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Property Records
Education Partners

"WORKING TOGETHER"

Property Records Education Partners (PREP)

[PREP Newsletter](#)

Volume 22 - mid-July 2011

An update on [PREP Chapters](#) Nationwide

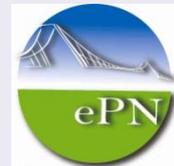
PREP Chapters are all across the country now. There are currently **25 states that have one or more PREP Chapters** in them. In total there are **37 PREP chapters** that remain active and meet regularly - some meet monthly, some bi-monthly, quarterly and even one that meets annually. See the [map](#) that can link you to a PREP Chapter in your area.

The feedback from PREP Chapter members and co-chairs is that regular LOCAL meetings with both the business and government real property folks has proved to be invaluable, just as it has at the national level with PRIA. Going to a PREP meeting requires no fees or dues and often participants at local PREPs are unable to attend national meetings - so the local PREPs are able to keep people informed about all the work PRIA does at the national level. Most importantly, participants learn about each other and really start to understand each other's business. Working together has created countless examples of good work done within PREP Chapters, including: heading off rogue legislation, educating legislators on "both" sides of issues, writing and proposing legislation that is created mutually, changing processes that help both the business and government communities do their jobs better and serve their clients and/or constituents better.

It is not hard to start a chapter in your area. We have prepared a lot of [materials](#) for you to use so you don't need to invent anything - we'll provide you with [topic ideas](#), start-up invitations, and agendas and will help you with speaker contacts, mailing lists, and we'll even help you distribute these items. We're hoping to have another 25 states covered in the next year or two, so let [us](#) know if you're interested in starting some great PREP conversations in your area.



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Did you know that we distribute this newsletter to over 6900 addresses in the real property records industry every two weeks? And the newsletter consistently maintains a healthy open-rate with many click-throughs to our sponsor's links. [We hope you will consider advertising in the PREP Newsletter.](#) Your advertising dollars will not only pay for this level of distribution, but will also be supporting PRIA's mission and PREP Chapters across the country. We are committed to broadening the PREP network in order to provide a larger audience to our business partners, so we need your financial support. [Contact us for more information on a variety of advertising options!](#)

Blog with PREP participants

- Go to or subscribe to the [PREP Blog](#)
- We try to put many of the [PREP Chapter Minutes/Agendas](#) on the BLOG when we receive them, so you all can track what is going on in other PREP Chapters. We also post [daily articles of interest, and legislation](#) that may affect real property records and related industries.

Links to National News

[Would a Federal Land Titling System Help Your Business? Rep. Marcy Kaptur Thinks So](#) - "ALTA urges members to contact their member of Congress to ask them not to support H.R. 2425, which would require HUD to study the creation of a federal land titling system."

[Mortgage Applications Drop for the Fourth Week](#) - "Applications for home mortgages fell last week for the fourth week in a row, hurt by a drop in refinance demand even as interest rates tumbled, an industry group said on Wednesday."

[Ohio Representative Calls for Temporary Foreclosure Moratorium](#) - "Rep. Marcy Kaptur, D-Ohio, submitted a resolution (H.Res. 344) calling for a temporary foreclosure moratorium to the House Financial Services Committee Friday."

[Foreclosure Sales Dip for Second Straight Month](#) - "Mortgage servicers completed 68,000 foreclosure sales on the courthouse steps in May, down 7% from the previous month and the second straight month of declines, according to the Hope Now alliance of insurers, counselors and lenders."

[Real Estate Forecast: Home Prices Limp into 2012](#) - "In the second half

[Publications\)](#)

PREP Chapter Meetings

July/August 2011

SE Minnesota
California
Central Florida
Central Texas
North Central Texas
South Carolina

Contact Information

Do you have questions or suggestions on this newsletter or any updated information on co-chairs, emails, phone numbers etc. please contact us:

[Carolyn Ableman](#)

PREP Coordinator

[Mark Monacelli](#)

PRIA PREP Committee Co-Chair
Recorder

St Louis County, Minnesota

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ALTA, Director of Government
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of 2011, U.S. home prices will continue decreasing in general, with certain markets experiencing growth. Do you live in a likely gainer?"

