Murray D. Levin, J.D.

CURRICULUM VITAE

Attorney | *Title Insurance Professional* | *Expert Witness* | *Educator*

Professional Summary

Attorney, title insurance professional, educator, and lecturer with more than four decades of experience in real estate law, title insurance, commercial and residential settlement practice, escrow administration, underwriting, and title claims. Founder, agent, and former president of six title insurance agencies; experienced expert witness and lecturer to legal, banking, and real estate professionals.

Licensure & Professional Credentials

- Member, Pennsylvania Bar
- Licensed Title Insurance Agent - Pennsylvania & New Jersey (retired)
- Notary Public - Pennsylvania
- Commissioner of Deeds - New Jersey
- Certified Educator - Pennsylvania

Areas of Expertise

- Title insurance coverage, underwriting, claims, and agency practice
- Commercial and residential real estate settlements and escrow administration
- Closing instructions, disbursement, accounting, and Closing Protection Letters
- Title examination and chain-of-title analysis
- Easements, rights-of-way, and boundary disputes
- Personally conducted, supervised, or participated in more than 13,200 settlements and related title transactions

Professional Experience

Levin and Associates - Attorney (1993-Present)

Grateful Abstract, LLC - Founder, President, House Counsel (1999-2022)

Title Insurance Professional (1985-Present)

Expert Witness Experience

- U.S. District Court, Eastern District of Pennsylvania (2007)
- Court of Common Pleas, Philadelphia (2008-2009)
- Prepared expert reports in diverse title insurance and real-estate matters (2023-Present)

Lecturing & Publications

- Lecturer (2004-Present); approximately 97 presentations

Representative List of Lectures

1. May 12, 1993 — Montgomery County Referral Network (MCRN), Montgomery County — Title Ins. lecture

2. March 14, 1996 — Montgomery County Board of Realtors — Title Ins. lecture 3. June 10, 1998 — Bucks County Referral Network — Title Ins. lecture 4. September 13, 2000 — Levin & Associates, Wyncote — Title Ins. lecture 5. April 11, 2002 — Philadelphia Board of Realtors — Title Ins. lecture 6. January 14, 2004 — Levin & Associates, Wyncote — FSBO/Title Ins. lecture 7. November 10, 2004 — Public FSBO seminars, Wyncote area — Title Ins. lecture 8. December 8, 2004 — Public FSBO seminars, rented locations including Oxford Valley/Langhorne and Exton — Title Ins. lecture

9. October 12, 2005 — ABA Land Services — Title Ins. lecture

10. November 8, 2006 — Real-estate law class — Real-estate law lecture 11. June 13, 2007 — Real Estate Institute, Philadelphia — Title Insurance 101 lecture 12. June 28, 2007 — Wells Fargo Home Mortgage / Wells Fargo Bank — Title Ins. lecture 13. February 19, 2008 — All-day seminar — Title Ins./real-estate lecture 14. April 25, 2008 — Temple University Real Estate Institute, Philadelphia — Title Insurance 101, transfer-tax law and fraud lecture

15. September 17, 2008 — Trident Mortgage Company — Title Ins. lecture 16. January 6, 2009 — Freedom Mortgage Corporation — Title Ins. lecture 17. March 11, 2009 — Meridian Bank — Title Ins. lecture

18. June 11, 2009 — Temple University, Philadelphia — Title insurance/real-estate fraud lecture

19. August 12, 2009 — FSBO educational program — Title Ins. lecture

20. October 1, 2009 — Guaranteed Rate, Inc. — Title Ins. lecture

21. February 10, 2010 — Coldwell Banker Realty — Title Ins. lecture

22. May 12, 2010 — RE/MAX Central — Title Ins. lecture

23. September 15, 2010 — Keller Williams Realty, Philadelphia — Title Ins. lecture 24. November 17, 2010 — Berkshire Hathaway Fox and Roach Realtors — Title Ins. lecture 25. January 12, 2011 — FSBO educational/marketing seminar series — Title Ins. lecture 26. February 24, 2011 — RE/MAX Central — Title Ins. lecture

27. June 6, 2011 — Finance of America Mortgage — Title Ins. lecture

28. June 23, 2011 — Sotheby's International Realty — Title Ins. lecture

29. July 24, 2011 — Space & Company — Title Ins. lecture

30. August 6, 2011 — Coldwell Banker Realty — Title Ins. lecture

31. September 2, 2011 — Weichert — Title Ins. lecture

32. September 18, 2011 — Coldwell Banker Realty — Title Ins. lecture

33. November 9, 2011 — Space & Company — Title Ins. lecture

34. November 10, 2011 — Quicken Loans — Title Ins. lecture

35. December 26, 2011 — Independ Custom Realty Llp — Title Ins. lecture

36. March 1, 2012 — Philadelphia Realty Exchange — Title Ins. lecture 37.

June 18, 2012 — Nationstar Mortgage — Title Ins. lecture

38. July 26, 2012 — Berkshire Hathaway Fox and Roach Realtors — Title Ins. lecture 39.

December 13, 2012 — Keller Williams Realty: Iman Lindsay — Title Ins. lecture 40. December

