to throw kerosene on our efforts overseas.

What was meant to be a slow, measured growth process became an all-hands-on-deck effort to scale quickly. It was a gamble that required significant resources and trust in the team we'd built. And ultimately, it turned out really well. We not only avoided disruption but emerged stronger, with complete control over production.

Remember, unexpected challenges are inevitable. The key is what you do about them. The ability to move quickly and adapt can turn potential setbacks into opportunities.



### Never Compromise Integrity

In leadership, honesty has to be one of your non-negotiables. Without it, you have no trust—and without trust, you have no anchor in your relationships.

We've always prioritized being transparent with our clients and team, even if that meant admitting challenges or delivering less-than-ideal news. I recall a moment when a client faced frustrations with pricing and deliverables. Instead of sugarcoating or deflecting, we swallowed our pride and addressed the issue head-on.

We acknowledged their concerns, explained the factors driving the situation, and worked together to find a solution. At the end of the conversation, the client said something that stuck with me: "At least you guys are honest. We can figure the rest out together."

Always lead with honesty. It might be uncomfortable, and it might not always work in your favor, but it builds a foundation of respect and collaboration that's unfortunately sometimes in short supply these days.



### Be Resilient

One of my favorite leadership books is *Grit* by Angela Duckworth. It says, "Grit is about working on something you care about so much that you're willing to stay loyal to it." That loyalty—both to the vision of D. Bello and to the people we serve—has kept me focused during the most turbulent times.

In the early years of my tenure, there were moments when it felt like we were walking through a war zone. Aggressively unraveling legacy relationships, financial strain and operational overhauls tested every ounce of our resolve. But as the saying goes, the "only way out is through." Step by step, we stayed focused, and each small win gave us the momentum to push ahead.

Resilience isn't glamorous, but without it, you're sunk. When adversity hits, stay steady, stay loyal and trust that perseverance will lead you out the other side.



### Position for the Future

Great leadership isn't just about what you achieve—it's about the legacy you leave behind.

From the moment I stepped into this role, I've believed in building a company that can thrive beyond my tenure. And while I'm nowhere close to finished with steering D. Bello's vision, I don't think I should be in this chair forever, either; the next generation is hungry, smart, and ready.

Part of this means empowering our team to take ownership and grow. It also means embracing partnerships, particularly in technology, that position us to remain industry leaders. Whether that's looking at how we can further integrate AI or collaborating with other companies on innovative solutions, we're constantly looking ahead.

Ultimately, leadership is about creating a foundation for others to build upon. Prepare your team and your company to thrive long after you've stepped aside.

### The Bottom Line

After 10 years at the helm of D Bello, I can say leadership is less about having all the answers and more about staying committed to growth—both for yourself and your team. As you navigate your own leadership journey, take time to reflect on the path you've traveled and the opportunities ahead. Embrace the discomfort of growth, trust your instincts, and invest in the people and values that make your work meaningful.



**JEFFREY BATES** is chief executive officer of D. Bello, a remote workforce solution partner in the real estate title space. He can be reached at [jeffreybates@dbello.com](mailto:jeffreybates@dbello.com).



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## CertifID Acquires Paymints.io

CertifID announced it has acquired Paymints.io, a solution that enables digital money transfers by title companies, law firms and real estate brokerages.

With the addition of digital payments via its acquisition of Paymints.io, CertifID extends the protection it provides customers in combating cybercrime and delivering safe closing experiences for clients.

“This acquisition represents more than just a combination of two innovative companies—it’s about transforming the transparency and security of how payments are made,” said Tyler Adams, CEO and co-founder of CertifID. “We’re creating an unprecedented platform that will secure the movement of Good Funds for our customers at every step of a real estate



transaction, from the moment a buyer submits their earnest money deposit until the seller’s mortgage is paid off. This is the future of secure real estate transactions.”

Jason Doshi, co-founder and CEO of Paymints.io, added, “Joining forces with CertifID allows us to accelerate our shared vision of modernizing real estate payments while ensuring unprecedented security. Together, we’re creating a new standard for how funds move through real estate transactions—one that combines convenience with security.”

## U.S. Rep. French Hill Elected to Chair Financial Services

U.S. Rep. French Hill (R-Ark.) is poised to serve as the next chair of the House Financial Services Committee (HFSC) after being elected Dec. 12 by the House Republican Steering Committee.

Hill beat three other members of the HFSC, including Andy Barr of Kentucky, Bill Huizenga of Michigan and Frank Lucas of Oklahoma. Hill’s selection must now be ratified by the full conference.

