



**DEPARTMENT OF INSURANCE, FINANCIAL
INSTITUTIONS AND PROFESSIONAL REGISTRATION**

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

IN RE: BRB TRUST TITLE AGENCY, LLC, DBA
COSMOPOLITAN TITLE AGENCY, LLC
432 EAST RIVER BEND DR.
EATONTON, GA 31024

TRACKING ID 283146

VOLUNTARY FORFEITURE AGREEMENT

It is hereby agreed by BRB Trust Title Agency, LLC dba Cosmopolitan Title Agency, LLC ("BRB") and the Consumer Affairs Division of the Department of Insurance, Financial Institutions and Professional Registration, as follows:

WHEREAS, John M. Huff is the duly appointed Director of the Department of Insurance, Financial Institutions and Professional Registration, State of Missouri (hereinafter, "Director" of the "Department") whose duties, pursuant to Chapters 374, 375 and 381 RSMo, include the supervision and regulation of the business of insurance;

WHEREAS, the Consumer Affairs Division of the Department of Insurance, Financial Institutions and Professional Registration is charged with investigating producers and companies engaged in the business of insurance pursuant to Section 374.085, RSMo and is authorized by

the Director to recommend enforcement action under the laws relating to insurance;

WHEREAS, BRB currently holds an active license as an business entity insurance producer with the Department, pursuant to Chapter 375, RSMo;

WHEREAS, an investigation suggests that BRB failed to:

- Timely file the Annual Financial Interest Report (T-5A) and the Annual Affiliated Business Report (T-5B), which were due by March 31, 2016 pursuant to 20 CSR 500-7.070 and Section 381.029.3, RSMo (Supp. 2013);
- Provide Notice of Closing and Settlement Risk (T-3 form) to consumer prior to receipt of funds pursuant to Section 381.022.6, RSMo (Supp. 2013);
- Document file with a dated down search prior to closing consistent with determining insurability and sound underwriting practices in violation of Section 381.071.1(2), RSMo (Supp. 2013);
- Document file with a written statement of the individual who performed the examination verifying the source of title evidence used in violation of 20 CSR 500-7.200 (3) (A) and (B).
- Timely notify the Department of a change in address pursuant to Section 375.018.7, RSMo (Supp. 2013); and
- Timely respond to an inquiry from the Department pursuant to 20 CSR 100-4.100;

Additionally, BRB:

- Allowed Stacey Andrews to determine insurability, handle closings, escrows or settlements without a valid insurance license in violation of Section 381.115.1 and .2(2), RSMo (Supp. 2013), materially aided Andrews to violate Chapter 381 pursuant to Section 381.045.1, RSMo (Supp. 2013), subjecting BRB to enforcement action by the

Director; and

- Charged an additional closing protection letter fee and premium inconsistent with the Old Republic National Title Insurance Company filed rates with the Department and in violation of Section 381.181.2, RSMo (Supp. 2013);

WHEREAS, BRB's employees have voluntarily completed a review of the Missouri Revised Statutes and the Missouri Regulations related to title insurance and insurance producer licensure;

WHEREAS, BRB has been informed of its right to counsel and of its right to contest any attempt by the Department to discipline its insurance producer license, and states that it understands its rights to contest any such actions;

AND WHEREAS, BRB acknowledges and admits for purposes of this Agreement and for purposes of any future action by the Director or the Consumer Affairs Division based on any additional violation of the insurance laws or regulations by BRB, in which action the Director or the Consumer Affairs Division alleges that the violation described herein forms part of a course of conduct, a business practice, or other such series of similar violations, or that future violations by BRB are committed knowingly, intentionally or in conscious disregard of the law, that it failed to:

- Timely file the Annual Financial Interest Report (T-5A) and the Annual Affiliated Business Report (T-5B), which were due by March 31, 2016;
- Provide Notice of Closing and Settlement Risk (T-3 form) to consumer prior to receipt of funds pursuant to Section 381.022.6, RSMo (Supp. 2013);
- Document file with a dated down search prior to closing consistent with determining insurability and sound underwriting practices in violation of Section 381.071.1(2), RSMo

(Supp. 2013);

- Document file with a written statement of the individual who performed the examination verifying the source of title evidence used in violation of 20 CSR 500-7.200 (3) (A) and (B);
- Timely notify the Department of a change in address pursuant to Section 375.018.7, RSMo (Supp. 2013); and
- Timely respond to an inquiry from the Department pursuant to 20 CSR 100-4.100;

Additionally, BRB:

- Allowed Stacey Andrews to determine insurability, handle closings, escrows or settlements without a valid insurance license in violation of Section 381.115.1 and .2(2), RSMo (Supp. 2013), materially aided Andrews to violate Chapter 381 pursuant to Section 381.045.1, RSMo (Supp. 2013); and
- Charged an additional Closing Protection Letter fee and premium inconsistent with the Old Republic National Title Insurance Company filed rates with the Department in violation of Section 381.181.2, RSMo (Supp. 2013);

NOW, THEREFORE, in lieu of any recommendation or initiation by the Consumer Affairs Division of any action based on the violations cited in this Agreement, and after being afforded the opportunity to consult legal counsel, BRB does hereby voluntarily and knowingly surrender and forfeit the sum of one thousand four hundred fifty dollars (\$1,450.00), such sum to be paid into the Missouri State School Fund pursuant to Sections 374.046 and 374.280, RSMo.

BRB shall submit this sum to the Department by cashier's check or money order made payable to the State School Moneys Fund no later than January 6, 2017.

The parties agree that, should the Director or the Division in the future allege an

additional violation of the insurance laws or regulations by BRB, nothing in this Agreement shall preclude the Director or the Consumer Affairs Division from introducing BRB's admissions contained in this Agreement as evidence that the act described herein forms part of a course of conduct, a business practice, or other such series of similar violations, or for purposes of showing that such later alleged acts are committed knowingly, intentionally or in conscious disregard of the law.

DATED: 1-13-17



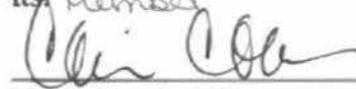
BRB Trust Title Agency, LLC dba
Cosmopolitan Title Agency, LLC
License # 8084172

By: Katherine Handzel
Its Member

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JAN 19 2017

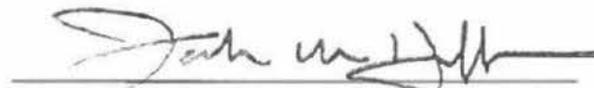
DATED: 1/20/17



Carrie Couch, Director
Consumer Affairs Division

MO. DEPT. OF INSURANCE,
FINANCIAL INSTITUTIONS &
PROFESSIONAL REGISTRATION

DATED: 1/23/17



John M. Huff, Director
Missouri Department of Insurance, Financial
Institutions and Professional Registration

Return to:
Department of Insurance
Marjorie Thompson
P O Box 4001
Jefferson City, MO 65102