



**"WORKING TOGETHER"**  
Property Records Education Partners  
(PREP)



[PREP Newsletter](#)

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### We'll See you in Memphis at PRIA's Annual Conference (August 28-30)

It's not too late for you to register for the PRIA annual conference in Memphis and join other government and business sector partners involved in the real property records industry. There is a full agenda - starting with the keynote speaker, Bethany McLean, co-author of both "All the Devils are Here - the Hidden Mystery of the Financial Crisis" and "The Smartest Guys in the Room" which exposed the corrupt practices of Enron executives. You can meet her AND have a copy of her book signed! We're also fortunate to have Professor Dale Whitman on the schedule for Tuesday, August 28. Dale will discuss alternatives to the current MERS model.

On Wednesday, August 29, there will be a session covering Cloud Computing with a more in-depth look at GIS and a real-time, map-building demonstration which will show the potential of GIS and land records integration. Thursday, August 30, is a day devoted to eRecording eXcellence. If you are a recorder that has been eRecording for years or are interested in getting started, there is something for you. In some cases two tracks will run concurrently with programming for both the novice and the seasoned veteran. And, remember, there is a 90-minute working group session with numerous topics from which to choose and provide input. Working sessions are just that; roll up your sleeves and prepare to contribute. Registration materials and hotel reservation links are available on the [PRIA website](#).

If you'd like to advertise in this newsletter please contact: [cableman@priamail.us](mailto:cableman@priamail.us)



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### News from PREP Chapters

In each PREP Newsletter, we'll highlight one or more of the PREP Chapters meeting across the country. In this edition, we'll be spotlighting the **Colorado Chapter**. You can also go to PRIA's PREP page at any time to find a [local PREP Chapter in your area](#).

Examples of PRIA's Products

["The History of Public Records"](#)  
["2010/11 PREP Chapter Topics"](#)

## Colorado PREP:

Co-chairs: Government, Sandy Hook at [sandyhook@elpasoco.com](mailto:sandyhook@elpasoco.com) and Business, David Floyd at [dfloyd@skld.com](mailto:dfloyd@skld.com)

The Colorado PREP Chapter held a conference/meeting on July 19, 2012. This is David Floyd's last meeting as Business Co-Chair, so thank you David for your many years of service as PREP Co-chair from Colorado. The Chapter is looking for a volunteer replacement for David who can join Sandy Hook in keeping this PREP Chapter going strong. An announcement was made that the PREP Privacy Task Force white paper is ready for distribution to this PREP group. The following eRecording panelists presented at this meeting: Mike Shea-Former Director of the Colorado Secretary of State Licensing and Enforcement Division/eNotarization, Jayne Paulsen and Marcia Wallis-Colorado Association of Certified Closers, Patty Sandover-CSC/Ingeo, Lynn Wilkey-Simplifile, Jack Arrowsmith-Douglas County Clerk & Recorder & Colorado Portal Authority, Mary Gaddis and Judy Brown-Ent Federal Credit Union, Mark Monacelli-PRIA, Cynthia Lindahl and Ron McKinney-Land Title, Jerry Lewallen-eRecording Partners Network.

The meeting began with comments by Mark Monacelli, PRIA guest speaker. Mark gave a brief history of PREP and its purpose of opening lines of communication at the local level. He spoke about the PRIA meeting in DC, the upcoming meeting in Memphis and the PRIA eRecording eXcellence program. Colorado is the first 100% eRecording state! Arizona is the 2nd and Iowa is close behind.

Here are partial comments from the panelists ([see complete minutes for full discussion](#)): 1) Land Title - eRecording meets expectations. 10% of counties still can't connect. Volume increases would be easier if they were connected. Biggest obstacle is eRecording with Public Trustees. Standardization of XML definitions would be helpful. Inconsistencies between counties (doc. types, reasons for rejection) make it more difficult; 2) eRecording Partners Network-Nationally submitters are looking for more coverage. It is not cost effective to maintain both a paper and electronic process... 3) Ent Federal Credit Union-eRecording 50-60 releases and modifications a month. It is easy to use and is working well. Inconsistencies exist among counties in return time...4) Jack Arrowsmith-Douglas County was the first county in Colorado to eRecord and the Douglas County Public Trustee was the 2nd to eRecord in the state. Long term storage and authentication is a concern. Redaction is also an issue. Law enforcement is requesting for more information to be blocked. Also selling documents-who can buy and where does the original ownership reside? 5) Simplifile-Responded to Ent's concern about phone number with rejection reason, and indicated that it was available. Also that the longer turnaround times they are experiencing would be for releases that are handled first by the Public Trustee. Colorado was first 100% state due to the receptive atmosphere... 6) CSC/Ingeo-Currently 800 jurisdictions are eRecording and we've seen tremendous growth in the last 2-3 years... 7) Colorado Certified Closers Association - Closers embrace eRecording because it shortens turnaround time and customers don't have to give up original documents... 8) Mike Shea-eNotarization developed out of eRecording process. In Colorado eNotary can use any of the available technologies. Maybe statute needs to be changed to meet vendor's format. We may need to re-think notarization in the future...