Hill currently serves as vice chairman of the HFSC and chairman of the HFSC’s Subcommittee on Digital Assets,



Financial Technology and Inclusion.

ALTA applauded Hill’s election as chair of the HFSC for the 119th Congress.

“Chairman-designate Hill’s proven ability to foster bipartisan dialogue and tackle complex financial and housing issues is a tremendous asset to the committee and the American people,” said Diane Tomb, ALTA’s CEO. “We look forward to continuing to work with chairman-designate Hill to

advance policies that enhance the integrity and efficiency of real estate transactions and protect homeowners across the country.”

## Fathom Holdings Expands Verus Title Elite Reach in Texas

Fathom Holdings Inc. expanded the reach of its joint venture Verus Title Elite in the Texas market with the opening of an office in Amarillo.

Verus Title Elite now operates in four Texas markets, including Plano, Flower Mound and Waxahachie. Lori Quinlin will lead the Amarillo office.

“We are excited to bring Verus Title Elite to Amarillo,” said Monica Schroeder, president of Verus Title. “This expansion aligns with our vision of providing exceptional title and escrow services to communities across Texas.

Lori’s leadership will be instrumental in establishing our presence and delivering on our promise of unparalleled customer care. We look forward to becoming integral to Amarillo’s vibrant real estate community.”

## Community Title Network Acquires Competitor

Maryland-based Community Title Network LLC recently made its eighth acquisition with the purchase of Apex Settlement Services LLC.

With headquarters in Silver Spring, Md., Apex Settlement Services operated

as a licensee of RGS Title.

Thomas R. Rodden, who founded Apex Settlement Services in 2004, will remain with the company and serve in his current role as leader of the branch operations with a focus on growth of the agency in the greater Silver Spring market.

“We are extremely excited to have Tom and his team join Community Title Network,” said Michael C. Ridgway, president of Community Title Network. “Tom, with his nearly four decades of experience, is one of the most respected title attorneys in the entire Baltimore-Washington market. Tom and his team joining our company also enable us to fill a strategic geographic void in the greater Washington, D.C., region.”

## Open Holdings Invests in First Title and Escrow

Staffing and recruiting company Open Holdings LLC recently made an investment in Maryland-based First Title & Escrow.

First Title & Escrow will continue to be managed by its longstanding president, Stephen Papermaster, and Chief Operating Officer Pamela Gibbons.

“We believe that this investment in First Title represents a unique opportunity for Open Holdings to extend their ‘people-first’ business services platform into the title insurance industry in partnership with our organization, which shares an equally deep commitment to its staff, clients and local community,” Papermaster said. “The combination of Open Holdings’ unique capability in staffing, recruiting and culture-building, alongside First Title’s industry-leading title and closing technology stack and nationwide footprint, will allow us to accelerate the rollout of new client partnership opportunities.”

Turk & Company acted as the exclusive investment bank and financial advisor on the transaction.

## Closinglock Unveils Wire Fraud Insurance Coverage

Title companies face mounting pressure to safeguard their businesses and clients amid escalating fraud threats, unpredictable market dynamics and the need to protect their bottom line. To provide them with the assurance they need in an increasingly high-risk industry, Closinglock has developed an insurance offering specifically tailored for its customers.

Closinglock provides up to \$2.5 million in coverage per wire transfer verified through its secure platform. Backed by Lloyds of London, the policy offers direct coverage for Closinglock customers, helping them reduce liability and protect clients with confidence.

“Title companies have been asking for

an added layer of security designed for their needs,” said Weston Conway, COO at Closinglock. “While we’ve already securely facilitated the transaction of over \$350 billion in real estate transactions without incident, we understand the importance of providing our customers with a purpose-built safety net.”

Closinglock wire fraud insurance coverage is separate from and in addition to its errors and omissions Insurance (E&O) policy, which it has always offered its customers. This new policy has been developed specifically for the transaction closing process within the Closinglock platform.

## Old Republic Forms Cyber and Tech Company

Old Republic International Corp. formed a new underwriting subsidiary to provide cyber and technology errors and omission (E&O) insurance products.

Called Old Republic Cyber Inc., the company will focus on providing specialized cyber- and technology-related coverage. The company will be led by CJ Pruzinsky as president and Kevin McGowan as executive vice president and chief underwriting officer.

Pruzinsky has 18 years of cyber underwriting experience with AIG, Beazley, and, most recently, Resilience. McGowan has 15 years of cyber underwriting experience with Ace, Beazley and Resilience, as well.