ALTA NEWS: GAO Report Addresses Foreclosure Documentation Problems

A report recently issued by the Government Accountability Office (GAO) titled "Documentation Problems Reveal Need for Ongoing Regulatory Oversight," concludes that federal law does not govern the foreclosure process, and regulators did not oversee these practices because they were not thought to be high risk for the banks.

"Although various federal agencies have authority to oversee most mortgage servicers, past oversight of their foreclosure activities has been limited, in part because banking regulators did not consider these practices as posing a high risk to banks' safety and soundness, and some servicers have not been under direct federal oversight," the GAO said in its report.

The GAO recommended the new Consumer Financial Protection Bureau include proper foreclosure practices in upcoming national servicing standards and urged the regulators to assess the risks documentation problems pose for the institutions they oversee.

It should be noted the report does not address alleged legal title or title insurance problems stemming from the robo-signing and foreclosure documentation problems. A contingent of ALTA members met with GAO officials in December to share industry practices when insuring a real estate owned transaction and the effect foreclosures have on the process. ALTA members who met with the GAO included Craig Page of the California Land Title Association, Bill Burding of Orange Coast Title, Celia Flowers of East Texas Title Companies, Kevin Eichner of First American Title Insurance Co., Ken Jannen of First American Title Insurance Co., Ted Rogers of Security Title Guarantee Corp. of Baltimore, Joe Reinhart of Fidelity National Title Insurance Co., Josh Reisetter of Brookings County Abstract, Kay Creasman of Old Republic National Title Insurance Co. and Landon Smith of Stewart REO Asset Solutions. The ALTA will continue to monitor the report to see how it is viewed in Washington, D.C., and at the state level.

PREP Chapter News

In this newsletter volume, we'll be highlighting the [Washington State and California PREP](#) Chapter(s). Each PREP Newsletter will post the most recently received "minutes" from PREP Chapters. You can also always go to the PRIA/PREP Webpage - click on the [map](#), and see minutes/agendas/handouts from all the meetings held across the country. Read complete article.

Washington State PREP

Co-Chairs: Government, Melanie Muzatko at mmuzatko@spokanecounty.org and Business, Diane Mickunas-Ries at diane.mickunas-ries@manatron.com

The Washington State PREP Chapter held a meeting on June 17, 2011. The agenda included the following items: **1) PRIA/PREP Update**, Carolyn Ableman (National PREP Coordinator from PRIA): PRIA is working nationally, educating workgroups about land and mortgage fraud, identity theft, redaction requirements, GIS interface with recorded documents, MERS issues and, in general, the role of recording in every state. It was mentioned and discussed that representatives from MERS hopefully will be in attendance at the PRIA meeting in San Antonio, TX. This will be an opportunity for all government and private-industry partners to discuss the good, bad, and ugly results of decisions regarding what to do about MERS documents. PRIA is working on a variety of recording standards; most recently they have products discussing bulk records access cost issues, GIS and Land Records integration, and document/information redaction requirements. PRIA is the parent organization of PREP. And PREP is your state's means to open or keep communication between private and public entities. **2) URPERA, Uniform Real Property Electronic Records Act**: Diane Mickunas-Ries - URPERA (standards and guidelines for eRecording) was passed by Washington State in 2008. Russell Wood from the State Archives is responsible for taking the recommendation of the eRecording Standards-Setting Committee (required by URPERA) and creating WACs to be used as the state-wide guidelines and standards. Visit the Secretary of State's website (<http://www.sos.wa.gov/archives/ersc/default.aspx>) to see the minutes, documents, proposed standards, etc. from the committee's work in 2008-2010. **3) Electronic Recording: an overview** of the eRecording in the state was given and then two document submission companies discussed their eRecording processes. **Overview**: eRecording is now being done in 14 Washington counties, between 20 and 30% of all recordings are now being done electronically in Washington counties, eRecording saves the counties money in labor time (opening and examining incoming mail, scanning, etc.) and in return postage; eConvey is being done in Snohomish and Yakima Counties; coming soon in Lewis and Benton Counties; Snohomish saw an increase in eRecordings when eConvey (AKA eREET) was in production. They are now up to almost 30%. To encourage title companies to use eConvey, Snohomish County is accepting **only** electronically transmitted excise packages after noon. Anything done non-electronically must be submitted by noon in order to be done that day; eConvey packages that are processed by the Treasurer in Snohomish, but rejected for recording by the Auditor cannot be resubmitted electronically, as eConvey requires that the packages "stop" at the Treasurer and be processed again in order to move on to the Auditor for recording; Pierce County will process eConvey packages differently. eConvey packages will go to the Auditor's excise tax area first, where all the documents in the package will be examined for recording before excise is collected. Excise will only be collected if all documents can be recorded and the same cashier will do both functions. Three options are provided by different submitting vendors

