



"WORKING TOGETHER"

Property Records Education Partners (PREP)

[PREP Newsletter](#)

Volume 19 - May 2011

"An Overview of the Land Records/GIS Integration Initiative for Assessment Officials..."

This article published in "Fair and Equitable" by Franklin Peirce Eichelberger does an excellent job of explaining the new initiative by PRIA to assist in educating the integration of these land records functions. *"The integration of land records and GIS/CAMA could be the next significant impact on local government management and automation. **With the PRIA launch of the land records/GIS integration initiative, the land records community is realizing integration benefits even before the GIS/CAMA community.** Simply put, integration means that land records are linked, enabled, or connected to GIS/CAMA functionality and data sets; this allows users...to access one set of records from another. The objective of the PRIA initiative is to link familiar land records functions and processing with map and geographic functions and entities available elsewhere, normally in a county's GIS and CAMA systems."* [Read complete article.](#)



[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



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Examples of PRIA's Products

- ["2010/11 PREP Chapter Topics"](#)
- ["How to get Ready for eRecording"](#)
- ["Privacy and Land Records"](#)
- [\(other PRIA Standards and](#)

and related industries.

Links to National News

[Average Rates on 15- and 30-year Home Loans Again Reach Lows for the Year](#) - "Freddie Mac said fixed mortgage rates have reached new lows for the year to date for the third straight week."

[Spring Home Sales Largely Flat: Radar Logic](#) - "Home sales in March failed to deliver the same growth spurt that usually defines the onset of the spring-selling season, analytics firm Radar Logic said Thursday when releasing its latest RPX Composite transaction data."

[Survey: Next 2 years is Prime Time for Real Estate Investors](#) - "Real estate investors are likely to be three times more active than other types of homebuyers in their local markets within the next two years, according to a nationwide survey from Realtor.com operator Move Inc."

[Short Sale Fraud to Cost Banks \\$375 Million in 2011](#) - "Short sales increased rapidly over the last several quarters, but wherever there are home sales, there are home sales fraud."

[Survey: Local Real Estate Markets Heating up with Investors](#) - "Local reports indicate investors have been snapping up a larger share of foreclosure and REO homes in recent months, and an industry survey released Thursday suggests they are poised to become even more of a presence with explicit federal guarantees."

ALTA NEWS: Michigan Title Agency, Law Firm Partner to Enhance Short Sale Services

Sun Law Group, PLC, a law firm that assists homeowners with negotiating and coordinating short sale transactions, and Lighthouse Title Group, a title insurance agency with 18 offices throughout Michigan, have created an alliance to offer a more comprehensive short sale and closing service solution to homeowners in Michigan.

"The number of short sale transactions has risen significantly in recent years and we feel this trend will continue for the foreseeable future," said Bob Wuerfel, president of Lighthouse Title Group. "Short sale transactions are complicated and time consuming and the title and real estate industries have struggled over the past year with providing these services to the marketplace. The demand for assistance in this area continues to grow and we are going to stay ahead of it."

In a short sale transaction, the bank agrees to allow the homeowner to sell their property for less than they owe on the mortgage. Banks have realized that they will likely obtain substantially more for a property that is sold pursuant to a short sale than a foreclosure. While the economics on all sides seem simple, short sale transactions present a unique set

[Publications\)](#)

PREP Chapter Meetings

June 2011

Metro Minnesota
California
Washington State
South Florida
Missouri
Colorado

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

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of issues that are legal in nature and that require a high degree of documentation, negotiating and attorney oversight.

"As a law firm, we assist homeowners with the short sale process thereby alleviating the need for Realtors and title companies to process the transactions themselves," said Thomas Cronkright II, CEO of Sun Law Group. "You have to know what you're doing or you may open yourself to significant liability down the road. As attorneys and certified continuing education instructors in the area of short sales and foreclosures, we are experts in this unique area of the law and have developed the team and systems to provide complete services on every transaction."

The alliance between Lighthouse Title Group and Sun Law will allow both companies to offer short sale coordination and negotiation services throughout Michigan. "Our organizations share similar leadership philosophies and common values and we are excited about this alliance," Wuerfel said.

Lighthouse Title Group and Sun Law began offering this state-wide service solution on May 16, 2011. "With a statewide footprint, Lighthouse will allow us to expand our reach and offer our services throughout Michigan," added Cronkright.

Sun Law Group, a law firm specializing in coordinating and negotiating short sale real estate transactions, is in Grand Rapids, Mich. Sun Law's office occupies a 100-year-old renovated building in the Creston Heights business district. Lighthouse Title is based in Holland, Mich., is part of the Lighthouse Group. Lighthouse ranked second in title agency size according to the June 2010 regional report from the Business Review Western Michigan and was ranked in the top 500 of Entrepreneur Magazine's fastest growing companies in America.

PREP Chapter News

In this newsletter volume, we'll be highlighting the [Metro Minnesota](#) and the [South Central Minnesota 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](#)

Metro Minnesota PREP:

Co-Chairs: Government, Jennifer Wagenius at Jennifer.Wagenius@co.washington.mn.us and Business, Darlene Missler at dmissler@firstam.com

This PREP Chapter met on April 14, 2011. Agenda items included the following: 1) Legislative Update: The Bar Assn will be meeting on Saturday. They are proposing a bill for conservation easements not to expire in 30 years, but unsure whether it will pass. Child support judgment liens are to have a one year delay for effective dates. Receivership statute is being reviewed. HF #408 regarding buried concrete may require a disclosure affidavit similar to the meth bill. They are looking at MS507.403 for partial releases and MS580.07 for postponement of foreclosure sales. MLTA held their spring siminar last weekend. SF278 will be their biggest concern regarding liability issues. Hennepin County will try to extend their sunset date of 2013 to 2018 for MRT/SDT. Ramsey County will try to repeal their sunset date on MRT/SDT. MCRA is mostly watching bills come forward, one being a bill to remove covenants for green acres filings. 2) Doug Berg, Fidelity Title, informed us of new survey standards which went into effect on 2/2011. 3) Dallen Miner, Simpliile, presented a video on e-recording. Jason Parker, DOR, also presented a video on e-recording. December 1, 2011 the ECRV form will be live and available statewide. It will combine the PE20 and PE20A into one form. (9) counties are using it now. Then an actual e-recording was presented, with First American recording a satisfaction with Dakota County. ERERC commission is meeting today to review new documents. They are considering partnering with AMC. (7) metro area counties should all be e-recording by the first quarter of 2012. 4) A deed recorded in Olmsted County was presented pertaining to HUD deeds after foreclosure. The next meeting will be held on June 9, 2011.

South Central Minnesota PREP

Co-chairs: Government, Linda Karst, at linda.karst@co.waseca.mn.us and Business, Vacant

At the April 28, 2011 South Central PREP Meeting Chuck Wingert, Accredited Land Consultant from Wingert Realty & Land Services, Inc. came to give the PREP participants an overview of local land values, trends, predictions and a brief synopsis of the content of the national land conference he recently attended in Nashville. There was some discussion on the number of documents recorded in the last quarter and number of documents recorded in 2010. There appears to generally be a decrease in documents recorded. Kay Wrucke, Martin County Recorder, shared the importance in Minnesota of stepping up to the plate and move toward e-Recording. Along with e-Recording, there was discussion on e-well certificates being available & E-CRV is also ready. PRIA is encouraging every county in Minnesota to become active in e-Recording so we can have 100% participation. The next meeting will be in the Fall of 2011.