

AI and Title Insurance Landscape

- The Adoption and Growth of AI within Title Insurance
 - Background and initial use cases
 - How AI has advanced over the last decade
 - The introduction of Generative AI and Large Language Models and their impact
 - Early possibilities for where AI fits within Title Automation



The Adoption and Growth of AI within Title Insurance

Artificial Intelligence

Machine Learning

Deep Learning

Generative AI



Artificial Intelligence

the field of computer science that seeks to create intelligent machines that can replicate or exceed human intelligence



Machine Learning

subset of AI that enables machines to learn from existing data and improve upon that data to make decisions or predictions



Deep Learning

a machine learning technique in which layers of neural networks are used to process data and make decisions



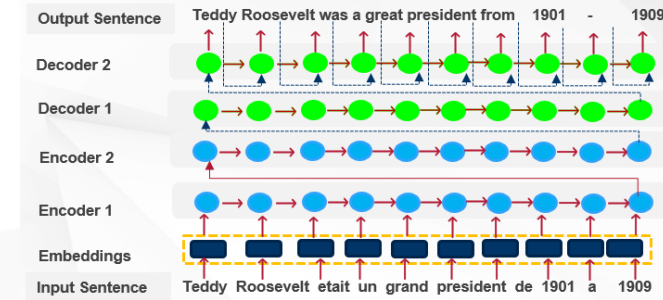
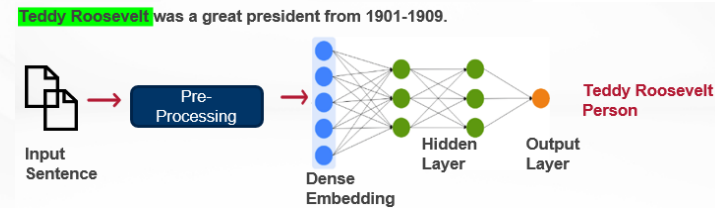
Generative AI

Create new written, visual, and auditory content given prompts or existing data.



The Adoption and Growth of AI within Title Insurance

Teddy Roosevelt was a great president from 1901-1909
 Match Teddy From 1-5 as First Name
 Match Roosevelt From 7-15 as Last Name



2012
Rules System

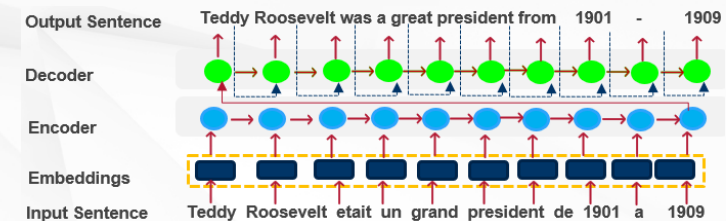
2014
Word 2 Vec

2018
LSTM

2021
Transformers

2023
LLM

	Teddy	Roosevelt	president	1901	1909
First Name	1	0	0	0	0
Last Name	0	1	0	0	0
Role	0	0	1	0	0
Start Year	0	0	0	1	0



The Adoption and Growth of AI within Title Insurance

Generative AI (Gen AI)

AI Techniques that learn from a representation of artifacts in a model and generate new artifacts with similar characteristics.(Text, Image, Video etc.)

Large Language Models(LLM)

AI that is trained on vast amount of text allowing it to interpret and generate human like textual output.

Chat GPT

Open AI service that incorporates a conversational chatbot with an LLM to create content.



The Adoption and Growth of AI within Title Insurance

AI

Gen AI and LLM

Capabilities -

- Prompting
- RAG
- Fine Tuning on Title data
- Open Source LLM's
- Commercial LLM's
- Distill techniques

Advantages -

- Natural language search
- Conversational Agents (Chatbots)
- Contract Understanding
- Title Search and pattern discovery
- Title Chaining
- Title workflow automation
- Purchase Risk

Computer Vision

Capabilities -

- Image Segmentation
- Poor Quality
- OCR
- Multi Modal (Image and Text)

Advantages -

- Restrictive Covenants
- NPI Detection
- Document Workflow (Splitting packages)
- Handwriting and signature detection
- Semantic Structure understanding

Thank you

This presentation may not be distributed without written permission from First American.

First American Data Tree LLC and First American Mortgage Solutions, LLC, (the operating entities that may provide products and services as First American Data & Analytics) make no express or implied warranty regarding the information presented and assume no responsibility for errors or omissions. First American, DataTree and the eagle logo are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

The following presentation is for informational purposes only and is not and may not be construed as legal advice. No third-party entity may rely upon anything contained herein when making legal and/or other determinations regarding its practices, and such third party should consult with an attorney prior to embarking upon any specific course of action.

© 2022 First American Financial Corporation and/or its affiliates. NYSE: FAF



First American
DATA & ANALYTICS