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*It's like Déjà Vu all over again!
~ Yogi Berra*

I certainly didn't see this coming. A couple of months ago I wrote here that I was optimistic that we'd get a modest increase in refinances to help soften the effect of the expiration of the homebuyer tax credits. Well it turns out that new orders for refinances are at levels not seen since the glory days of refinancing in 2002-2003. Not that I'm complaining.

For almost a year now, the mortgage market has been slogging along at ten year lows. Check out the charts for mortgage originations in 2004. We're probably headed towards those numbers in the next few months. And unlike prior periods of "interest rates will never be this low again", our clients tell us that most refinances are being locked at application. Few are floating the rate hoping for that extra one eighth of a percent.

The purchase market is a different story. The three quarter streak of positive comparisons year over year will in all likelihood come to an end. (sale transaction chart, page 14) I'm fairly certain that the homebuyer tax credits for the most part only accelerated transactions into the second quarter (primary residence sales chart, page 15) and did little to bring new buyers into the market.

The tsunami of refinancing is happening all over the country. In the past these extraordinary periods usually last from six to twelve weeks. So I expect the remainder of the year to be filled with activity. After the applications slow, closing the deals will consume our time. Hopefully enough people will save enough money to help the consumer side of the national economy.

Finally, excuse a bit of shameless self promotion. Our in-house property records data base, from which most of the attached data is gleaned, allows us to complete the title insurance commitment for most refinances without having to spend much time at the court house. Even though we're extremely busy our dedicated title group is meeting a very respectable three to four days turnaround time. Only when a title issue that needs more research is discovered do things take a bit longer. Our expanded closing facilities at the World Headquarters and our crack team of closing professionals will effectively deal with the inevitable rescheduling and closing delays that are now unfortunately too much a part of getting deals done.

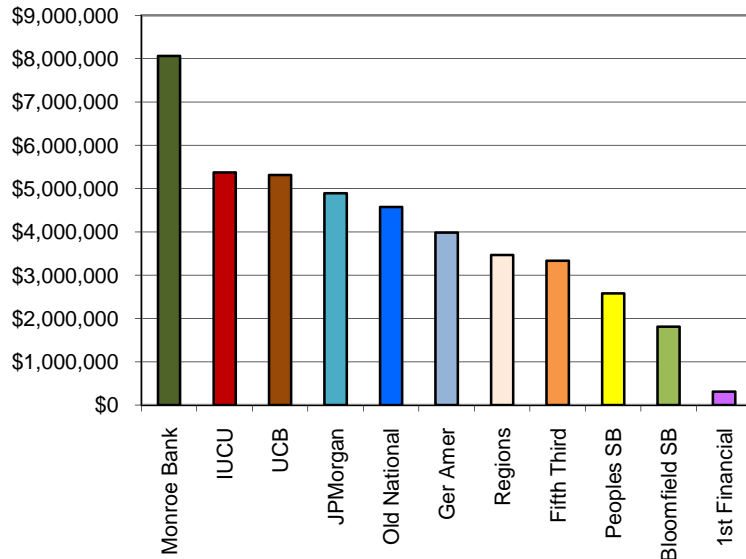
We take pride in providing a consistent level of excellent service in all types of market environments. Thank you for your continued support. We truly appreciate it!

~John Bethell



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Dollars - June 2010



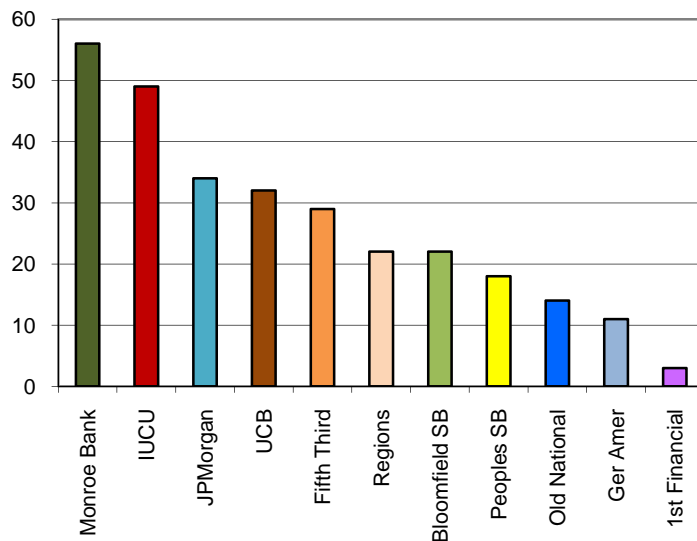
Residential and commercial property mortgages filed in Monroe County during June 2010.

Monroe Bank	8,064,573
IUCU	5,375,115
UCB	5,316,300
JPMorgan	4,892,637
Old National	4,575,295
Ger Amer	3,982,413
Regions	3,465,222
Fifth Third	3,335,577
Peoples SB	2,577,124
Bloomfield SB	1,809,556
1st Financial	309,000

Note- Charts & report do not include re-recordings, modifications, or those recorded without a property description. Fifth Third includes Fifth Third Bank & Fifth Third Mtg, Regions includes Regions Bank & Regions Mtg.

Transactions - June 2010

Monroe Bank	56
IUCU	49
JPMorgan	34
UCB	32
Fifth Third	29
Regions	22
Bloomfield SB	22
Peoples SB	18
Old National	14
Ger Amer	11
1st Financial	3



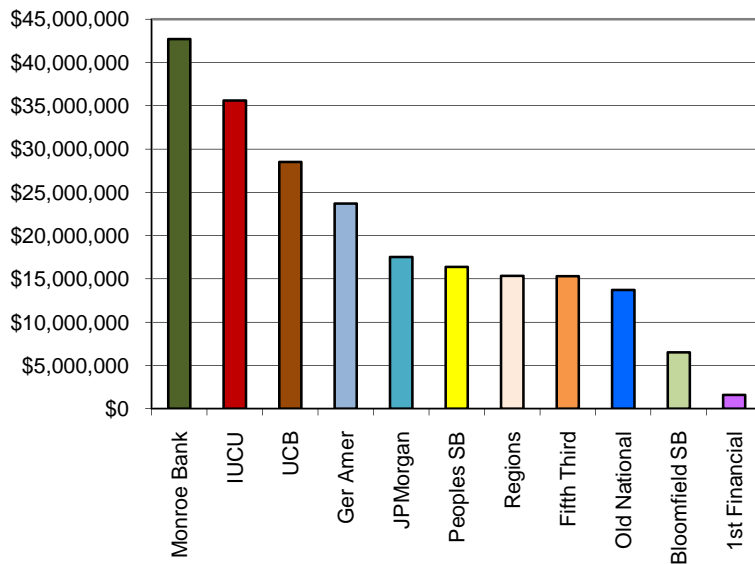
Mortgage Report covering all mortgages on Monre County property, both residential and commercial, filed with the Monroe County Recorder during the month of June 2010.

