

EXAMINATION CONTENT OUTLINE

LOUISIANA EXAMINATION FOR TITLE INSURANCE SERIES 111

# of Questions	Minimum Passing Score	Time Allowed
50	70% Correct	60 Minutes

CONTENT OUTLINE

Insurance Regulation 12%
Licensing
Types of licenses (22:1547, 1962(F))
Individual producer (22:1542(6), 1546(A))
Business entity (22:1542(2), 1546(B))
Resident versus nonresident (22:1546, 1548, 1560)
Temporary (22:1553)
Maintenance and duration
Expiration (22:1547(B))
Renewal (22:1547(C))
Change of name, address, telephone number (22:1547(G))
Assumed names (22:1552)
Reporting of actions (22:1563)
Continuing education requirements (37:XI:10.703, .705 & Rule 10.711)
Disciplinary actions
Hearings (22:1968, 2191-2208)
Cease and desist order (22:1969)
License probation, suspension, revocation, or refusal to issue or renew (22:1554)
Penalties/fines (22:1969-1970)
State regulation
Commissioner's general duties and powers (22:2, 1967)
Company regulation
Certificate of authority (22:65, 66)
Unfair claims settlement practices (22:1964(14))
Appointment (22:1558)
Termination of appointment (22:1559)
Producer regulation
Controlled business (22:1544(C))
Shared commissions (22:1557)
Payment to unlicensed entities (22:1562)
Unfair trade practices (22:1964)
Misrepresentation (22:1964(1, 18))
False advertising (22:1964(2))

Defamation (22:1964(3))
Boycott, coercion and intimidation (22:1964(4))
False financial statements (22:1964(5))
Unfair discrimination (22:1964(7); 22:34)
Rebating (22:1964(8))
Examination of books and records (22:1967, 1981, 1990)
Insurance fraud (22:1964(13), 1921-1929)
Privacy of Consumer Financial Information (37:XIII.9903-.9953)
Federal regulation
Other federal regulations (e.g. Do Not Call List) (https://www.donotcall.gov)
General Insurance Concepts 12%
Concepts
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
Producers and general rules of agency
Insurer as principal
Producer/insurer relationship
Authority and powers of producers
Express
Implied
Apparent
Contracts
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
Good faith
Representations/misrepresentations
Warranties
Concealment
Fraud
Waiver and estoppel
Real Property 25%
Concepts, principles and practices
Definition of real property
Types of real property
Title to real property
Marketable title
Acquisition and transfer of real property
Bond for deed
Conveyances
Encumbrances
Adverse possession
Expropriation
Alluvion/dereliction
Involuntary alienation
Abandonment
Foreclosures (judicial and dation en paiement)
Mennonite notice
Judicial sales
Claims
Bankruptcies
Probates
Decedents' estates
Intestate
Testate
Trusts
Types of co-ownership
Community property
Co-ownership
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
Escrow principles
Escrow terminology
Types of escrows
Escrow contracts
Fiduciary responsibilities of escrow agents (22:532)
Recording
Types of records
Types of recording systems
Requirements to record
Recording steps
Acknowledgments
Presumptions
Title Insurance 24%
Louisiana laws
Title agent requirements (22:517, 518)
Agent contracts (22:520)
Policyholder rights and disclosure (22:531)
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 agent
Entities that can be insured; need for insurance
Individual
Commercial
Interests that can be insured
Fee simple estates
Leasehold estates
Servitudes
Title insurance forms
Commitments
Owner's policy
Loan policy



Leasehold 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
Abstract
Title Exceptions and Procedures for Clearing Title 27%
Principles and concepts
General exceptions
Voluntary and involuntary liens
Judgments
Federal liens
Taxes, assessments and tax sales
Surveys
Condominiums
Water rights
Mineral rights
Equitable interests
Attachments
Executions
Covenants
Conditions
Restrictions
Special problem areas and concerns
Redhibition
Acknowledgments
Building contract (two distinct entities)
Workman's lien
Bankruptcy
Probate
Good faith
Foreclosure
Claims against the title
Lis pendens
Principles of clearing title
Releases
Mortgage cancellation by financial institution
Assignments

Subordinations
Affidavits
Settlement or closing procedures
Real Estate Settlement Procedures Act (RESPA)
Insured closing protection
Lead paint disclosure