to get an "original" recording stamp on the actual document when it is eRecorded, since only the image has the recording stamp: 1) Print a label that is placed on page one of the original doc, 2) Print page one of the eRecorded document with the instrument number placed by the county, 3) Place page one of original document in a printer and have the county information 'stamped' on page one. Submitters, such as Simplifile and Ingeo, have MOUs and Contracts that can be modified by the counties or title companies to meet their needs, eliminating the need to draw up an original, detailed document: there were many opinions about the indexing of eRecorded docs by the submitters and whether they should be rejected or simply fixed by the county. Since it is the county's responsibility under the statute to record and index the documents every day, most felt they should not be rejected. Also, educating all of the people that submit them would be a huge task, especially with those submitted by the financial clearing houses (non excise docs). Spokane County has blocked the index function in their eRecording module so that nothing is indexed, feeling that it is better to fully index the information than to have to correct what is already there. This was the opinion of some of the other counties, too. Submitters should be provided with indexing rules so that they can attempt to index submissions correctly and Pierce said that they will be educating their users well ahead of implementation of eConvey on the index requirements and the things that will prevent their excise tax affidavits from being rejected. Submitter demonstrations: Gorkem Kuterdem, NorthPoint Title: Demonstrated the title company's eRecording submitter interface being used by NorthPoint Title in all counties they eRecord with. Real Estate Excise Tax is submitted electronically by NorthPoint's software; Josh Holmes, Simplifile demonstrated his company's web based submitter system, which can be integrated into a title company's system (presently in use by many of the title companies in Washington). Simplifile stores all submitted documents, which are searchable by name and other criteria; Simplifile has a corporate educator and an online training tool that can be used by title and escrow companies when learning to use their submitter system. **Discussion on Possible Legislation:** Thad Duvall, Douglas Co Auditor is involved in legislation requiring that any document affecting the ownership of real estate be recorded. The group was asked their opinion on this with much discussion. Carolyn suggested that the PRIA meeting (September 24-27 in San Antonio, TX) will be an excellent forum for this discussion as representatives from MERS, loan institutions, and government agencies will be in attendance. Next meeting will be in mid-October.

California PREP:

Co-chairs: Government: Theresa Rabe at trabe@smcare.org and Business: Yianni Pantis at ypantis@corelogic.com

The next scheduled California PREP conference call is for **Wednesday, July 14, 2011 at 9:00 am**. The conference call number is **(916) 552-2828** (just dial the number - there is no extension). Mark your calendars! We hope that you will attend this call. As always, **please feel free to forward this email to your colleagues in our industry**

Thanks to all who participated on our June 8, 2011 PREP conference call. As we discussed on our June 8, 2011 call, we need to get the word out to as many industry participants as possible. Some folks on the call offered some very good suggestions in this regard and will be following up. Our two conferences are taking shape! We recently sent a "Save the Date" email blast for the **Southern California PREP Conference in Santa Ana**. The date and location are as follows:**LOCATION:** FIRST AMERICAN TITLE, Bldg. 5 Garden Room, 5 First American Way, SANTA ANA, CA 92707 - **TIME:** 7:30 - 8:45 Check-in. Continental Breakfast; Programs/panelists:8:45 - 12:30

We also just received confirmation of the date and location for the **Bay Area PREP Conference in Marin County**. This conference will be held on **Wednesday, October 26, 2011** at the Marin County Health & Wellness Campus located in San Rafael (please see: <http://www.co.marin.ca.us/depts/HH/Main/campus/index.cfm>).