Lender	0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total Docs	%	Total Amount	%
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount				
ALLY BANK	0	0	1	109,000	2	542,600	0	0	3	0.7	651,600	1
BAXTER CREDIT UNION	1	48,750	0	0	1	260,000	0	0	2	0.5	308,750	0.5
BANK OF AMERICA	0	0	7	867,610	3	712,883	0	0	10	2.3	1,580,493	2.3
BANK OF AMERICA HOME L	0	0	0	0	0	0	0	0	0	0	0	0
BLOOMFIELD STATE BANK	5	103,100	16	1,460,856	1	245,600	0	0	22	5.2	1,809,556	2.7
CRANE FEDERAL CREDIT U	0	0	3	460,600	0	0	0	0	3	0.7	460,600	0.7
CITIMORTGAGE	0	0	0	0	0	0	0	0	0	0	0	0
FARM CREDIT SERVICES M	0	0	0	0	0	0	0	0	0	0	0	0
FIRST FINANCIAL BANK	1	45,000	2	264,000	0	0	0	0	3	0.7	309,000	0.5
FARMERS AND MECHANICS	0	0	3	365,000	0	0	0	0	3	0.7	365,000	0.5
FIFTH THIRD BANK	0	0	6	410,000	0	0	0	0	6	1.4	410,000	0.6
FIFTH THIRD MORTGAGE	0	0	23	2,925,577	0	0	0	0	23	5.4	2,925,577	4.3
GERMAN AMERICAN BANCOR	0	0	3	436,613	7	2,170,800	1	1,375,000	11	2.6	3,982,413	5.9
HOOSIER HILLS CREDIT U	1	5,000	0	0	0	0	0	0	1	0.2	5,000	0
INDIANA UNIVERSITY CRE	13	350,350	30	3,296,895	6	1,727,870	0	0	49	11.5	5,375,115	8
JPMORGAN CHASE BANK	0	0	27	3,158,176	7	1,734,461	0	0	34	8	4,892,637	7.3
KEYBANK	0	0	0	0	0	0	0	0	0	0	0	0
MONROE BANK	7	218,600	36	4,342,566	13	3,503,407	0	0	56	13.1	8,064,573	12
METLIFE HOME LOANS	0	0	3	332,282	2	518,980	0	0	5	1.2	851,262	1.3
MORTGAGE MASTERS	0	0	5	524,210	0	0	0	0	5	1.2	524,210	0.8
NATIONAL CITY MORTGAGE	0	0	0	0	0	0	0	0	0	0	0	0
OWEN COMMUNITY BANK	0	0	0	0	0	0	0	0	0	0	0	0
OWEN COUNTY STATE BANK	0	0	1	191,250	0	0	0	0	1	0.2	191,250	0.3
OCEAN MIDWEST	0	0	0	0	0	0	0	0	0	0	0	0
OLD NATIONAL BANK	0	0	12	1,375,270	0	0	2	3,200,025	14	3.3	4,575,295	6.8
PROVIDENT FUNDING ASSO	0	0	1	139,000	1	340,000	0	0	2	0.5	479,000	0.7
PEOPLES STATE BANK	3	83,000	10	1,368,124	5	1,126,000	0	0	18	4.2	2,577,124	3.8
REGIONS BANK	1	30,000	4	335,000	0	0	0	0	5	1.2	365,000	0.5
REGIONS MORTGAGE	1	40,000	11	1,475,408	5	1,584,814	0	0	17	4	3,100,222	4.6
STONE CITY BANK	0	0	0	0	0	0	0	0	0	0	0	0
SUPREME LENDING	0	0	6	718,213	0	0	0	0	6	1.4	718,213	1.1
UNITED COMMERCE BANK	4	111,100	19	2,555,850	9	2,649,350	0	0	32	7.5	5,316,300	7.9
UNITED STATES OF AMERI	0	0	2	272,500	0	0	0	0	2	0.5	272,500	0.4
UNION SAVINGS BANK	0	0	1	198,400	1	306,000	0	0	2	0.5	504,400	0.7
WELLS FARGO BANK	0	0	4	432,282	3	645,550	0	0	7	1.6	1,077,832	1.6
All Others	8	197,048	54	6,444,083	17	5,064,390	5	3,891,612	84	19.7	15,597,133	23.2
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS	45	1,231,948	290	34,458,765	83	23,132,705	8	8,466,637	426	100	67,290,055	100



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Dollars - Year-to-Date through June 2010



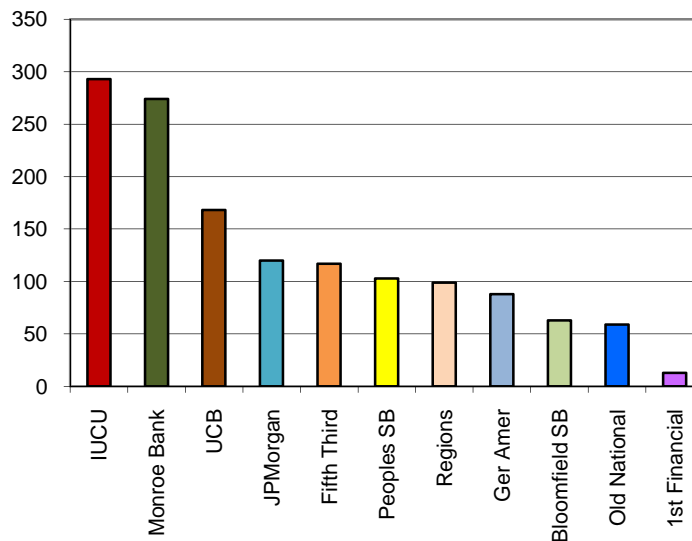
Residential and commercial property mortgages filed in Monroe County during 2010.

Monroe Bank	42,689,838
IUCU	35,606,326
UCB	28,499,712
Ger Amer	23,707,839
JPMorgan	17,528,043
Peoples SB	16,387,227
Regions	15,366,869
Fifth Third	15,313,091
Old National	13,728,871
Bloomfield SB	6,521,812
1st Financial	1,623,120

Note- Charts and report do not include re-recordings, modifications, or those recorded without a legal description. Fifth Third includes Fifth Third Bank & Fifth Third Mtg, Regions includes Regions Bank & Regions Mtg.

Transactions - Year-to-Date through June 2010

IUCU	293
Monroe Bank	274
UCB	168
JPMorgan	120
Fifth Third	117
Peoples SB	103
Regions	99
Ger Amer	88
Bloomfield SB	63
Old National	59
1st Financial	13



Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during 2010.