General Discussion: The group did not have any public trustee represented, but Douglas County's Public Trustee's office noted that they will correct obvious errors on paper documents and could lower their rejection rate and speed up the process if they could do the same on electronic documents. There was much discussion about the need for standardization of software and indexing standards...Would submissions be easier with a state portal? The Colorado Portal vision is a method for the public to access information, not a repository. It wouldn't

["How to get Ready for eRecording"](#)  
[Bulk Records Access and Cost \(other PRIA Standards and Publications\)](#)

## PREP Chapter Meetings August/September 2012

Central Texas  
 SE Minnesota  
 Central Florida  
 Northern California  
 Colorado  
 Upstate South Carolina  
 Metro Minnesota  
 Nebraska  
 Southern California

## 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](#)  
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 Recorder  
 St Louis County, Minnesota

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compete with submission software vendors, but would serve as a single gateway for consumers. Cost was discussed... The next Colorado PREP meeting will be at 9:00 AM, Thursday, December 6, 2012. [See complete minutes.](#)



## Press Release - "FNTI Joins the PREP family of eNewsletter Sponsors"

"FNTI, a full-service document conversion specialist that provides physical records conversion at client locations and in eight regional production facilities across the U.S., announces that it has expanded and upgraded its document redaction service. Enhanced program features include greater redaction capacity and processing speed; a new, integrated business rules engine that can be configured to detect and redact any type of content, and advanced validation logic that enables a more thorough review of redacted elements.

"In light of the continuing concern for financial fraud and sensitivity to consumers' privacy rights, we have significantly upgraded our redaction capabilities to provide our clients improved service," said Ron Free, FNTI Executive Vice President. "Data custodians are looking for a redaction solution that is fast and thorough and can support a growing variety of sensitive data. Today, we are capable of redacting 100,000 documents per day using a single integrated network, which can be easily replicated to add greater capacity," he added.

Redaction services can be applied to paper or micro media-based documents following an initial conversion step, as well as to native document images.

High-speed OCR technology is used to scan and convert text from document images. Pattern recognition logic, defined by a configurable business rules engine, is then applied to recognize and redact information. Redacted information is permanently "burned out" using black or white ink.

Multi-voting OCR libraries are used to ensure that all sensitive data is redacted, and to produce a confidence score that will prioritize the redaction area for automated and/or manual quality assurance. The quality assurance measures that are applied by FNTI are within the guidelines for inspection outlined in ANSI/ASQZ1.4-2008 Sampling Procedures.

Typical information patterns for redaction include Social Security Numbers, driver's license data and financial account information, but business rules for redaction can be modified to include any type of content.

"The advanced art of OCR technology, combined with the quality review practices we apply, allow us to achieve a high level of reliability in document redaction," said Sam Elias, FNTI's Vice President for Operations.

Working independently and in partnership with leading technology solutions providers, FNTI has provided redaction services for major counties in Florida, Ohio and California."

*A division of Fidelity National Financial (NYSE:FNF), a Fortune 500 company and the leading provider of title insurance and related services, FNTI provides high-speed document conversion and indexing services for government, health care, insurance, pension, real estate and law enforcement clients. Established in 1979,*

*FNTI has converted more than 2.5 billion records, supporting hundreds of document conversion projects for clients across the U.S. FNTI provides document conversion and related services in eight regional processing facilities and on site at client locations. The company maintains its headquarters in San Jose, Calif. Learn more about FNTI at [fnti-imaging.com](http://fnti-imaging.com).*



## **PRIA Awareness: "Advancements In Timeliness"**

"A century ago documents for recording were submitted for recording primarily in person and a few by mail. The recording process included large leather-bound books, ink and quills -- along with a healthy dose of document, process and property knowledge. Luckily document recording volume matched the process and everyone's expectations. As property started changing hands more frequently, as the sheer parcel count within a county grew exponentially, as the number of participants in land transactions expanded -- public expectations with regards to TIME changed as well. In response, the recording process evolved over the next several decades to include a wide range of (and often fast moving) technology. The result was a far better official public record with increased integrity and certainly with a focus on the recordation of the document in a timely manner and getting the document returned to the appropriate destination as quickly as possible.

Two decades ago the process met its greatest challenge. As document volume surged beyond all previous expectations document recording was measured in weeks and in worst case scenarios document return was measured in months. Again, the County Recording community responded with major improvements in the process and in technology. Today -- the important component of TIME is now measured in hours, if not minutes, for both document recording and document return. This significant achievement reflects the commitment of the County Recording community to keep ahead of public expectations and most importantly, today's processes are well positioned to handle future increases in document volume. The benefit is significant -- the public can count on getting their documents recorded in a timely manner to best protect their investment and documents are quickly returned to their destinations."

Access the [PRIAwareness Tools](#) available for Recorders and their business partners wishing to educate the public on the importance and the role of the Recorder's Office. Promote our new national website, [MyCountyRecorder.org](http://MyCountyRecorder.org), that explains to the public the history, the advancements and the responsibilities of the Recorder's Office.



