

Pennsylvania Producer's Examination for Title Insurance	
Series 16-10	
60 items - 80 minutes	
1.0 Insurance Regulation 12%	
Licensing	
Process (40 P.S. § 310.5)	
Persons to be licensed	
General requirements (40 P.S. §§ 310.5–310.8)	
Title producer additional requirements (40 P.S. §§ 910-24, 24.1, 910.26.1, 910-7)	
Appointment procedures (40 P.S. §§ 310.71, 910-26)	
Maintenance and duration	
Expiration (40 P.S. § 910-26)	
Renewal (40 P.S. § 310.8)	
Reporting of actions (40 P.S. § 310.78)	
Fictitious names (40 P.S. § 310.7)	
Address change (40 P.S. § 310.11(19))	
Continuing education (40 P.S. § 910-26)	
Disciplinary actions	
Cease and desist order (40 P.S. § 1171.9)	
Revocation, suspension, nonrenewal or denial of license (40 P.S. § 310.91)	
Fines (40 P.S. §§ 310.91, 1171.11)	
State regulation	
Commissioner's general duties and powers (40 P.S. §§ 310.2, 1171.7)	
Company regulation	
Solvency (40 P.S. §§ 910-32–35)	
Rates (40 P.S. §§ 910-37–39)	
Unfair claims settlement practices (40 P.S. § 1171.5(a)(10))	
Examination of title required (40 P.S. § 910-7)	
Producer regulation	
Charges for extra services (31 Pa. Code Ch. 125)	
Unfair inducements and marketing practices in obtaining title insurance business (40 P.S. § 910-31; 31 Pa. Code Ch. 125)	
Record keeping (40 P.S. § 910-27)	
Prohibited acts (40 P.S. § 310.11)	
Unfair insurance trade practices	
Rebates and Inducements (40 P.S. §§ 310.45, 310.46, 1171.5(a)(8))	
Misrepresentation (40 P.S. §§ 310.47–.48, 1171.5(a)(1),(2))	
Twisting (40 P.S. § 473)	
False advertising (40 P.S. §§ 910-47, 1171.5; 31 Pa. Code Ch. 51)	
Defamation (40 P.S. § 1171.5(a)(3); 31 Pa. Code Ch. 51)	
Boycott, coercion or intimidation (40 P.S. § 1171.5(a)(4))	
Unfair discrimination (40 P.S. § 1171.5)	
Federal regulation	
Fair Credit Reporting Act (15 USC 1681–1681d)	
Fraud and false statements (18 USC 1033, 1034)	
2.0 General Insurance Concepts 3%	

Risk management key terms
Risk
Exposure
Hazard
Peril
Loss
Methods of handling risk
Avoidance
Retention
Sharing
Reduction
Transfer
Elements of insurable risks
Adverse selection
Insurable interest
Law of large numbers
Reinsurance
Authority and powers of producers
Express
Implied
Apparent
Law of agency
Insurer as principal
Producer/insurer relationship
Responsibilities to the applicant/insured
Elements of a legal contract
Offer and acceptance
Consideration
Competent parties
Legal purpose
Distinct characteristics of an insurance contract
Contract of adhesion
Aleatory contract
Personal contract
Unilateral contract
Conditional contract
Legal interpretations affecting contracts
Ambiguities in a contract of adhesion
Reasonable expectations
Indemnity
Utmost good faith
Representations/misrepresentations
Warranties
Concealment
Fraud
Waiver and estoppel
Real Property 10%

Concepts, principles and practices
Definition of real property
Types of real property
Title to real property
Marketable title
Acquisition and transfer of real property
Conveyances
Encumbrances
Adverse possession
Condemnation
Riparian Rights
Escheats
Involuntary transfer
Abandonment
Judicial sales
Decedents' estates
Intestate
Testate
Trusts
Types of joint ownership
Tenants in common
Joint tenancy
Tenants by the entirety
Acknowledgments
Legal capacity of parties
Individuals
Corporations
General partnerships
Limited partnerships
Fictitious names
Trust agreements
Limited Liability Company (LLC)
Legal descriptions
Types of legal descriptions
Types of measurements used
Language of legal descriptions
Structure and format
Interpretation
4.0 Title Insurance 23%
Title insurance principles
Risks covered by title insurance
Risk of error in public records
Hidden off-record title risks
Risk of omission and commission by producer
Entities that can be insured; need for insurance
Individual
Commercial

Interests that can be insured
Fee simple estate
Leasehold estate
Life estate
Easements
Title insurance forms
Commitments
Owner's policy
Loan policy
Leasehold policy
Enhanced policies
Title insurance policy structure and provisions
Insuring provisions
Schedule A
Schedule B — Exceptions from coverage
Exclusions from coverage
Conditions and stipulations
Endorsements
Title searching techniques
Hard copy index
Computer index
Chain sheet
5.0 Title Exceptions and Procedures for Clearing Title 21%
Principles and concepts
General exceptions
Voluntary and involuntary liens
Federal liens
Judgments
Taxes and assessments
Surveys
Condominiums
Water rights
Mineral rights
Equitable interests
Attachments
Executions
Covenants
Conditions
Restrictions
Special problem areas and concerns
Acknowledgments
Mechanic's lien
Bankruptcy
Probate
Good faith
Foreclosure
Claims against the title

Lis pendens
Principle of clearing title
Releases
Assignments
Subordinations
Affidavits
6.0 Real Estate Transactions 31%
Escrow principles
Escrow terminology
Types of escrows
Escrow contracts
Fiduciary responsibilities of Title Agents (40 P.S. §§ 310.96, 910-24.2)
Document preparation regulations and requirements
Deeds
Mortgages
Notes
Releases
Acknowledgment forms
Settlement/closing procedures for all types of closings
Scheduling of closing
Types of documents used
FHA requirements
VA requirements
Real Estate Settlement Procedures Act (RESPA)
Insured closing protection
Recording and disbursement procedures
Settlement statement, lender and government entity requirements
Contract sales
All-inclusive trust deed
Lot sales
Loan closings
Exchanges (including 1031)
Recording
Types of records
Types of recording systems
Requirements to record
Recording steps
Acknowledgments
Presumptions