Lender	0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total Docs	%	Total	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount			Docs	%
ALLY BANK	0	0	7	971,919	5	1,381,202	0	0	12	0.6	2,353,121	0.6
BAXTER CREDIT UNION	4	149,740	7	820,150	6	1,619,625	0	0	17	0.8	2,589,515	0.6
BANK OF AMERICA	0	0	34	4,514,558	13	3,362,090	1	730,000	48	2.3	8,606,648	2.1
BANK OF AMERICA HOME L	0	0	0	0	0	0	0	0	0	0	0	0
BLOOMFIELD STATE BANK	17	442,330	38	3,823,382	7	1,686,100	1	570,000	63	3	6,521,812	1.6
CRANE FEDERAL CREDIT U	5	98,000	7	987,600	0	0	0	0	12	0.6	1,085,600	0.3
CITIMORTGAGE	1	26,800	3	326,411	3	815,000	0	0	7	0.3	1,168,211	0.3
FARM CREDIT SERVICES M	0	0	4	539,000	6	2,074,320	0	0	10	0.5	2,613,320	0.6
FIRST FINANCIAL BANK	4	105,000	6	787,120	3	731,000	0	0	13	0.6	1,623,120	0.4
FARMERS AND MECHANICS	0	0	12	1,271,500	1	204,000	0	0	13	0.6	1,475,500	0.4
FIFTH THIRD BANK	7	196,687	16	1,600,781	0	0	2	1,000,000	25	1.2	2,797,468	0.7
FIFTH THIRD MORTGAGE	3	134,400	80	9,998,676	9	2,382,547	0	0	92	4.4	12,515,623	3
GERMAN AMERICAN BANCOR	8	267,000	39	4,514,291	31	9,668,854	10	9,257,694	88	4.3	23,707,839	5.8
HOOSIER HILLS CREDIT U	3	75,400	2	149,200	0	0	0	0	5	0.2	224,600	0.1
INDIANA UNIVERSITY CRE	80	2,225,157	164	18,960,229	47	12,820,940	2	1,600,000	293	14.2	35,606,326	8.6
JPMORGAN CHASE BANK	3	88,878	94	10,760,017	22	5,679,148	1	1,000,000	120	5.8	17,528,043	4.3
KEYBANK	0	0	1	171,957	2	548,870	0	0	3	0.1	720,827	0.2
MONROE BANK	41	1,107,410	180	21,314,573	46	12,905,744	7	7,362,111	274	13.2	42,689,838	10.4
METLIFE HOME LOANS	0	0	19	2,236,016	3	725,048	0	0	22	1.1	2,961,064	0.7
MORTGAGE MASTERS	0	0	13	1,350,947	1	321,900	0	0	14	0.7	1,672,847	0.4
NATIONAL CITY MORTGAGE	0	0	1	100,000	0	0	0	0	1	0	100,000	0
OWEN COMMUNITY BANK	0	0	6	621,500	0	0	0	0	6	0.3	621,500	0.2
OWEN COUNTY STATE BANK	1	39,516	6	1,014,044	0	0	0	0	7	0.3	1,053,560	0.3
OCEAN MIDWEST	0	0	0	0	0	0	0	0	0	0	0	0
OLD NATIONAL BANK	9	187,994	33	3,632,569	13	4,149,763	4	5,758,545	59	2.9	13,728,871	3.3
PROVIDENT FUNDING ASSO	0	0	12	1,610,400	8	2,535,800	0	0	20	1	4,146,200	1
PEOPLES STATE BANK	23	634,385	54	6,633,283	24	6,582,300	2	2,537,259	103	5	16,387,227	4
REGIONS BANK	4	80,000	11	943,149	1	250,000	0	0	16	0.8	1,273,149	0.3
REGIONS MORTGAGE	3	132,000	59	7,527,566	19	5,390,154	2	1,044,000	83	4	14,093,720	3.4
STONE CITY BANK	0	0	0	0	0	0	0	0	0	0	0	0
SUPREME LENDING	0	0	16	1,911,427	3	716,424	0	0	19	0.9	2,627,851	0.6
UNITED COMMERCE BANK	20	451,150	105	12,617,778	40	12,221,538	3	3,209,246	168	8.1	28,499,712	6.9
UNITED STATES OF AMERI	1	39,900	8	899,583	0	0	0	0	9	0.4	939,483	0.2
UNION SAVINGS BANK	0	0	22	2,602,186	5	1,444,100	0	0	27	1.3	4,046,286	1
WELLS FARGO BANK	4	85,719	42	5,192,602	10	2,534,326	1	550,500	57	2.8	8,363,147	2
All Others	38	658,077	240	29,148,758	69	19,792,160	16	98,046,412	363	17.5	147,645,407	35.8
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS	279	7,225,543	1341	159,553,172	397	112,542,953	52	132,665,767	2069	100	411,987,435	100



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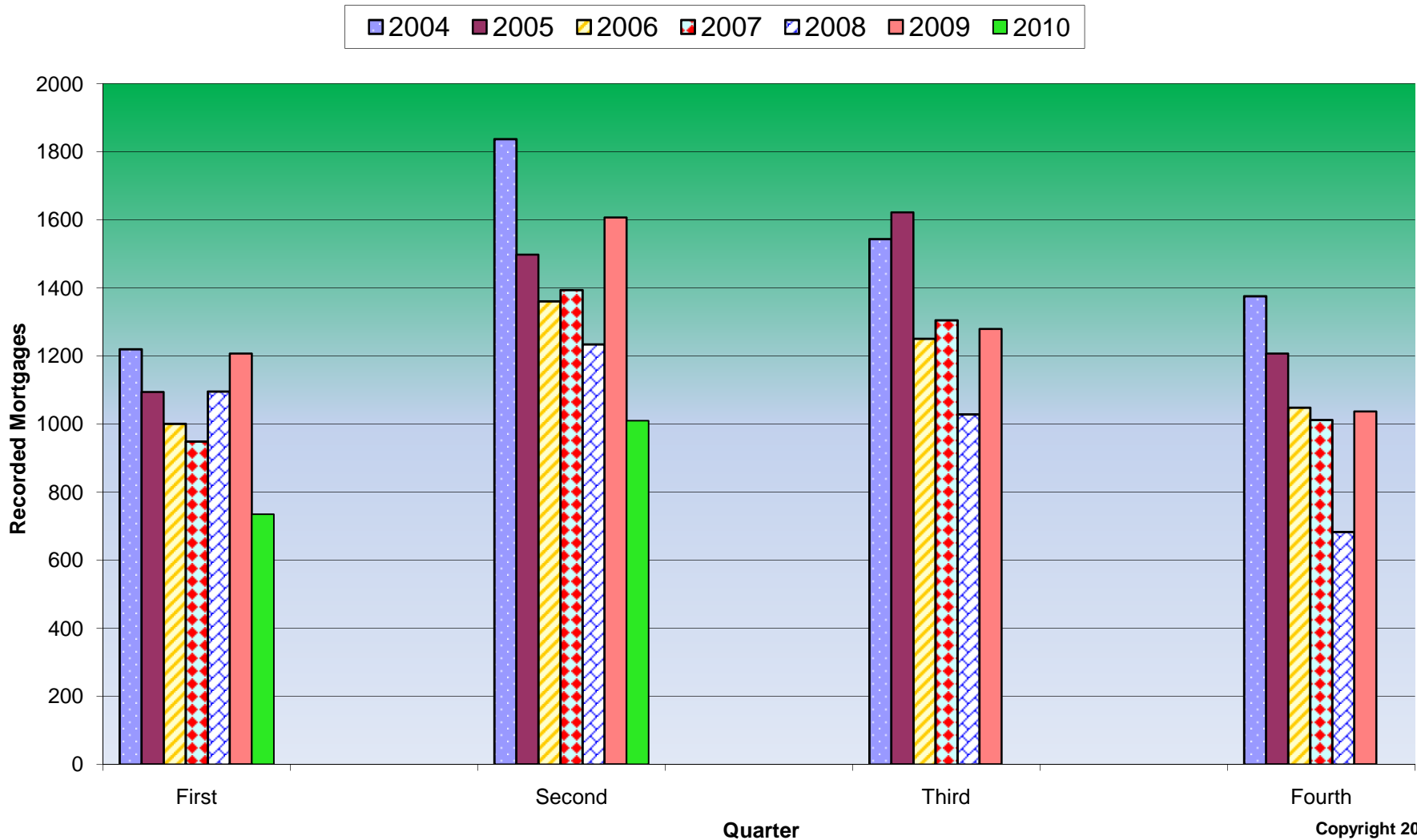
Mortgage Report covering all mortgages on Monre County property, both residential and commercial, filed with the Monroe County Recorder during the month of June 2010.

