

**FILED**

**MAY 26 2026**

**Department of Insurance  
State of Idaho**

RAÚL LABRADOR  
Attorney General

MATT K. STEEN – ISB No. 10285  
Deputy Attorney General  
Idaho Department of Insurance  
700 W State Street, 3<sup>rd</sup> Floor  
PO Box 83720  
Boise, ID 83720-0043  
Telephone No. (208)334-4204  
Facsimile No. (208) 334-4298  
[matt.steen@doi.idaho.gov](mailto:matt.steen@doi.idaho.gov)

*Attorneys for Idaho Department of Insurance*

**BEFORE THE DIRECTOR OF THE DEPARTMENT OF INSURANCE**

**STATE OF IDAHO**

**IDAHO DEPARTMENT OF INSURANCE,**

Complainant,

vs.

**ALLIANCE TITLE & ESCROW, LLC,**

[Ada County; Bingham County; Canyon  
County; Kootenai County; Madison County;  
Nez Perce County; Twin Falls County],

a foreign Limited Liability Company holding  
Idaho Title Agent License No. 5590, 5557,  
5592, 23276, 5570, 23277, and 23279,

Respondents.

Docket No. 18-4941-26

**CONSENT ORDER**

COME NOW the Idaho Department of Insurance (“Department”) and ALLIANCE TITLE & ESCROW, LLC (“Alliance”) pursuant to Rule 156 of the Idaho Rules of Administrative Procedure and hereby stipulate and agree as follows:

**CONSENT ORDER - 1**

1. Alliance is a foreign Limited Liability Company operating as a licensed title agent in thirty-one (31) counties throughout Idaho. Only seven (7) of those licensed counties are respondents in this action. They are Ada County; Bingham County; Canyon County; Kootenai County; Madison County; Nez Perce County; and Twin Falls County.

2. The Department completed an examination of Alliance pursuant to Idaho Code §§ 41-2710(7), 41-219(1) and (5) on or about February 3, 2026. Commencing on January 1, 2020, and continuing through December 31, 2024, the Department maintains that seven (7) of the Alliance locations were in violation of Idaho Code § 41-2708(3) on sixty-three (63) occasions in their respective Idaho counties by providing a collective total of \$11,860.78 in prohibited self-promotional items of value to producers of title business and by failing to maintain records for such items of value.

3. The Alliance locations in which the violations took place are as follows:

- a. Alliance, Ada County; Idaho Title Agent License No. 5590
- b. Alliance, Bingham County; Idaho Title Agent License No. 5557
- c. Alliance, Canyon County; Idaho Title Agent License No. 5592
- d. Alliance, Kootenai County; Idaho Title Agent License No. 23276
- e. Alliance, Madison County; Idaho Title Agent License No. 5570
- f. Alliance, Nez Perce County; Idaho Title Agent License No. 23277
- g. Alliance, Twin Falls County; Idaho Title Agent License No. 23279

4. On May 4, 2026, the Department filed a Verified Complaint and Notice of Right to Hearing (“Verified Complaint”), seeking administrative penalties against Alliance for the above-mentioned violations.

5. Idaho Code § 41-2708(3) provides that each person or entity giving or receiving a rebate, illegal inducement, or a reduction in rate in violation of § 41-1314(1), Idaho Code, shall, in addition to other penalties set forth in title 41, Idaho Code, for violation thereof, be liable for three (3) times the amount of such rebate, illegal inducement or reduced rate.

6. In full and complete settlement of the issues raised in the Verified Complaint, the Department and Alliance agree that Alliance shall pay to the Department an administrative penalty in the amount of twenty thousand four hundred seventy-five dollars (\$20,475) within fourteen (14) days of receipt of the fully executed Consent Order.

7. Alliance agrees that in the future it will comply with all requirements of the Idaho Insurance Code and rules promulgated thereunder and specifically with all the requirements of law related to providing self-promotional items of value to producers of title business and the maintenance of records of such items of value.

8. Alliance acknowledges that this is an administrative action that is required to be reported on Department licensing applications and license renewal forms.

9. This Consent Order constitutes the full and final resolution of all matters associated with the Verified Complaint, and the Department agrees that, subject to the Director's approval, upon execution of this Consent Order by Alliance and Alliance's full compliance with all terms and conditions set forth herein, the Department shall seek no further sanctions for the violations addressed herein.

IT IS SO AGREED.

DATED this 22 day of May 2026.

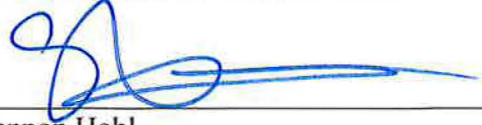
ALLIANCE TITLE & ESCROW, LLC

By: 

Title: CEO

DATED this 26<sup>th</sup> day of May 2026.

STATE OF IDAHO  
DEPARTMENT OF INSURANCE



Shannon Hohl  
Bureau Chief, Market Oversight

**IT IS SO ORDERED.**

DATED this 26 day of May 2026.

STATE OF IDAHO  
DEPARTMENT OF INSURANCE

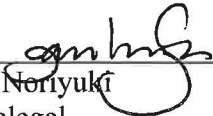


Dean L. Cameron  
Director

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 26<sup>th</sup> day of May 2026, I caused a true and correct, fully executed copy of the foregoing CONSENT ORDER to be served upon the following by the designated means:

Alliance Title & Escrow, LLC Mark Mills, CEO/President 380 E Parkcenter Blvd, Ste 105 Boise, ID 83706	<input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> Email: <a href="mailto:mark.mills@futatitle.com">mark.mills@futatitle.com</a> <a href="mailto:brad.miles@futatitle.com">brad.miles@futatitle.com</a> <a href="mailto:debbie.shirley@futatitle.com">debbie.shirley@futatitle.com</a>
--	---

  
\_\_\_\_\_  
Jan Noriyuki  
Paralegal