## Stewart Title Rebrands Specialized Energy Group

Stewart Title National Commercial Services rebranded its specialized Energy Services Group. This network of subject matter experts now operates nationally as Stewart Energy & Infrastructure Group.

The Stewart Energy and Infrastructure Group will maintain its focus on providing professional, creative and flexible underwriting and closing services for energy and renewables

projects while also focusing more extensively on infrastructure projects and transactions such as data centers. This unit has amassed a portfolio of energy transactions that exceeds \$100 billion in the past 25 years.

## First American Unveils Real-time Fraud Alert System

First American Title Insurance Co. launched a real-time, transaction-based fraud alert system called Order Insights.

Available to all First American policy-issuing title agents, Order Insights is now included with AgentNet Services, the digital storefront for First American Title’s products and services that launched earlier this year.

Fraud continues to challenge the real estate industry, with real estate-related fraud losses totaling over \$145 million in 2023, according to the FBI’s annual Internet Crime Report. Order Insights leverages First American’s industry-leading data assets to provide title agents an edge in reducing fraud risk. As a transaction is entered in AgentNet Services, Order Insights automatically validates the transaction data, notifies title agents of file discrepancies and identifies other potential fraud risk indicators.

## Volly Launches Marketing Automation Suite

Volly, a subsidiary of Williston Financial Group (WFG), released a new marketing automation suite to support collaborations between loan officers and real estate professionals.

This expansion of Volly’s services enables loan officers to strengthen their connections with real estate professionals by offering them access to the Volly Network Portal, a fully customizable web-to-print store with co-marketing capabilities.

“At Volly, we are passionate about helping our partners capture and convert new business and create customers for



life,” said Volly SVP and General Manager Katharine Loveland. “Now, with the launch of our marketing automation suite for real estate professionals, we can serve another segment of the mortgage lending and real estate communities at a time in which acquiring and retaining customers is more critical than ever.”

### RamQuest’s Horizon Supports Title-only with Advanced Invoicing Functionality

RamQuest revealed title-only with advanced invoicing functionality in its SaaS solution, Horizon.

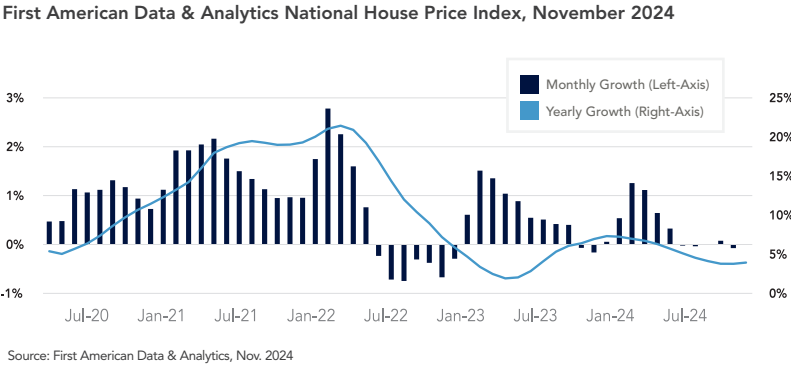
With this functionality, customers experience a more streamlined title operation process by minimizing data input and creating greater efficiencies in their workflow, RamQuest said.

While performing title work, customers can pull associated fees that are sent directly to check writing, bypassing the Settlement Statement and Closing Disclosure forms. Customers using this tool will avoid opening new tabs, save clicks and skip over unnecessary forms to process title-only invoices.

### Recent Integrations

■ **Closinglock** has integrated **Docusign’s** electronic signature and document management capabilities into its platform. The partnership enables customers to utilize Closinglock’s platform—including its integrations with RamQuest, ResWare and Softpro—to manage all e-signature tasks within their existing systems. The enhanced features include the ability to securely request, collect and store signatures, save reusable templates for convenience and automatically archive completed documents for effortless retrieval.

### House Price and Buying Power Snapshot



-0.01%

Monthly Growth

+3.9%

Yearly Growth

+54.7%

Change from Pre-Pandemic (Feb. 2020)

\*The First American Data & Analytics HPI report measures single-family home prices, including distressed sales, with indices updated monthly beginning in 1980 through the month of the current report.