Lender	0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$417,000		\$417,001 & up		Total Docs	%	Total Amount	%	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount					
ALLY BANK	0	0	1	109,000	2	542,600	0	0	0	3	0.7	651,600	1
BAXTER CREDIT UNION	1	48,750	0	0	1	260,000	0	0	2	0.5	308,750	0.5	
BANK OF AMERICA	0	0	7	867,610	3	712,883	0	0	10	2.3	1,580,493	2.3	
BANK OF AMERICA HOME L	0	0	0	0	0	0	0	0	0	0	0	0	
BLOOMFIELD STATE BANK	10	431,200	11	1,132,756	1	245,600	0	0	22	5.2	1,809,556	2.7	
CRANE FEDERAL CREDIT U	0	0	3	460,600	0	0	0	0	3	0.7	460,600	0.7	
CITIMORTGAGE	0	0	0	0	0	0	0	0	0	0	0	0	
FARM CREDIT SERVICES M	0	0	0	0	0	0	0	0	0	0	0	0	
FIRST FINANCIAL BANK	1	45,000	2	264,000	0	0	0	0	3	0.7	309,000	0.5	
FARMERS AND MECHANICS	0	0	3	365,000	0	0	0	0	3	0.7	365,000	0.5	
FIFTH THIRD BANK	5	322,000	1	88,000	0	0	0	0	6	1.4	410,000	0.6	
FIFTH THIRD MORTGAGE	2	142,003	21	2,783,574	0	0	0	0	23	5.4	2,925,577	4.3	
GERMAN AMERICAN BANCOR	0	0	3	436,613	7	2,170,800	1	1,375,000	11	2.6	3,982,413	5.9	
HOOSIER HILLS CREDIT U	1	5,000	0	0	0	0	0	0	1	0.2	5,000	0	
INDIANA UNIVERSITY CRE	18	663,350	25	2,983,895	6	1,727,870	0	0	49	11.5	5,375,115	8	
JPMORGAN CHASE BANK	2	106,980	25	3,051,196	7	1,734,461	0	0	34	8	4,892,637	7.3	
KEYBANK	0	0	0	0	0	0	0	0	0	0	0	0	
MONROE BANK	13	591,600	30	3,969,566	13	3,503,407	0	0	56	13.1	8,064,573	12	
METLIFE HOME LOANS	0	0	3	332,282	2	518,980	0	0	5	1.2	851,262	1.3	
MORTGAGE MASTERS	0	0	5	524,210	0	0	0	0	5	1.2	524,210	0.8	
NATIONAL CITY MORTGAGE	0	0	0	0	0	0	0	0	0	0	0	0	
OWEN COMMUNITY BANK	0	0	0	0	0	0	0	0	0	0	0	0	
OWEN COUNTY STATE BANK	0	0	1	191,250	0	0	0	0	1	0.2	191,250	0.3	
OCEAN MIDWEST	0	0	0	0	0	0	0	0	0	0	0	0	
OLD NATIONAL BANK	3	180,284	9	1,194,986	0	0	2	3,200,025	14	3.3	4,575,295	6.8	
PROVIDENT FUNDING ASSO	0	0	1	139,000	1	340,000	0	0	2	0.5	479,000	0.7	
PEOPLES STATE BANK	3	83,000	10	1,368,124	5	1,126,000	0	0	18	4.2	2,577,124	3.8	
REGIONS BANK	4	180,000	1	185,000	0	0	0	0	5	1.2	365,000	0.5	
REGIONS MORTGAGE	1	40,000	11	1,475,408	5	1,584,814	0	0	17	4	3,100,222	4.6	
STONE CITY BANK	0	0	0	0	0	0	0	0	0	0	0	0	
SUPREME LENDING	1	75,000	5	643,213	0	0	0	0	6	1.4	718,213	1.1	
UNITED COMMERCE BANK	5	175,100	18	2,491,850	9	2,649,350	0	0	32	7.5	5,316,300	7.9	
UNITED STATES OF AMERI	0	0	2	272,500	0	0	0	0	2	0.5	272,500	0.4	
UNION SAVINGS BANK	0	0	1	198,400	1	306,000	0	0	2	0.5	504,400	0.7	
WELLS FARGO BANK	0	0	4	432,282	3	645,550	0	0	7	1.6	1,077,832	1.6	
All Others	13	515,681	49	6,125,450	17	5,064,390	5	3,891,612	84	19.7	15,597,133	23.2	
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS	83	3,604,948	252	32,085,765	83	23,132,705	8	8,466,637	426	100	67,290,055	100	

