VOLUME 2, ISSUE 2
ACCURATE

"Underwriter Module"

TITLE SOFTWARE

SOUTHERN TITLE INSURANCE CORPORATION

FULL SERVICE UNDERWRITER SOFTWARE

Southern Title Insurance Corp is making its state of the art, web based Agency Support and Back office Policy Processing software, along with its full service standalone Claims Management software, available to Regional Underwriters.

Eugene R. McCullough
President, Southern Title

A Software Solution for TEXAS Production

"This newsletter will discuss the Underwriter side of AccuRate. This module would reside in the underwriter's back office and will allow for policy data generated on the Agent's desktop module to be imported into this module. For those agents who use another rate calculation process, details for remitted policies can be manually input for each policy to be processed. It will allow for the processor to identify the agent, identify the counties where the policy is issued (and where the agent is authorized), accommodate all policy/ endorsement variables and calculate the gross /net premiums for all policy forms and identified endorsements. The TDI required statistical information is captured for each policy and can be run at year end.

While rekeying of data is eliminated when the agent exports his data, this Underwriter module can be used even if the agent just submits a stack of remitted policies. All of the rate and endorsement calculation tools work behind the scenes to allow the processer to just 'click' on the appropriate buttons indicating what was submitted. The system will allow processing of a 'batch' of policies with one check or those who remit one check per policy. For those that submit their premiums in advance of the policy, the system will create a 'prepaid' record to allow the credit to be matched with the later remitted policy."

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TDI INSURANCE MANUAL: DETAILED LOOK AT WHAT TEXAS REQUIRES

Underwriters operating in Texas are subject to strict compliance with rate rules and detailed operating procedures that are laid out in the "Title Insurance Basic Manual". AccuRate is designed to comply with the current rules, rates and procedures. For a copy of the TDI manual, see:

http://www.tdi.texas.gov/title/titleman.html

ACCURATE DEVELOPED IN 'FILEMAKER PRO'

This software was developed in Filemaker Pro –6 by Robert Philo, a Texas attorney with a long history in the title insurance industry. Bob explains that Filemaker Pro is a very powerful database program with a simple interface. He knew what the program needed to accomplish and over about 2 years, he polished the program into a Texas specific processing solution. The system he developed was used by Southern from 2006-2010. Since we were no longer in Texas, we have not used this program with the new Underwriter/Agency system.

Filemaker Pro is a widely used database program and there are thousands of programmers that could work on this system and modify it to your particular needs.

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Food for thought….

Today you are presented with an opportunity that has never existed before. By working together, Regional Underwriters could operate on a common platform that would allow them to pool their resources and secure modification of their common software at a much lower cost than was previously possible. Use of a common platform could also open the possibility of more efficient processing of policies through a jointly owned facility. Use of a common platform would enable Regionals to share development costs to achieve better intergration with Agency software companies and Loan Origination Software packages….a real opportunity to be competitive with the 'Big 4' underwriters.

The alternative is for each of the Regionals to continue to independently spend money on their own proprietary software and never have enough resources to fully develop the system they need.

This software package is not perfect, but its a great step in the right direction. By working together, you could create the perfect package to compete with the 'Big 4'!

Highlights of the UNDERWRITER module

Very powerful database application with an easy interface to make modifications — programmers familiar with Filemaker Pro are plentiful nationwide.

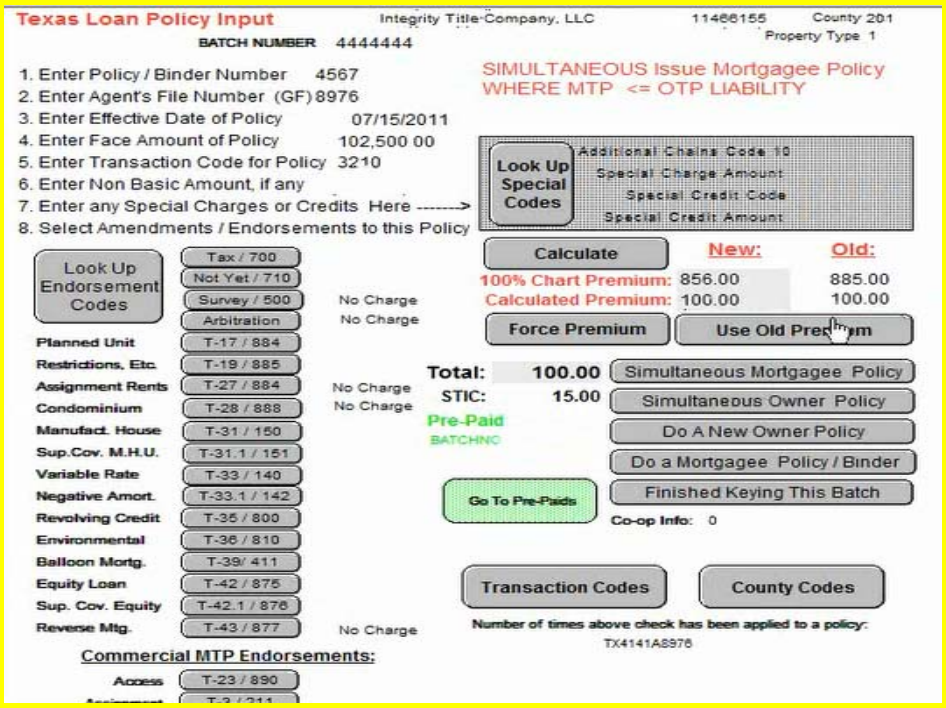
Underwriter module is simple to use and has a lot of functions:

Reports are easy to create and a lot of routine reports are already written.

Importing data from the Agent's module, agent spreadsheets or other third party software is easy to accomplish. Exporting of selected portions of database created in AccuRate into Southern's Underwriter/Agent program should be easy to accomplish.

TDI Statistical year end reports can be easily generated with the collected data.

For a more detailed overview of how this program works, please see the video below where Bob Philo demonstrates its functionality.

http://sticl.southerntitle.com/videos/TxAccuRate2.wmv

SAMPLE POLICY PROCESSING PAGE