

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

BEFORE THE INDIANA
COMMISSIONER OF INSURANCE

CAUSE NO.: 18222-AG19-0802-102

IN THE MATTER OF:)

Resource Real Estate Services, LLC)
300 Red Brook Blvd., Ste. 300)
Owings Mills, Maryland)

Respondent.)

Type of Agency Action: Enforcement)

License No.: 32746)

FILED

SEP 13 2019

STATE OF INDIANA
DEPT. OF INSURANCE

FINAL ORDER

The Indiana Department of Insurance ("Department"), by counsel Erica J. Dobbs, and Resource Real Estate Services, LLC ("Respondent"), a nonresident title insurance agency licensed to do business in Indiana, signed an Agreed Entry which purports to resolve all issues involved in the above-captioned cause number, and which has been submitted to the Commissioner of Insurance (the "Commissioner") for approval.

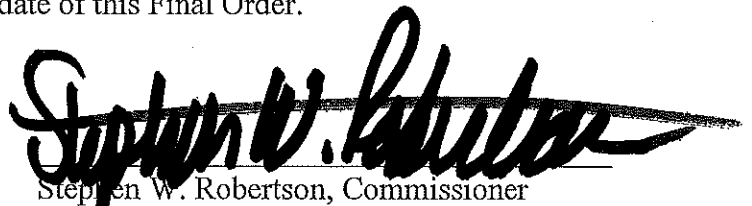
The Commissioner, after reviewing the Agreed Entry, which requires Respondent to pay restitution to overcharged consumers in the amount of eighteen thousand three hundred thirty one dollars and six cents (\$18,331.06) and provide proof to the Department of the same, and levies a ten thousand dollar (\$10,000) civil penalty for overcharging consumers and failing to collect TIEFF as required, finds it has been entered into fairly and without fraud, duress or undue influence, and is fair and equitable between the parties. The Commissioner hereby incorporates the Agreed Entry as if fully set forth herein, and approves and adopts in full the Agreed Entry as a resolution of this matter.

IT IS THEREFORE ORDERED by the Commissioner:

1. Respondent shall pay a civil penalty in the amount of ten thousand dollars (\$10,000) to the Department within thirty (30) days of the date of this Final Order.
2. Respondent shall refund the two hundred seventy (270) affected consumers eighteen thousand three hundred thirty one dollars and six cents (\$18,331.06). This refund amount includes the aggregate overcharged premium of sixteen thousand three hundred two dollars (\$16,302) and eight percent (8%) compounded interest in the amount of two thousand twenty nine dollars and six cents (\$2,029.06).
3. Respondent shall provide a letter to each consumer with a reimbursement check stating "On July 17, 2019, the Indiana Department of Insurance (IDOI), examined our title insurance records in accordance with Indiana Code 27-1-3.1 *et seq.* and discovered we overcharged you. The correct amount should have been (amount). As a result, the IDOI has ordered us to issue a refund check in the amount of (amount)."
4. Respondent shall provide a copy of the letter and check sent to each consumer to the Department within thirty (30) days of the date of this Final Order.

9-13-2019

Date Signed


Stephen W. Robertson, Commissioner
Indiana Department of Insurance

Distribution:

Resource Real Estate Services, LLC
300 Red Brook Blvd., Ste. 300
Owings Mills, Maryland 21117

Erica J. Dobbs, Attorney
ATTN: Tyler Mason, Jr Insurance Examiner
Indiana Department of Insurance
311 W. Washington St., Suite 103
Indianapolis, IN 46204

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) SS:
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CAUSE NO.: 18222-AG19-0802-102

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STATE OF INDIANA
DEPT. OF INSURANCE

AGREED ENTRY

This Agreed Entry is executed by the Indiana Department of Insurance ("Department"), by counsel, Erica J. Dobbs, and Resource Real Estate Services, LLC ("Respondent"), a nonresident title insurance agency licensed to do business in Indiana, to resolve all issues in the above-captioned cause number. This Agreed Entry is subject to the review and approval of Stephen W. Robertson, Commissioner, Indiana Department of Insurance ("Commissioner").