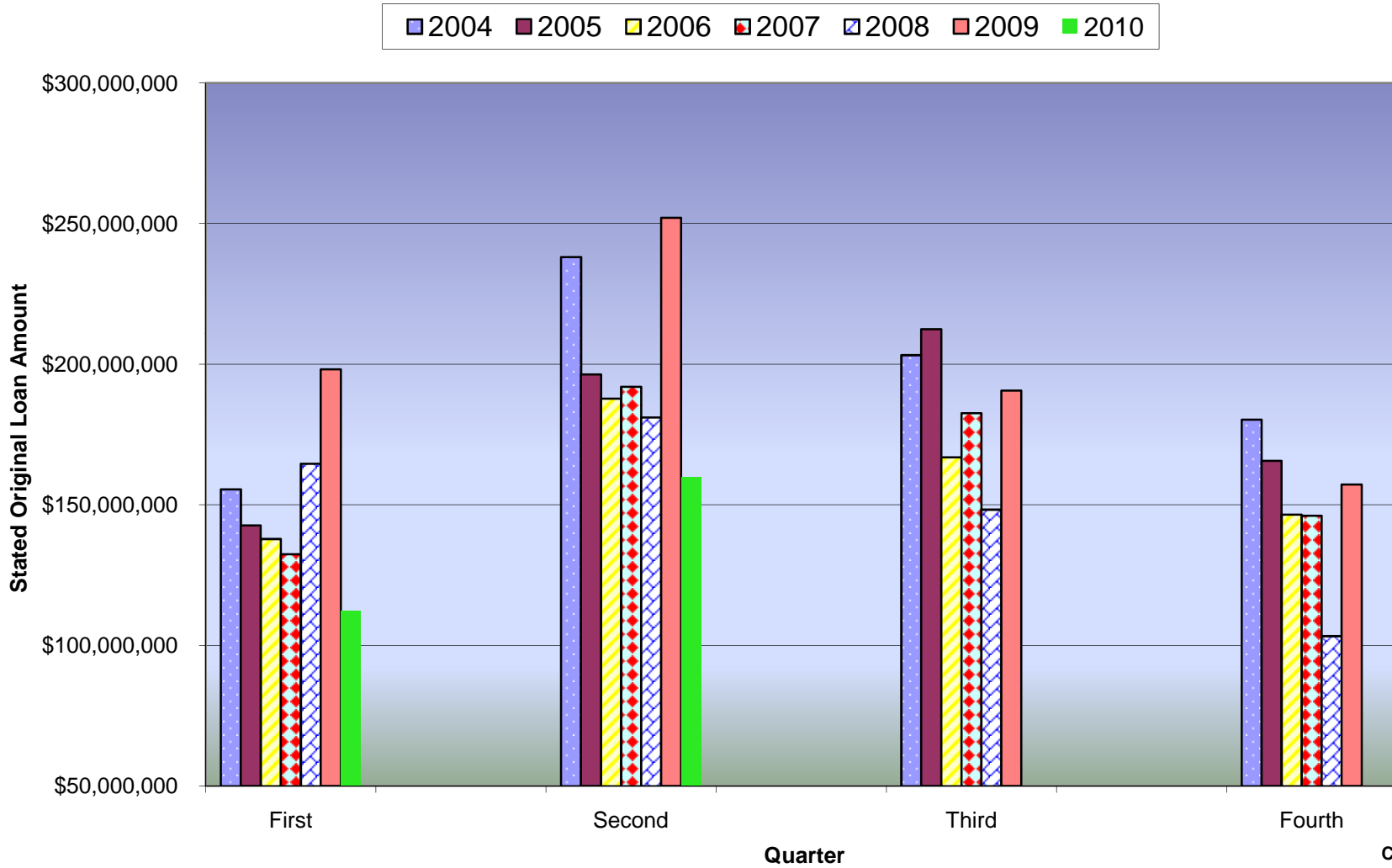
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Lender	0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$417,000		\$417,001 & up		Total	%	Total	%
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs		Amount	
ALLY BANK	0	0	7	971,919	5	1,381,202	0	0	12	0.6	2,353,121	0.6
BAXTER CREDIT UNION	4	149,740	7	820,150	6	1,619,625	0	0	17	0.8	2,589,515	0.6
BANK OF AMERICA	1	59,650	33	4,454,908	12	2,912,090	2	1,180,000	48	2.3	8,606,648	2.1
BANK OF AMERICA HOME L	0	0	0	0	0	0	0	0	0	0	0	0
BLOOMFIELD STATE BANK	27	1,107,470	28	3,158,242	7	1,686,100	1	570,000	63	3	6,521,812	1.6
CRANE FEDERAL CREDIT U	5	98,000	7	987,600	0	0	0	0	12	0.6	1,085,600	0.3
CITIMORTGAGE	2	90,800	2	262,411	3	815,000	0	0	7	0.3	1,168,211	0.3
FARM CREDIT SERVICES M	1	72,000	3	467,000	4	1,174,320	2	900,000	10	0.5	2,613,320	0.6
FIRST FINANCIAL BANK	4	105,000	6	787,120	3	731,000	0	0	13	0.6	1,623,120	0.4
FARMERS AND MECHANICS	2	120,000	10	1,151,500	1	204,000	0	0	13	0.6	1,475,500	0.4
FIFTH THIRD BANK	14	643,687	9	1,153,781	0	0	2	1,000,000	25	1.2	2,797,468	0.7
FIFTH THIRD MORTGAGE	10	623,733	73	9,509,343	9	2,382,547	0	0	92	4.4	12,515,623	3
GERMAN AMERICAN BANCOR	15	703,940	32	4,077,351	29	8,749,260	12	10,177,288	88	4.3	23,707,839	5.8
HOOSIER HILLS CREDIT U	4	125,400	1	99,200	0	0	0	0	5	0.2	224,600	0.1
INDIANA UNIVERSITY CRE	108	3,974,857	136	17,210,529	47	12,820,940	2	1,600,000	293	14.2	35,606,326	8.6
JPMORGAN CHASE BANK	17	942,903	80	9,905,992	22	5,679,148	1	1,000,000	120	5.8	17,528,043	4.3
KEYBANK	0	0	1	171,957	2	548,870	0	0	3	0.1	720,827	0.2
MONROE BANK	72	2,941,510	149	19,480,473	46	12,905,744	7	7,362,111	274	13.2	42,689,838	10.4
METLIFE HOME LOANS	0	0	19	2,236,016	3	725,048	0	0	22	1.1	2,961,064	0.7
MORTGAGE MASTERS	0	0	13	1,350,947	1	321,900	0	0	14	0.7	1,672,847	0.4
NATIONAL CITY MORTGAGE	0	0	1	100,000	0	0	0	0	1	0	100,000	0
OWEN COMMUNITY BANK	1	74,000	5	547,500	0	0	0	0	6	0.3	621,500	0.2
OWEN COUNTY STATE BANK	1	39,516	6	1,014,044	0	0	0	0	7	0.3	1,053,560	0.3
OCEAN MIDWEST	0	0	0	0	0	0	0	0	0	0	0	0
OLD NATIONAL BANK	19	787,597	23	3,032,966	11	3,263,007	6	6,645,301	59	2.9	13,728,871	3.3
PROVIDENT FUNDING ASSO	0	0	12	1,610,400	8	2,535,800	0	0	20	1	4,146,200	1
PEOPLES STATE BANK	31	1,108,821	46	6,158,847	23	6,094,800	3	3,024,759	103	5	16,387,227	4
REGIONS BANK	10	387,149	5	636,000	1	250,000	0	0	16	0.8	1,273,149	0.3
REGIONS MORTGAGE	4	195,000	58	7,464,566	19	5,390,154	2	1,044,000	83	4	14,093,720	3.4
STONE CITY BANK	0	0	0	0	0	0	0	0	0	0	0	0
SUPREME LENDING	1	75,000	15	1,836,427	3	716,424	0	0	19	0.9	2,627,851	0.6
UNITED COMMERCE BANK	37	1,574,352	88	11,494,576	37	10,886,288	6	4,544,496	168	8.1	28,499,712	6.9
UNITED STATES OF AMERI	2	106,483	7	833,000	0	0	0	0	9	0.4	939,483	0.2
UNION SAVINGS BANK	2	120,000	20	2,482,186	5	1,444,100	0	0	27	1.3	4,046,286	1
WELLS FARGO BANK	7	298,986	39	4,979,335	10	2,534,326	1	550,500	57	2.8	8,363,147	2
All Others	60	2,080,854	218	27,725,981	68	19,303,660	17	98,534,912	363	17.5	147,645,407	35.8
=====												
TOTALS	461	18,606,448	1159	148,172,267	385	107,075,353	64	138,133,367	2069	100	411,987,435	100

