

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

BEFORE THE INDIANA  
COMMISSIONER OF INSURANCE

CAUSE NO.: 18396-AG19-0912-122

IN THE MATTER OF: )  
 )  
Silk Abstract Company )  
300 Centerville Road Summit South )  
Suite 304 )  
Warwick, Rhode Island 02886 )  
 )  
Respondent. )  
 )  
Type of Agency Action: Enforcement )  
 )  
License No.: 37755 )

**FILED**

NOV 22 2019

**STATE OF INDIANA  
DEPT. OF INSURANCE**

**FINAL ORDER**

The Indiana Department of Insurance (“Department”), by counsel Erica J. Dobbs, and Silk Abstract Company (“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 six hundred fifty dollars (\$650) and provide proof to the Department of the same, and levies a four thousand two hundred twenty two dollar (\$4,222) civil penalty for overcharging consumers, failing to collect TIEFF as required, and failing to input two hundred sixteen (216) real estate transactions into the RREAL IN database within the statutorily required time period, 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 four thousand two hundred twenty two dollars (\$4,222) to the Department within thirty (30) days of the date of this Final Order.
2. Respondent shall refund the thirteen (13) affected consumers six hundred fifty dollars (\$650).
3. Respondent shall provide proof of each refund to the Department within thirty (30) days of the date of this Final Order.

**11-22-2019**

Date Signed



Stephen W. Robertson, Commissioner  
Indiana Department of Insurance

Distribution:

Silk Abstract Company  
300 Centerville Road Summit South, Ste. 304  
Warwick, Rhode Island 02886

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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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 Silk Abstract Company (“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 37755 since February 21, 2006;

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, Respondent overcharged premium fees on thirteen (13) title insurance policies by amounts ranging between twenty five (\$25) and seventy five (\$75) dollars;

WHEREAS, Respondent states they charged for endorsements on the affected policies when the Underwriter rate manual showed that the endorsement charges were included as part of the lender's title insurance premium;

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 charged only one (1) TIEFF rather than two (2) TIEFF for four (4) real estate transactions when both an owner's and lender's title insurance policy were issued;

WHEREAS, Indiana Code § 6-1.1-12-43(e)(1) is an insurance law requiring that title insurance producers enter real estate transactions into the Residential Real Estate Acquisition of Licensee Information and Numbers Database ("RREAL IN Database") as soon as possible after the closing, and within the time prescribed by the Department;

WHEREAS, the Department has interpreted this to be twenty (20) business days, pursuant to Indiana Code § 27-7-3-15.5(e);

WHEREAS, Respondent failed to enter two hundred sixteen (216) real estate transactions into the RREAL IN Database within the required time period;

WHEREAS, Respondent has adjusted its procedures for entering real estate transactions into the RREAL IN Database as of September, 2018.

WHEREAS, Marc Trachtenberg, President of Silk Abstract Company, 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.

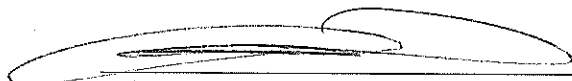
7. Respondent agrees to pay a civil penalty in the amount of four thousand two hundred twenty two dollars (\$4,222) to the Department within thirty days (30) after the Commissioner signs the Final Order adopting this Agreed Entry.
8. Respondent mailed refund checks totaling six hundred fifty dollars (\$650) to the thirteen (13) affected consumers on August 30, 2019 and provided copies to the Department.
9. Respondent has carefully read and examined this Agreed Entry and fully understands its terms.
10. 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.
11. Respondent has entered into this Agreed Entry knowingly, voluntarily, and freely, and has not been subject to duress, coercion, threat, or undue influence.
12. 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.
13. 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.


14. 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.
15. Respondent waives any applicable statute of limitations for purposes of any enforcement of the terms and conditions of this Agreed Entry.
16. 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.
17. 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.
18. This Agreed Entry does not in any way affect the Department's authority in future audits, investigations, examinations, negotiations, or other complaints involving Respondent.
19. 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.
20. 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.

21. 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.
22. 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.

11/15/19  
Date Signed

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

11/14/19  
Date Signed

  
Marc Trachtenberg, President  
Silk Abstract Company



