DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION

P.O. Box 690, Jefferson City, Mo. 65102-0690

VOLUNTARY FORFEITURE AGREEMENT

TO: Karrie Booth
Kansas City Title, Inc.
1153 NE Rice Road
Lee's Summit, Missouri 64086

RE: Cheryl Sykes
Our File 07A000662

DATE: July 23, 2008

It is hereby agreed by Linda Bohrer, Acting Director of the Missouri Department of Insurance, Financial Institution, and Professional Registration, and Kansas City Title, Inc. as follows:

WHEREAS, Linda Bohrer is Acting Director of the Missouri Department of Insurance, Financial Institution, and Professional Registration, an agency of the state of Missouri created and established for administering and enforcing all laws in relation to insurance and insurance companies doing business in the state of Missouri;

WHEREAS, Kansas City Title, Inc. is licensed by the Missouri Department of Insurance, Financial Institution, and Professional Registration to do business in the state of Missouri pursuant to Chapters 374, 375, and 381 RSMo;

WHEREAS, the investigation (# 07A000682) has revealed that Kansas City Title, Inc. violated our insurance laws and is subject to enforcement action by the Director for the following under Section 374.046 RSMo Cum. Supp. 2007:

1. Kansas City Title, Inc. failed to permit inspection of the HUD-1 the day of business immediately prior to the day of closing in violation of Section 375.141.1(8) RSMo Cum Supp. 2007;
2. Kansas City Title, Inc. failed to complete the HUD-1 to accurately reflect the source of all funds disbursed in closing in violation of Section 375.141.1(8) RSMo Cum. Supp. 2007;
3. Kansas City Title, Inc. failed to date down the property prior to closing in violation of Section 381.071.2 RSMo (1994);
4. Kansas City Title, Inc. failed to make a corresponding deposit of funds before making a disbursement in excess of ten thousand dollars from an escrow account which it maintains as a depositary in violation of Section 381.412.2 RSMo (1994);
5. Kansas City Title, Inc. employed a person, Terry Garner, not licensed in Missouri to close a transaction in violation of Section 381.115.1.2 RSMo (1994).
6. Kansas City Title, Inc. failed to reflect the correct premium and total charge on the Owners and Loan policies in violation of Regulation 20 CSR 500-7.100 (3) (B) and of Section 375.141.1(8) RSMo Cum. Supp. 2007.
7. Kansas City Title, Inc. failed to provide an Affiliated Business Disclosure with accurate information relevant to a Missouri consumer in violation of Section 375.141.1(8) RSMo Cum. Supp. 2007.

WHEREAS, Kansas City Title, Inc. after being advised by legal counsel, does hereby voluntarily and knowingly waive any and all rights for procedural requirements, including notice and an opportunity for a hearing, which may have otherwise applied to the above investigation; and

NOW THEREFORE, in lieu of the institution by the Department of Insurance, Financial Institution, and Professional Registration of any action for the suspension or revocation of the license of Kansas City Title, Inc. to transact the business of title insurance in the state of Missouri or the imposition of other sanctions, Kansas City Title, Inc. does hereby voluntarily and knowingly waive all rights to any hearing and does surrender and forfeit the sum of TWO THOUSAND EIGHT HUNDRED TWENTY-FIVE DOLLARS ($2825.00), such sum payable to the Missouri School Fund in accordance with Section 374.280.2 RSMo Cum Supp. 2007.

Kansas City Title, Inc. shall submit this form to the Department of Insurance, Financial Institution, and Professional Registration no later than August 13, 2008, or this offer to settle the violations lapses.

7/28/08
Dated

Karrie Booth, Escrow Administrator
Kansas City Title Inc.

8/5/08
Dated

Mary Kempker, Director
Division of Consumer Affairs

8/5/08
Dated

Linda Bohrer, Acting Director
Missouri Department of Insurance,
Financial Institutions, and
Professional Registration

Please submit this form along with payment to:

Missouri Department of Insurance
Attn: Gerald Michitsch
P O Box 4001
Jefferson City, Missouri 65102-0690
(573) 526-3411