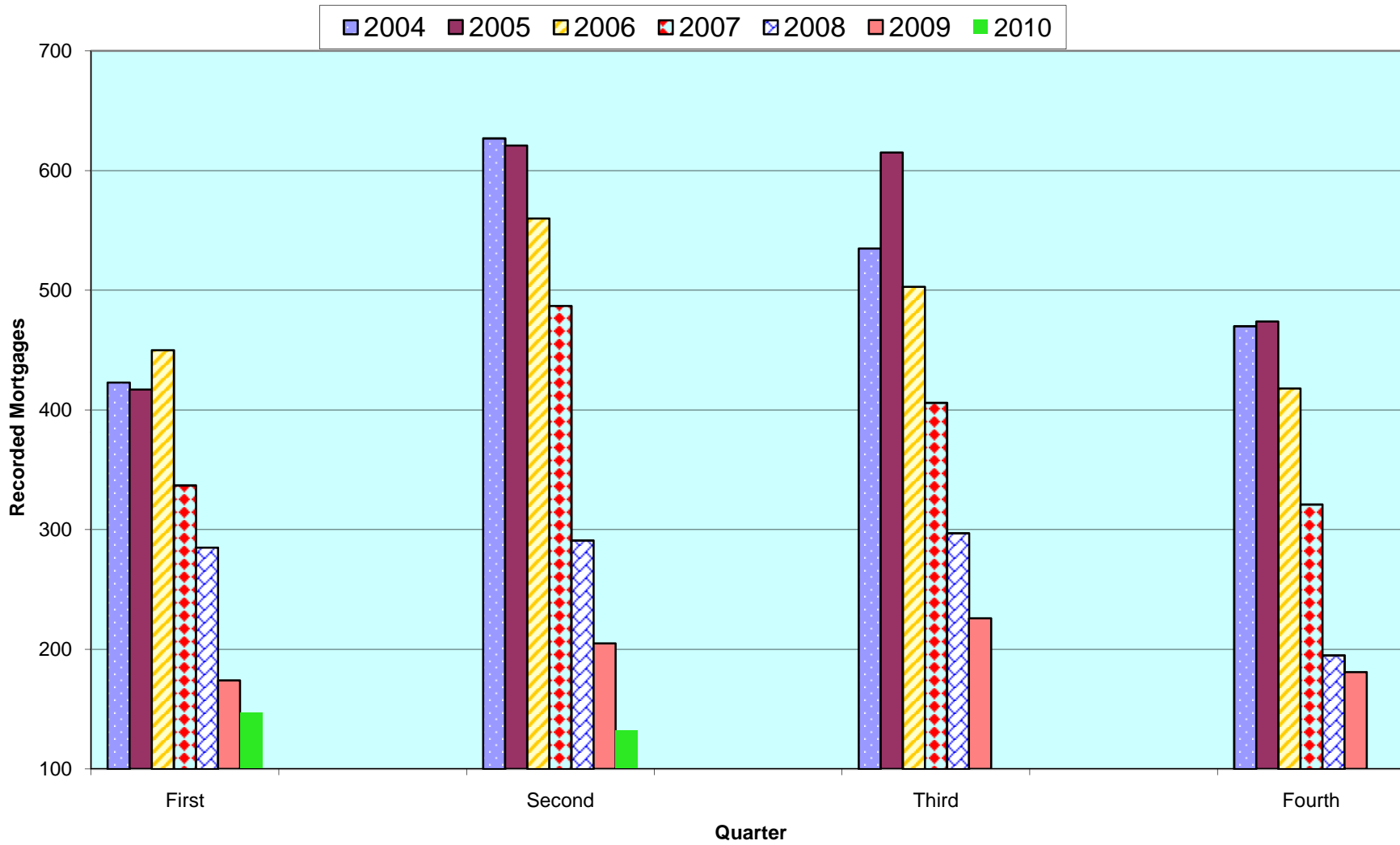
Recorded Mortgages 2004 - 2010 by Quarter Between \$50K and \$500K



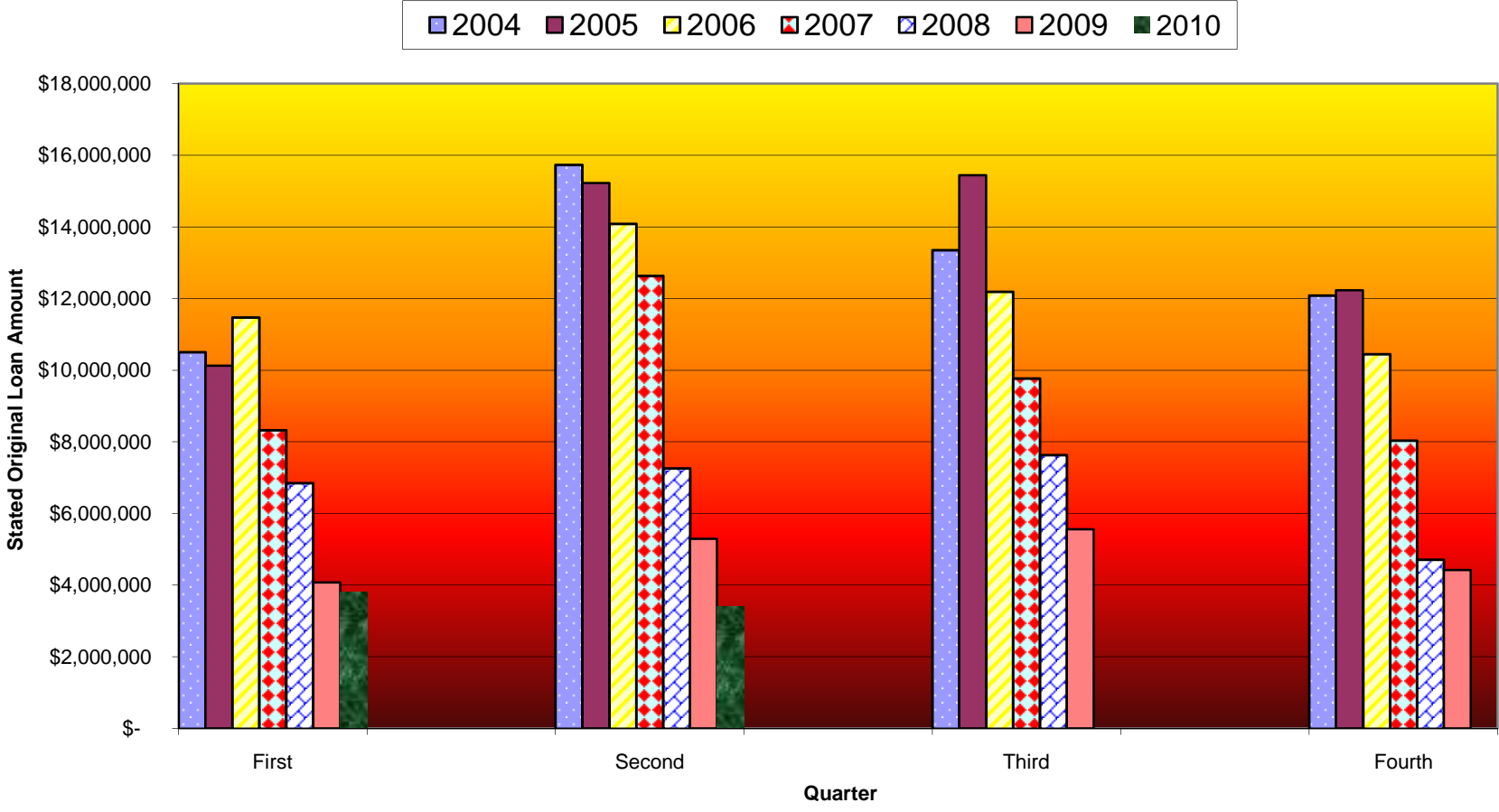
Mortgage Loan Dollar Volume 2004 - 2010 by Quarter \$50K to \$500K