### National Consumer House-Buying Power

How much home one can afford to buy given the average income and the prevailing mortgage rate

November 2024

\$376,740

House-Buying Power

+10.4%

Year-Over-Year

### Where House-Buying Power is Strongest

Top States and Markets

1 New Jersey \$517,120	1 San Jose, CA \$769,596
2 Massachusetts \$494,430	2 San Francisco, CA \$650,642
3 Hawaii \$482,531	3 Washington, DC \$609,739
4 Colorado \$468,868	4 Boston, MA \$529,465
5 Maryland \$467,918	5 Denver, CO \$514,582

Source: Mark Fleming, Chief Economist at First American Financial Corporation



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# Title Insurance Law Publications

[alta.org/legal-publications](https://alta.org/legal-publications)

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#### Title and Escrow Claims Guide

Need advice on how to handle claims on land title insurance policies, closing protection letters and closing mistakes? Available in print and electronic versions, the two volume book is the ultimate resource and the preferred research tool for land title claims professionals and retained counsel. It is updated every year and new features include access to the content on our website and search capabilities that allow the review of summary results and links to specific content. The Claims Guide, authored by well recognized industry expert J. Bushnell Nielsen, includes form letters regularly used by claims professionals. It is also a great resource for title companies to use when training new employees in claims, underwriting and title examination.

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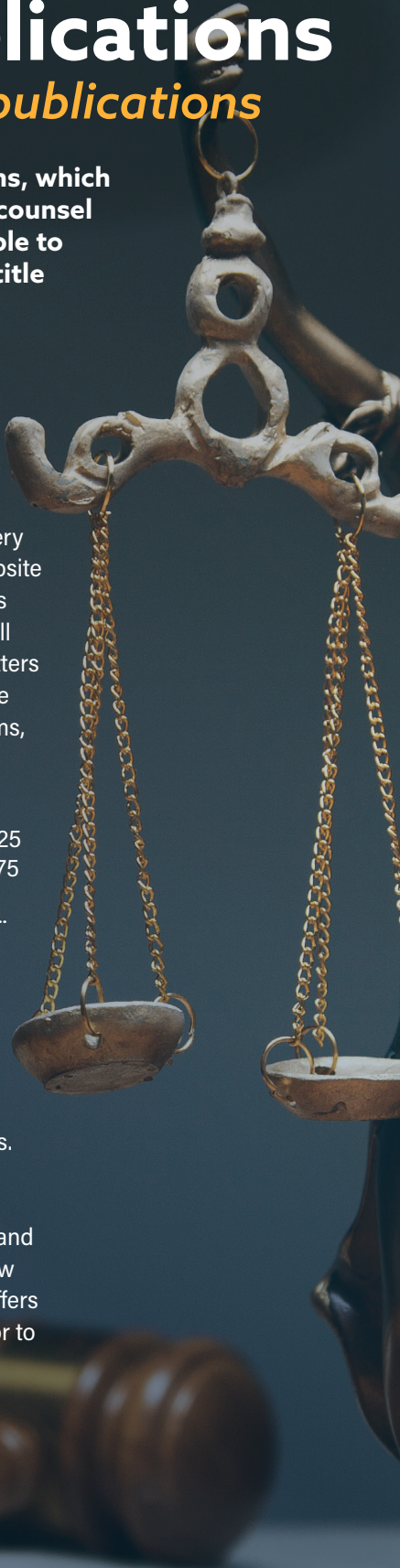
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## Stewart Promotes Kightlinger to Chief Underwriting Counsel



Stewart Information Services Corp. promoted Wilhelmina Kightlinger chief underwriting counsel for the Stewart Title family of companies. In this role, Kightlinger will focus on strengthening the company's corporate underwriting capacity and growing Stewart's footprint in underrepresented markets. Kightlinger served as commercial underwriting counsel at Stewart from 2005 to 2009. She re-joined Stewart in 2022 as deputy chief underwriting counsel for the National Commercial Services (NCS) division and was soon promoted to chief

underwriting counsel for the division in 2023.

As Kightlinger steps into her new role, Jeremy Poetker has been promoted to chief underwriter for NCS. Poetker joined Stewart as a senior underwriter in 2016, becoming a key member of the New York Metro national commercial team.

## AmTrust Title Appoints Florida State Counsel

AmTrust Title Insurance Co. appointed Steven Presley as Florida state counsel to support the underwriter's continued expansion in the state. In this role, he will oversee underwriting initiatives, assist agents in resolving complex title issues, and play a key role in developing innovative training and educational programs. He has authored numerous articles on title insurance and real estate law and frequently presents at industry seminars. Most recently, Presley served as Florida underwriting counsel at Doma Title Insurance Inc., where he authored educational resources, resolved complex title matters and contributed to industry publications.