18, 2012 — Berkshire Hathaway Home Services: Donna Santore — Title Ins. lecture

41. January 29, 2013 — Michael Singer Real Estate — Title Ins. lecture 42. February 6, 2013

— Berkshire Hathaway Home Services: Donna Santore — Title Ins. lecture

43. April 15, 2013 — Coldwell Banker Realty — Title Ins. lecture

44. April 19, 2013 — Chancellor Properties Inc — Title Ins. lecture

45. July 1, 2013 — Equity Real Estate — Title Ins. lecture

46. October 16, 2013 — DIG real-estate/investor program — Title Ins. lecture 47. October 29,

2013 — Noah Bank, Palisades Park, New Jersey — Title Ins. lecture 48. October 31, 2013 —

Sotheby's International Realty — Title Ins. lecture 49. November 7, 2013 — Chiodo Real Estate

Team / Platinum First Realty — Title Ins. lecture 50. February 17, 2014 — Philadelphia Realty

Exchange — Title Ins. lecture 51. March 10, 2014 — Century 21 Forrester Real Estate — Title Ins.

lecture 52. March 18, 2014 — MoreBank — Title Ins. lecture

53. July 31, 2014 — Chancellor Properties Inc — Title Ins. lecture

54. September 3, 2014 — Coldwell Banker Realty — Title Ins. lecture

55. September 9, 2014 — Platinum First Realty — Title Ins. lecture

56. June 17, 2015 — Independ Custom Realty Llp — Title Ins. lecture

57. November 27, 2015 — Berkshire Hathaway Fox and Roach Realtors — Title Ins. lecture 58.

December 11, 2015 — Century 21 Forrester Real Estate — Title Ins. lecture 59. January 3, 2016

— KW Commercial — Title Ins. lecture

60. March 20, 2016 — RE/MAX Central — Title Ins. lecture

61. June 29, 2016 — Realty Mark — Title Ins. lecture

62. February 6, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 63.

March 3, 2017 — Odin Properties — Title Ins. lecture

64. March 28, 2017 — Sotheby's International Realty — Title Ins. lecture 65. April 3, 2017

— WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 66. April 10, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 67. May 1, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 68. May 15, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 69. June 5, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 70. June 12, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 71. June 26, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 72. July 31, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 73. August 21, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 74. November 13, 2017 — WG Alliance, Willow Inn, Willow Grove — Title Ins. lecture 75. December 27, 2017 — Police and Fire Federal Credit Union — Title Ins. lecture 76. June 14, 2018 — Realty Mark — Title Ins. lecture

77. June 27, 2018 — Philadelphia Luxury Homes — Title Ins. lecture 78. July 25, 2018 — Keller Williams Realty: Iman Lindsay — Title Ins. lecture 79. August 23, 2018 — KW Commercial — Title Ins. lecture

80. November 22, 2018 — Sovereign Bank / Santander Bank — Title Ins. lecture 81. July 3, 2019 — Odin Properties — Title Ins. lecture

82. November 12, 2019 — Beneficial Bank — Title Ins. lecture

83. February 19, 2020 — Equity Real Estate — Title Ins. lecture

84. May 29, 2020 — Michael Singer Real Estate — Title Ins. lecture 85. June 18, 2020 — Philadelphia Luxury Homes — Title Ins. lecture 86. August 6, 2020 — WSFS Bank — Title Ins. lecture

87. October 13, 2020 — Weichert — Title Ins. lecture

88. January 20, 2021 — Long & Foster, Philadelphia — Title Ins. lecture 89. January 27, 2021 — Sotheby's International Realty — Title Ins. lecture 90. October 14, 2021 — PHH Mortgage Corporation — Title Ins. lecture 91. November 15, 2021 — PNC Bank — Title Ins. lecture

92. November 22, 2021 — Citizens Bank — Title Ins. lecture

93. May 2, 2022 — Long & Foster, Philadelphia — Title Ins. lecture

94. September 14, 2022 — Space & Company — Title Ins. lecture

95. November 16, 2022 — Long & Foster, Philadelphia — Title Ins. lecture 96. February 15, 2023 — Sotheby's International Realty — Title Ins. lecture 97. May 17, 2023 — Coldwell Banker Realty — Title Ins. lecture

- Author, Title Insurance 101 (self-published, 2014-2021)

- Title insurance guest lecturer, Temple University Real Estate Institute (2017-2019)

Banking Experience

 Jefferson Bank / TD Bank - Advisory Board (1996-2000)
 Royal Bank of Pennsylvania - Founder, Legal Division (1992-1993) BalaCorp - Vice President (1989-1992)
 Vanguard S&L - Executive Vice President & Board Member (1985-1989)

Public Service & Education

 Jenkintown School Board - President, Vice President, Director (1993-2001) Jenkintown Education Foundation - President (1992-1995)
 Head Coach, Debate Team, Lower Moreland High School (2025-Present) Teacher / onsite substitute teacher, Lower Moreland School District (2024-Present)

Education

 Rutgers School of Law - J.D. (1981)
 Arcadia University - M.Ed. (1977)
 Gwynedd Mercy University - B.A. (1974)

Professional Development

 Pennsylvania School Boards Association Certification (1997)
 Continuing Legal & Title Insurance Education (1982-Present) - more than 400 credits Pennsylvania Department of Education continuing education (2021-Present)