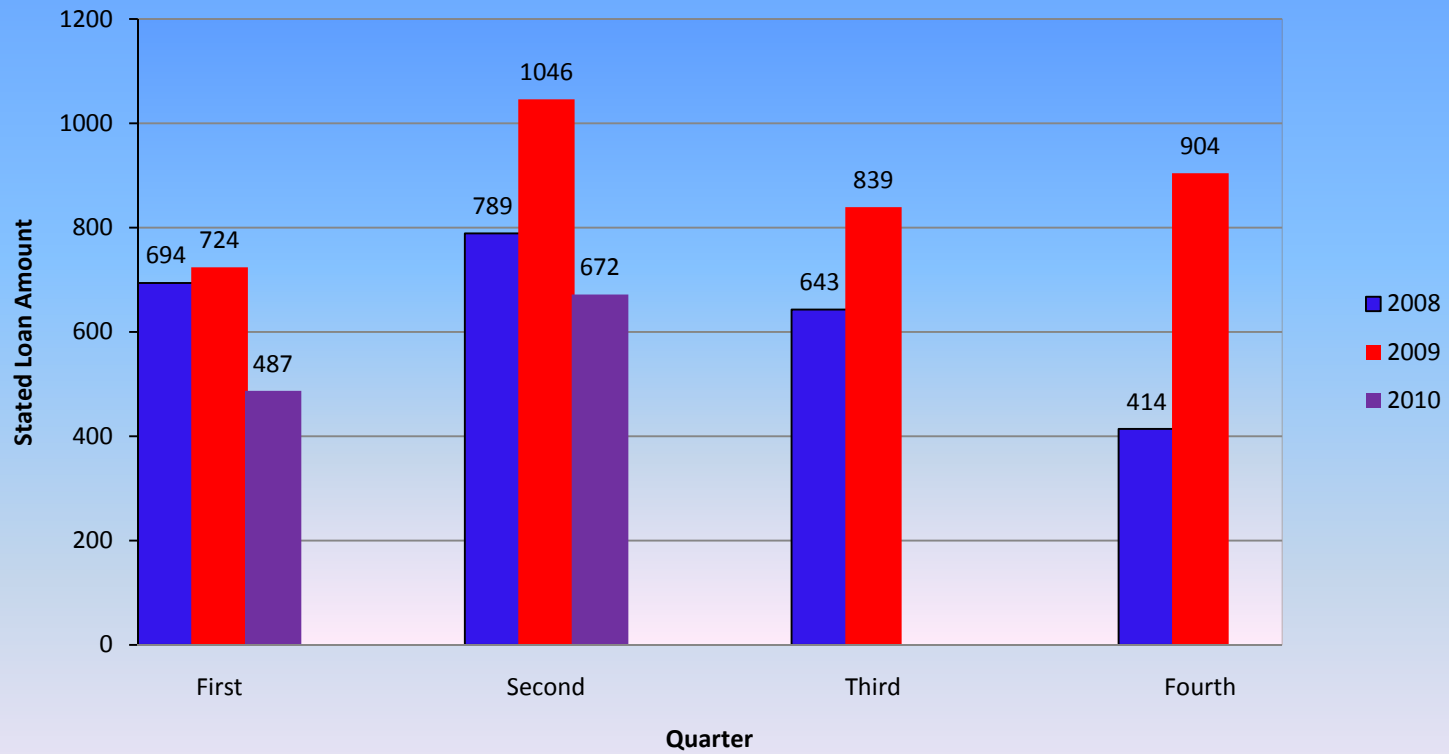
Recorded Mortgages 2004 - 2010 by Quarter Under \$50K