WHEREAS, Respondent is a nonresident title insurance agency holding license number 32746 since July 3, 2002;

WHEREAS, Indiana Code § 27-1-15.6-12(b)(2)(A) states, in part, that the Commissioner may levy a civil penalty against an insurance producer for violating an insurance law;

WHEREAS, Indiana Code § 27-4-1-4(a)(7)(C) is an insurance law which states, in part, that it is an unfair and deceptive business practice to make or permit excessive or inadequate charges for premiums, policy fees, assessments, or rates, or making or permitting any unfair discrimination between persons of the same class involving essentially the same hazards in the

amount of premiums, policy fees, assessments, or rates charged or made for policies or contracts of any kind of insurance;

WHEREAS, the Respondent overcharged premium fees on two hundred seventy (270) title insurance policies by amounts ranging between twenty five (\$25) and one hundred (\$100) dollars;

WHEREAS, Indiana Code § 27-7-3.6-7(a) is an insurance law which states that a person that purchases a title insurance policy shall pay to the title insurer that issues the title insurance policy a fee of five dollars (\$5) as a fee for the title insurance enforcement fund at the time of payment for the title insurance policy, known as Title Insurance Enforcement Fund Fee ("TIEFF");

WHEREAS, the Respondent failed to charge TIEFF on six (6) title insurance policies;

WHEREAS, Barry Blank, CEO of Resource Real Estate Services, LLC, is authorized to act on behalf of Respondent and obligate it to perform in accordance with this agreement; and

WHEREAS, the Department and Respondent (collectively, "the Parties") desire to resolve this matter without a hearing.

IT IS, THEREFORE, NOW AGREED by and between the Parties as follows:

1. The Commissioner has jurisdiction over the subject matter and the Parties to this Agreed Entry.
2. In order to avoid formal litigation in this matter, Respondent has determined that it is in their best interests to enter into this Agreed Entry. As such, Respondent acknowledges that they execute this Agreed Entry with full realization of its contents and effects.

3. This Agreed Entry is executed knowingly, voluntarily, and freely by the Parties. The Parties agree that the terms of this Agreed Entry constitute final resolution of this matter.
4. Respondent knowingly, voluntarily and freely waives the right to a public hearing on this matter, including the right to appear in person before the Commissioner, present evidence, cross-examine witnesses, and present arguments.
5. Respondent knowingly, voluntarily and freely waives the right to judicial review of this matter or otherwise appeal or challenge the validity of this Agreed Entry.
6. Respondent knowingly, voluntarily, and freely waives, releases, and forever discharges all claims or challenges, known or unknown, against the Department, its Commissioner, employees, agents, and representatives, in their individual and official capacities, that arise out of or are related to the Agreed Entry or Final Order, including but not limited to any act or omission as part of the underlying audit, investigation, negotiation, or approval process.
7. Respondent agrees to refund the two hundred seventy (270) affected consumers eighteen thousand three hundred thirty one dollars and six cents (\$18,331.06). The amount to be refunded includes the aggregate overcharged premium of sixteen thousand three hundred two dollars (\$16,302) and eight percent (8%) compounded interest in the amount of two thousand twenty nine dollars and six cents (\$2,029.06).
8. Respondent agrees to provide a letter to each consumer with a reimbursement check stating "On July 17, 2019, the Indiana Department of Insurance (IDOI), examined our title insurance records in accordance with Indiana Code 27-1-3.1 *et seq.* and discovered we overcharged you. The correct amount should have been (amount). As a result, the IDOI has ordered us to issue a refund check in the amount of (amount)."

