

**Maryland Title Producer
State and General Sections
Series 20-05 & 20-06
100 scored questions (plus 10 unscored)**

**Title Producer State Section
Series 20-06
25 questions- 30-minute time limit**

1.0 Insurance Regulation

1.1 Licensing

15% (3 items)

Definitions

Producer

Designated Licensed Producer

Sell, solicit, negotiate

Types of Licenses (*Insurance Article Annotated Code- Sec. 10-103(d)(1);
Sec. 11-407(b); Sec. 10-118; Sec. 10-116(2)(i); Sec. 10-126; Sec. 10-101*)

Producers

Non-resident

Business entities

Exceptions

Maintenance and duration (*Insurance Article Annotated Code- Sec. 10-116;
Sec. 10-117(b)(1)*)

Maintenance of license

Continuing education

Fictitious names

Change of address

Required reporting

Disciplinary actions

License suspension, revocation or denial

Penalties

1.2 State regulation

50% (10 items)

General powers - Commissioner of Insurance

Appointment

Producer appointment

Cancellation of appointment

Termination notification

Felony convictions/administrative actions

Unfair and prohibited practices (*Insurance Article Annotated Code- Sec. 10-132; Sec. 27- 405;
Sec. 2-201; Sec. 10-126; Real Estate Settlement Procedures Act- Sec.2607(a)*)

Rebating

Misrepresentation

Defamation

False advertising

Unfair discrimination

Kickbacks and referrals

Rate Filings (*Insurance Article Annotated Code-Sec. 11-407(b); Sec. 11-307*)

Consumer Protections (*Insurance Article Annotated Code- Sec. 22-102(a)(2)*)

Licensee responsibilities (producer and/or title settlement agent) (*Insurance Article
Annotated Code- Sec. 10-121; Sec. 11- 407(c); Sec. 10-118*)

Real Estate Settlements/Real Estate Settlement Agents

Fiduciary responsibilities and trust accounts
Commissions and compensation
Negotiated Premium Rates
Statutory Notice to Buyers
Retention of Records
Examination of books and records
Consumer privacy regulation
Escheatment

Maryland Affordable Housing Trust (MAHT) (*COMAR- Sec. 31.16.03;*
Insurance Article Annotated Code-Sec. 22-103)

1.3 Maryland Insurance Laws, Rules, & Regulations (Other than Insurance) 25% (5 items)

Maryland Laws and Regulations (*Insurance Article Annotated Code- Sec. 22-102;*
Sec. 22- 103 (d); Sec. 10-121 (a); Sec. 11-407 (a)(b); Real Property Article Annotated
Code '06- Sec. 3-104; Sec. 10-912)
Maryland Intake Sheet
Maryland Withholding Law
First Time Maryland Homebuyer Law

1.4 Federal regulation 5% (1 item)

Real Estate Settlement Procedure Act (RESPA) (*12 USC Chapter 27*)
Closing Disclosure
Anti-Kickback Provision
USA PATRIOT Act (*USA PATRIOT Act Section 326, 352(a) (2001)*)

1.5 Producers and general rules of agency 5% (1 item)

Producer/Insurer relationship
Authority, powers, and responsibilities of producers

**Title Producer General Section
Series 20-05
85 questions- 90-minute time limit**

2.0 Real Property

18% (15 items)

2.1 Concepts, principles and practices

Insurable interests in real property

Co-tenancy Issues

Fee simple

Life estate

Leasehold

Ground Rent

Redemption

Ejectment

Recording and race-notice

Search and exam

2.2 Acquisition and transfer of real property

Methods of transfer

Deeds

General Warranty

Special Warranty

Quitclaim

Deeds of trust/mortgages

Assumption deeds

Foreclosure

Bankruptcy

Chain of title

Adverse possession

Leases

Decedents' estates

Testate

Intestate

Types of ownership

Tenants in common

Joint tenancy

Tenants by the entirety

Divorce, effects on tenants by the entirety

2.3. Ownership and legal capacity of parties/entities

Individuals

Corporations

Limited liability companies

General partnerships

Limited partnerships

Trusts

Fictitious names

Power of attorney

2.4. Legal descriptions

Platted/subdivision plat

Lot and Block

Metes and bounds

Surveys vs. Location Drawings

3.0 Title Insurance

44% (35 items)

3.1 Title Insurance Principles

Risks covered by title insurance

Error searching public record

Hidden off-record title risks

3.2. Title Insurance Forms

Types

Commitments

Schedule A

Schedule B-1, Requirements

Schedule B-II, Exceptions

Conditions

Endorsements

Loan, Owner's, and Enhanced protection policies

Insuring provisions

Schedule A

Schedule B – I Exceptions from coverage

Schedule B – II Subordinate matters

Exclusions from coverage

Conditions

Policy

Exception

Requirement

Endorsement

Insurer/Underwriter

Chain of Title

Closing and Settlement

Title Producer

ALTA Endorsements

ALTA 4-06, 4.1-06 – Condominium

ALTA 5-06, 5.1-06 – Planned Unit Development

ALTA 8.1-06, 8.2-06 – Environmental Protection Lien

ALTA 13-06, 13.1-06 – Leasehold

ALTA 32-06, 32-06 and ALTA 33-06 –Construction Loans

Other related documents

Closing protection letters

Notice of availability of title insurance

4.0 Title Exceptions and Procedures for Clearing Title

38% (30 items)

4.1 Types of Liens and Encumbrances

Mortgage or Deeds of Trust liens

Judgment liens

Taxes and assessments

Federal income tax liens and judgment liens

Estate tax liens

Environmental and other governmental liens

Mineral rights

Covenants, conditions and restrictions

Easements and rights-of-way

Homeowner's/Condominium association liens

Financing statements

4.2. Special Problem Areas and Concerns

Access

Mobile Homes

Lis pendens

Mechanic's liens

Riparian rights

4.3. Principles of clearing title

Certificates of Satisfaction

Affidavits
Releases
Subordinations
Statute of limitations
Judgments
Deeds of trust
Indemnification letter/treaty