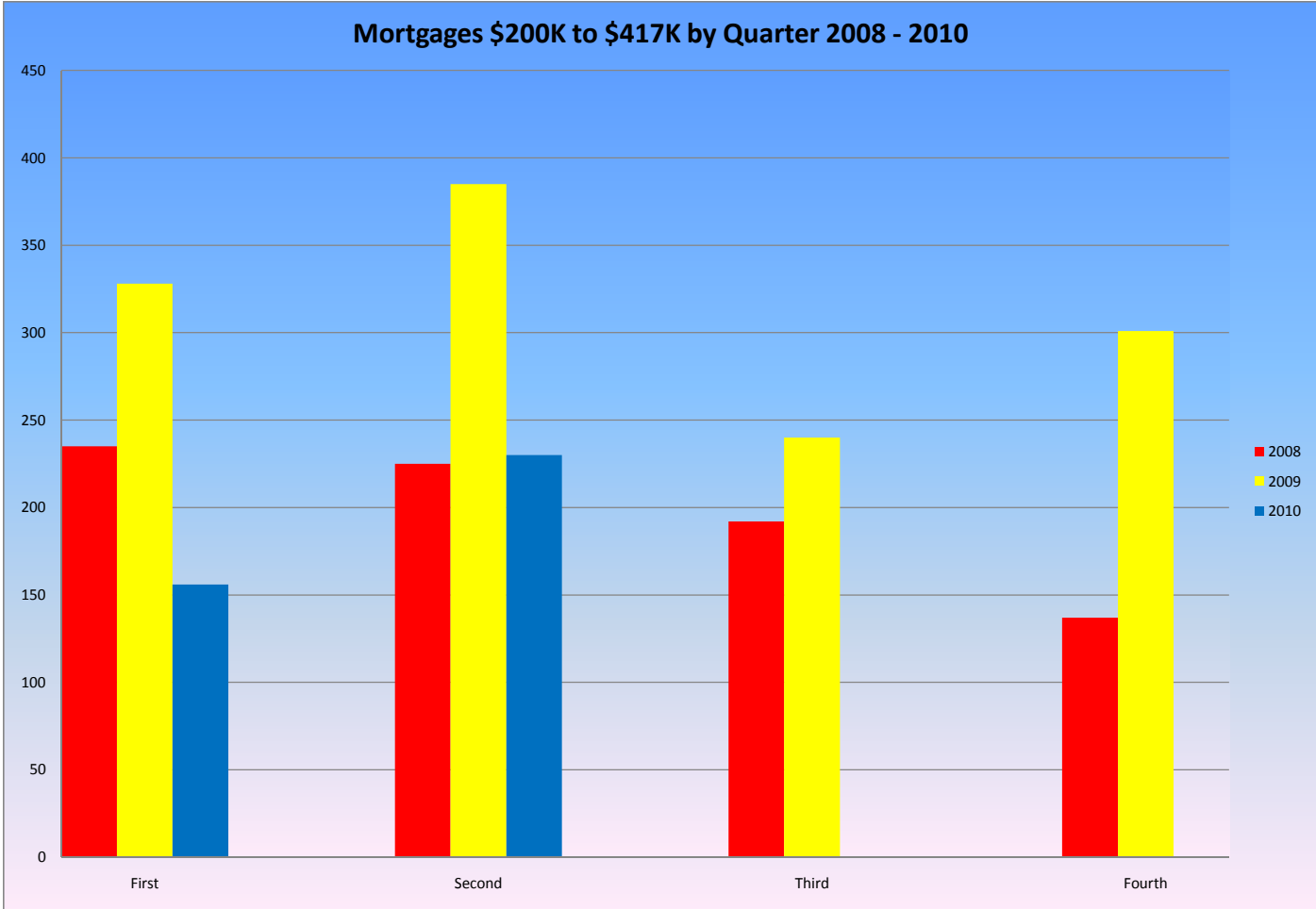


Mortgage Loan Dollar Volume 2004 - 2010 by Quarter Under \$50K

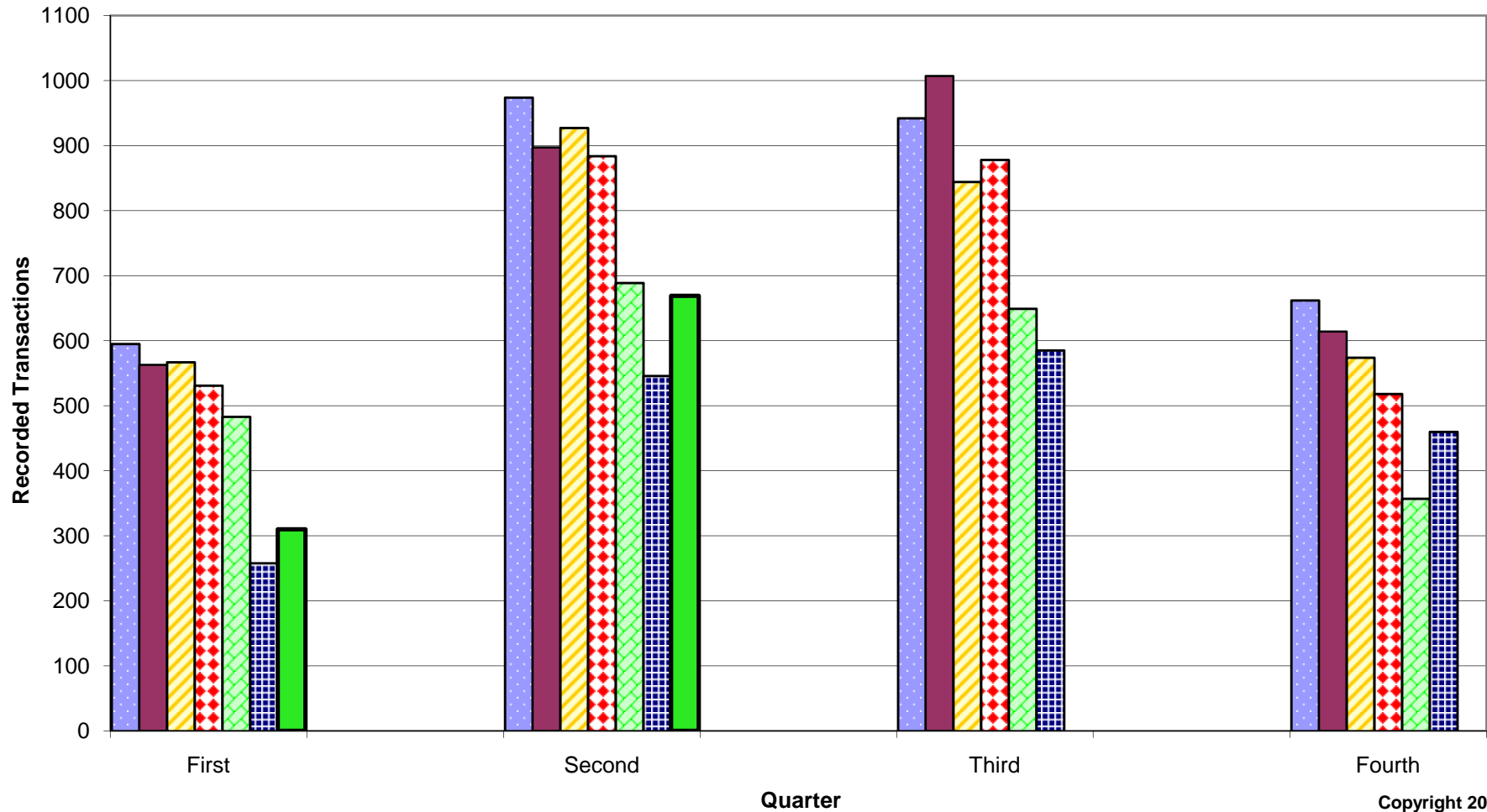


Mortgages \$75K-\$200K - Monroe County by Quarter - 2008 to 2010



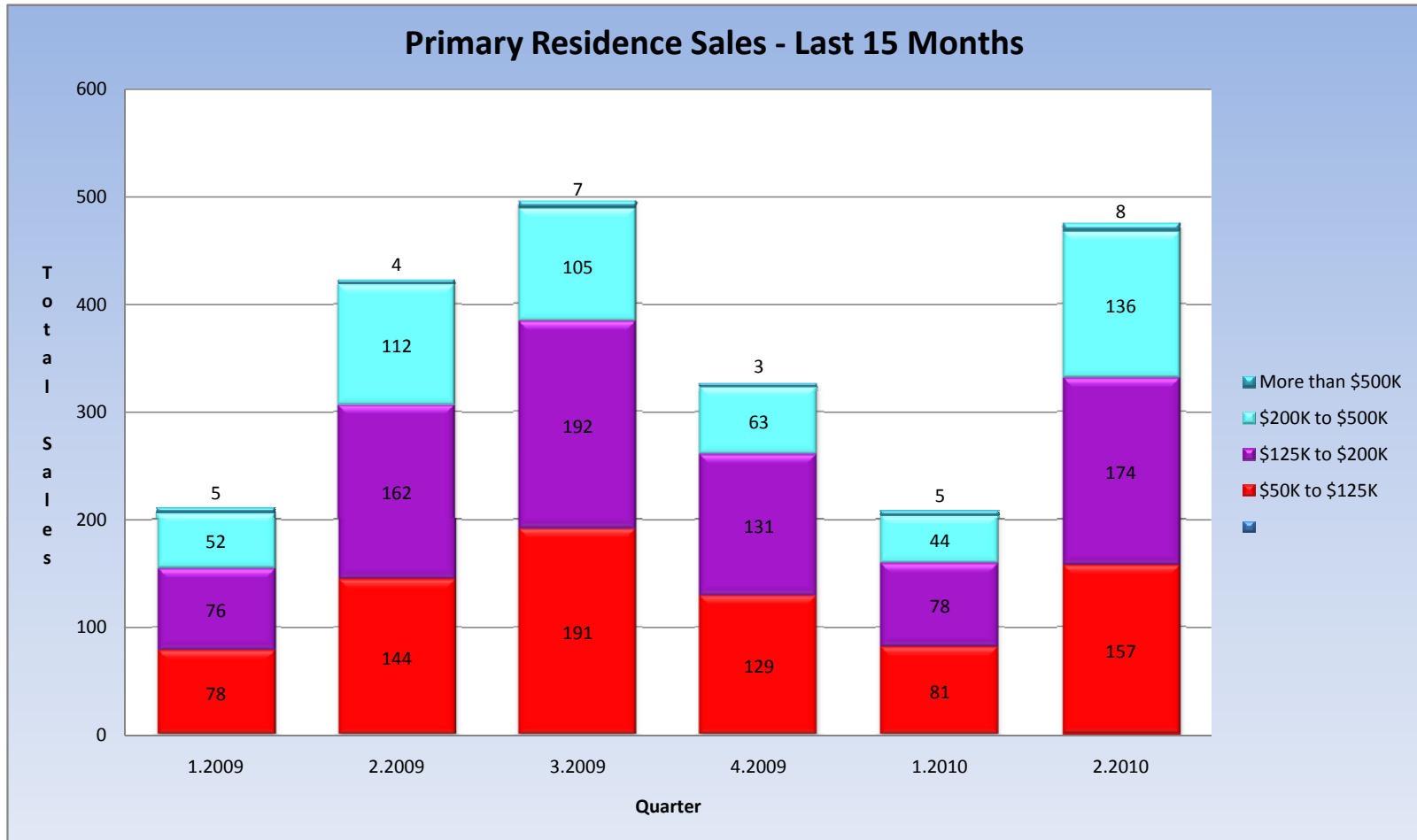


Recorded Sale Transactions - Monroe County Since 2004



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 Bloomington, IN 47401
 812-339-8434
 www.johnbtitle.com

** Does not include Quit-Claim Deeds, Sheriff's Deeds, or deeds judged not to represent a sale.



New Foreclosures & Sheriff's Deeds By Month 2006 - 2010

