

**ALPS Application for Lawyers' Professional Liability Insurance**

If more than one attorney practices in this area, one supplement will suffice.

Name of Applicant Firm: \_\_\_\_\_

1. Please provide a copy of any written agreement or contract appointing an attorney as a title insurance agent acting on behalf of a title insurance company. **If you do not have a written agreement or contract, please explain.**

2. Number of clerical staff \_\_\_\_\_ and/or paralegals \_\_\_\_\_ involved in real estate closing.
3. Are any of the actions, duties or responsibilities within the closing process conducted by an individual who is not a licensed attorney? E.g. Title search, preparation or recordation of documents, review of loan documents, etc.  Yes  No

**If yes, please explain.**

4. Please describe what procedures or underwriting guidelines you utilize to determine the status or condition of title.

5. Please describe what procedures you follow in conducting real estate closings.

6. Do you maintain and use your own in-house title plant?  Yes  No

a. If no, what percentage of title information comes from a title plant maintained by a title insurance company? \_\_\_\_\_

b. Provide the name of any title insurance companies whose title plants you access for title information.

7. Who issues the title opinion or otherwise certifies the accuracy of the title in a real estate transaction?

8. Who determines "insurability of title"? \_\_\_\_\_

9. Do you perform real estate closings without title insurance, title insurance commitment or a title opinion?  Yes  No

**If yes, do you use a written disclaimer or waiver as to condition of title?**  Yes  No

10. Are written waivers used when you represent both the lender and the seller in a transaction?  Yes  No

11. Does any member of your firm have knowledge or information of any claims or of any incidents or occurrences which might give rise to a claim being made against a title insurance policy that was issued by your firm that arose out of your work as an attorney or as a title insurance agent?  Yes  No

**If yes, please provide details and any relevant documentation.**

12. Has a title company ever canceled or non-renewed you or your firm's services as a title insurance agent?  Yes  No

**If yes, please explain.**

13. Estimated Total Gross Income from title agent commissions: This year: \_\_\_\_\_ Last year: \_\_\_\_\_

14. How many title insurance policies were issued through your firm last year? Loan Policies: \_\_\_\_\_ Owned Policies: \_\_\_\_\_

**I understand information submitted herein becomes part of my firm's Professional Liability Application and is subject to the same terms and conditions.**

Applicant Signature \_\_\_\_\_ Position \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

Producer's Signature \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_