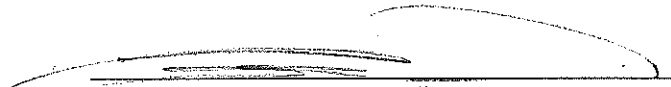
9. Respondent shall provide a copy of the letter and check sent to each consumer to the Department within thirty (30) days after the Commissioner signs the Final Order adopting this Agreed Entry.
10. Respondent agrees to pay a civil penalty in the amount of ten thousand dollars (\$10,000) to the Department within thirty days (30) after the Commissioner signs the Final Order adopting this Agreed Entry.
11. Respondent has carefully read and examined this Agreed Entry and fully understands its terms.
12. Respondent has had the opportunity to have this Agreed Entry reviewed by legal counsel of their choosing, at their own expense, and is aware of the benefits gained and obligations incurred by the execution of this Agreed Entry. Respondent understands and agrees that the Department cannot give them legal advice.
13. Respondent has entered into this Agreed Entry knowingly, voluntarily, and freely, and has not been subject to duress, coercion, threat, or undue influence.
14. This Agreed Entry constitutes the entire agreement between the Parties, and no other promises or agreements, express or implied, have been made by the Department or by any employee, director, agent or other representative thereof to induce Respondent to enter this Agreed Entry.
15. The Department agrees to accept Respondent's compliance with the terms of this Agreed Entry as full satisfaction of this matter, and warrants and represents that so long as Respondent complies with the terms of this Agreed Entry, the Department will not bring any further action against Respondent based on the facts that gave rise to this Agreed Entry.

16. In the event the Department finds there has been a breach of any of the provisions of this Agreed Entry, the Department may reopen this matter and pursue alternative action pursuant to Indiana Code § 27-1-15.6-12.
17. Respondent waives any applicable statute of limitations for purposes of any enforcement of the terms and conditions of this Agreed Entry.
18. Respondent acknowledges that this Agreed Entry may be admitted into evidence in any judicial or administrative proceeding against Respondent to enforce the terms and conditions contained herein.
19. Respondent understands that this Agreed Entry resolves only the matter pending with the Department and does not affect any criminal prosecution or civil litigation that may be pending or hereinafter commence against Respondent.
20. This Agreed Entry does not in any way affect the Department's authority in future audits, investigations, examinations, negotiations, or other complaints involving Respondent.
21. It is expressly understood that this Agreed Entry is subject to the Commissioner's acceptance and has no force or effect until such acceptance is evidenced by the entry of a Final Order by the Commissioner.
22. Should this Agreed Entry not be accepted by the Commissioner, it is agreed that presentation to, and consideration of this Agreed Entry by the Commissioner, shall not unfairly or illegally prejudice the Commissioner or Respondent from further participation in or resolution of these proceedings.
23. If this Agreed Entry is accepted by the Commissioner, it will become part of Respondent's permanent record and may be considered in future actions brought by the Department or any other regulator against Respondent. It is further understood that, if

accepted by the Commissioner, this Agreed Entry and resulting Final Order are public records pursuant to Indiana Code § 4-21.5-3-32 that may not be sealed or otherwise withheld from the public, and may be reported to the National Association of Insurance Commissioners and published on the Department's website as required.

24. Respondent acknowledges that this is an Administrative Action they may be required to report to other jurisdictions in which they are licensed and on future licensing applications.

8/23/19
Date Signed


Erica J. Dobbs, Attorney #30588-49
Indiana Department of Insurance

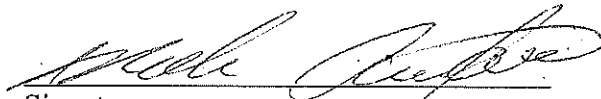
8/21/19
Date Signed


Barry Blank, CEO
Resource Real Estate Services, LLC

STATE OF MARYLAND)
) SS:
COUNTY OF _____)

Before me a Notary Public for Baltimore County, State of Maryland,
personally appeared Barry Blank, on behalf of Resource Real Estate Services, LLC and being
first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are
true.

Signed and sealed this 21 day of August, 2019.


Signature

Mark Taubemfeld
Printed

My Commission expires: 6-4-2023

County of Residence: Baltimore

