

February 20, 2009

Colorado State Capitol
Senate Business, Labor & Technology Committee
Senators Jennifer Veiga, Rollie Heath, Joyce Foster, Ted Harvey, Shawn Mitchell,
Mark Scheffel & Lois Tochtrop
200 East Colfax
Denver, CO 80203

Re: House Bill 09-1155

Dear Senators,

I am unable to attend your committee hearing on House Bill 09-1155 because the responsibilities of my new job prevent me from doing so. Instead, I am submitting this letter to request that this committee consider amending the bill to provide consumers with information necessary for them to shop and compare title insurance services.

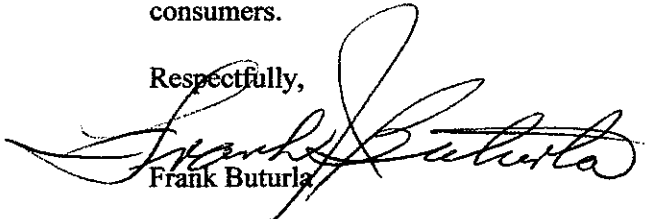
Unfortunately, I did not realize that there are substantial cost differences for the same coverage and services charged by title companies until after closing the recent sale on my home in Littleton. Then I learned that I could have saved \$1200 if I had used a different title company.

I hired a real estate broker to represent me and manage all aspects of my real estate transaction. I expected that my broker had a duty to represent my best interests including recommending a title company to handle my transaction. However, I was surprised to learn that it is not my real estate broker's responsibility to select a title company or to shop these services on my behalf.

If I had not been randomly contacted by Garry Wolff regarding my recent sale transaction, I would have never been aware of the substantial cost differences that exist among title companies or that it is the consumer's responsibility to select and shop these services. So, how are other consumers suppose to know that it is their responsibility to select and shop these services?

I understand that HB 09-1155 in its current form does not provide any consumer education or transparency of information to protect consumers like me from making unknown and costly mistakes. I believe all consumers need to be informed about their responsibility and be provided with information that would give them the ability to effectively shop for title insurance services. I request that HB 09-1155 be amended to add provisions that will educate and protect Colorado consumers.

Respectfully,



Frank Buturla

8779 S Kipling Way, Unit B-208
Littleton, CO 80127