## First American Names President of Direct Operations

First American Title Insurance Co. appointed Jim Dulle as president of its Direct Division. Previous Direct Division President Janette Waller will support the transition and remain with the company through March 2025 before retiring. Dulle has more than 30 years of industry experience. Most recently, he served as senior vice president and managing director of the Direct Division. Throughout his career, Dulle has been instrumental in developing and implementing transformative enterprise systems. He previously served in information technology and operational leadership roles as well as roles in title production.

## Attorneys Title Guaranty Fund Names VP and General Manager

Attorneys Title Guaranty Fund (ATGF) named Tom Waddle as vice president and general manager. In this role, he will lead the company's multi-state expansion, business development and operations. Waddle has more than 20 years of experience in the title and escrow industry as a title agency entrepreneur as well as holding management positions with several companies in the industry. He has handled title and escrow matters from the smallest refinance to complex commercial and developer transactions. Waddle is a member of the Board of Directors of the Land Title Association of Colorado.

## Stewart Extends CEO Contract

Stewart Information Services Corp.'s Board of Directors extended the contract of CEO Fred Eppinger for another three years and will now run through 2028. Eppinger took over as CEO in September 2019 after having served as a director of Stewart since 2016. Since assuming the CEO position, Eppinger has led the company through a global pandemic and driven sustained growth and momentum through one of the worst housing markets in history. Stewart has completed 30 acquisitions and expanded the company's digital and technological capabilities under Eppinger's leadership.

## Moving Forward and Protecting the Title Industry



**RICHARD H. WELSHONS MTP, NTP**  
ALTA president

**SHORTLY AFTER TAKING OFFICE**, President Trump wasted no time and signed some 200 executive orders ranging from reforms to government operations, energy policy and border security. Among them, President Trump issued a memorandum directing all executive departments and agencies to take appropriate actions to "lower the cost of housing and expand housing supply," among other efforts aimed at reducing high prices on essential goods and services.

"Americans are unable to purchase homes due to historically high prices, which are partly driven by regulatory requirements that account for 25 percent of the cost of constructing a new home, according to recent analysis," Trump said in the memo.

While it is unclear how this executive order will be carried out in the immediate future, you can be sure ALTA's team will continue to update you on key developments from the White House as we track any potential impacts the executive actions may have on policies, regulations and practices governing the title insurance industry and broader financial system.

Last month, Trump nominated Bill Pulte to replace Sandra Thompson as the next director of the Federal Housing Finance Agency (FHFA). If confirmed, Pulte, a private equity executive, will take over the agency at a time of growing pressure to transition Fannie Mae and Freddie Mac out of government conservatorship, among other top priorities. ALTA looks forward to working with Director Designate Pulte, whose grandfather, the late William Pulte, was the founder of homebuilder PulteGroup. In the interim, we will continue to work with FHFA staff to address our concerns with the agency's decision to approve the previous administration's title waiver pilot and embrace attorney opinion letters as an alternative to title insurance.

In addition, we look forward to working with Scott Turner, who was nominated to serve as Secretary of the Department of Housing and Urban Development (HUD). Turner previously served as the executive director of the White House Opportunity and Revitalization Council, where he worked to coordinate federal resources to support distressed communities. We are confident his commitment to fostering public-private partnerships and expanding housing access will positively impact communities across the nation.

Meanwhile, Sen. Tim Scott (R-S.C.), chairman of the Senate Banking, Housing, and Urban Affairs Committee, announced the committee's priorities for the 119th Congress, emphasizing financial inclusivity, advancing affordable housing and increasing access to capital. The committee will focus on reducing burdensome regulations, enhancing financial literacy and supporting small businesses. We are excited to work with Scott on crafting common-sense housing policies to address our nation's affordability challenges while ensuring homeowners and lenders are adequately protected.

With a new president and Congress in place, as well as new leadership at federal agencies, your voice and support of the industry is needed even more. Thank you if you're already involved in ALTA's advocacy efforts. If not, we need your help to tell our story. We will have an opportunity to shape policy at the 2025 ALTA Advocacy Summit (May 5-7 in Washington, D.C.). I hope you'll join me in protecting our industry.





# **ALTA** **ADVOCACY** **SUMMIT™**

**May 5-7 | Washington D.C. | InterContinental Wharf**

Your voice is one of the most powerful tools for change. By connecting with your members of Congress at ALTA Advocacy Summit, you'll demonstrate the real-world importance of protecting property rights and promoting equitable access to homeownership.

Advocacy isn't just about influence—it's about creating a legacy. Every conversation you have builds a stronger, more secure future for the industry and the communities we serve. Your voice is the catalyst for change. Together, our collective impact will shape tomorrow.

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