

EXAMINATION CONTENT OUTLINE

NEW MEXICO TITLE INSURANCE EXAMINATION SERIES 18-33

# of Questions	Minimum Passing Score	Time Allowed
50	70% (35 correct)	60 Minutes

CONTENT OUTLINE

Insurance Regulation 12%
Licensing NMSA 59A-11, 59A-12
Process NMSA 59-11, 59A-12
Types of Licensees NMSA 59A-11
Agents
Brokers
Solicitors
Consultants
Resident versus Nonresident
Temporary
Maintenance and Duration NMSA 59A-11
Disciplinary Actions
State Regulation
Superintendent's General Duties and Powers NMSA 59A-1
Company Regulation NMSA 59A-5
Certificate of Authority
Unfair Claims Settlement Practices
Agent Regulation
Unfair Insurance Trade Practices
Examination of Books and Records
Insurance Fraud Regulation
Consumer Privacy Regulation
Federal Regulation
Fair Credit Reporting Act
Patriot Act
Violent Control Act
General Insurance 4%
Agents and General Rules of Agency
Insurer as Principal
Producer/Insurer Relationship

Authority and Powers of Producers
Responsibilities to the Applicant/Insured
Contracts
Elements of a Legal Contract
Distinct Characteristics of an Insurance Contract
Legal Interpretations affecting Contracts
Real Property 20%
Concepts, Principles, and Practices
Definition of Real Property
Types of Real Property
Title to Real Property
Marketable Title
Acquisition and Transfer of Real Property
Conveyances
Encumbrances
Adverse Possession
Condemnation
Escheats - Money and Property
Abandonment
Judicial Sales
Decedents' Estates
Intestate
Testate
Trusts
Types of Joint Ownership
Tenants in Common
Joint Tenancy
Community Property
Acknowledgments
Legal Capacity of Parties
Individuals
Corporations
General Partnerships
Limited Partnerships
Fictitious Names
Trust Agreements
Limited Liability Company (LLC)
Legal Descriptions
Types of Legal Descriptions
Types of Measurements Used
Language of Real Descriptions



Interpretation
Escrow Principles
Escrow Terminology
Types of Escrows
Escrow Contracts/Purchase Agreement
Fiduciary Responsibilities of Escrow Agents
Recording
Types of Records
Types of Recording Systems
Requirements to Record
Acknowledgments
Presumptions
Title Insurance 36%
Title Insurance Principles
Risks Covered by Title Insurance
Risk of Error in Public Records
Hidden Off-Record Title Risks
Entities that can be Insured; Need for Insurance
Legal Forms of Ownership
Interests that can be Insured
Types of Estates
Easements
Title Insurance Forms
Commitments
Owner's Policy
Loan Policy
Leasehold Policies
Expanded Policies
Title Insurance Policy Structure and Provisions
Insuring Provisions
Schedule A
Schedule B - Exceptions From Coverage
Schedule B-Part II (Subordinate matters)
Exclusions From Coverage
Conditions and Stipulations
Endorsements
Title Searching Techniques
Hard Copy Index
Chain Sheet
Title Exceptions and Procedures for Clearing Title 28%
Principles and Concepts

General Exceptions
Voluntary and Involuntary Liens
Federal Liens
Mortgage
Judgments
Taxes and Assessments
Surveys
Condominiums
Water Rights
Equitable Interests
Attachments
Executions
Covenants
Conditions
Restrictions
Special Problem Areas and Concerns
Acknowledgments
Mechanic's Lien
Bankruptcy
Probate
Good Faith
Foreclosure
Claims Against the Title
Principles of Clearing Title
Releases
Assignments
Settlement or Closing Procedures
Real Estate Settlement Procedures Act (RESPA)
Insured Closing Protection Letters