## **Freddie Mac: Housing Recovery May be Coming Out of the Shadows**

excerpted from [National Mortgage Professional 8/8/12](#)

"Freddie Mac has released its U.S. Economic and Housing Market Outlook for August showing why shadow inventory might not be as foreboding as many thought and an important reason why is the rate at which excess housing is being absorbed. The Freddie Mac House Price Index for the U.S. showed a 4.8 percent gain from March to June 2012, the largest quarterly pickup in eight years; the national index posted a June-to-June rise of one percent, the largest annual appreciation since November 2006. Rental vacancy rates have fallen to 8.6 percent, the lowest since the second quarter of 2002. The for-sale vacancy rate has dipped to 2.1 percent, the least since the second quarter of 2006. Nationally, the for-rent market now appears to be in relatively good balance, with the rental stock close to overall rental demand, resulting in "normal" vacancy levels.

"While the shadow inventory persists, there is an important difference in today's market compared with those of recent years and that's the substantially reduced amount of excess vacant housing," said Frank Nothaft, Freddie Mac's vice president and chief economist. "The housing recovery may finally be coming out from the shadows." This continuing shrinkage in excess vacant stock is important because it means that in most markets the real estate-owned (REO) homes on the for-sale market are not competing with an oversized vacant housing inventory. Even if national indexes dip in the seasonally weak autumn and winter months, the declines probably won't be big enough to erase the good second-quarter news on home values."

## **Links to National News**

[Eighty Housing Markets Show Improvement in August](#) - "A total of 80 metropolitan statistical areas across 32 states and the District of Columbia were listed as improving housing markets on the National Association of Home Builders/First American Improving Markets Index (IMI) for August."

[Mortgage Fraud Remains High in Southeastern U.S. and NYC Metro Regions](#) - "Interthinx has released its quarterly Mortgage Fraud Risk Report covering data collected in the second quarter of 2012. According to the most recent analysis, overall risk resumed its upward climb after a one-quarter pause, with the Index value rising nearly seven percent to 149."

[Two Indicted in Real Estate Scam](#) - "Two men in Colorado, have been indicted for allegedly finding homeowners facing foreclosure and convincing them to relinquish their property for a nominal fee and misrepresenting it as a way to avoid foreclosure."

[Foreclosure Activity Drops Three Percent Nationwide in July](#) - "RealtyTrac has released its U.S. Foreclosure Market Report for July 2012, which shows foreclosure filings-default notices, scheduled auctions and bank repossessions-were reported on 191,925 U.S. properties in July, a decrease of three percent from the previous month and a decrease of 10 percent from July 2011."

[Court of Appeals Upholds Dismissal in MERS Case](#) - "[MERSCORP Holdings, Inc.](#), announced that a three-judge panel of the United States Court of Appeals for the Ninth Circuit affirmed the dismissal of a complaint against Mortgage Electronic Registration Systems, Inc., (MERS) and two other defendants."

## **ALTA NEWS: Minnesota, New York Become First State Partners of Title Action Network**

The Minnesota and New York State land title associations became the first state partners in the Title Action Network, an energized movement of title professionals promoting the industry's value and protecting homeownership rights.

"We are grateful for the leadership these associations are providing to the development of the Title Action Network as the industry's grassroots group," said Michelle Korsmo, ALTA's chief executive officer. "By working together with members of both associations, we are able to build a broader network of people to have a more effective voice in the legislative process."

The title industry's advocacy efforts will be enhanced as additional states come aboard. The Title Action Network provides states with advanced communications tools for grassroots advocacy at the state legislative level. As partners of the Title Action Network, state associations help recruit new members and push forward a consistent agenda on the local, state and national levels.

"Policy makers respond to stories and messages from the people they represent," Korsmo said. "They want to hear from-and get to know-the people on the front lines. Title professionals get to see the many aspects of the process and sharing that knowledge is important to the legislative process, the industry and businesses."

According to Bob Treuber, executive director for NYSLTA, the association's executive committee voted to join the Title Action Network because it was the next logical step in the development of its advocacy agenda.

"The ability to influence legislation in a positive way requires endurance-everything cannot be accomplished in one legislative session," Treuber said. "As we drafted our plans, we recognized that our impact would be minimal if our voice was limited to one Lobby Day per year and quarterly meetings with the regulatory departments."

To have an effective voice, title professionals need a consistent presence in front of elected and appointed officials. "In this market, title people are busier than ever, so we needed a tool that had the right combination of impact, speed and ease of use for our members," Treuber added. "The Title Action Network came along at the right time and it has all the features and controls we wanted to ensure that our members have the ability to speak in their own words to the people they elected."

The Minnesota Land Title Association's (MLTA) board of directors passed a motion on April 5, allowing the association to promote the Title Action Network at meetings and through its website. Richard Welshons, secretary/treasurer for MLTA, calls the Title Action Network a vehicle to advance grassroots advocacy at the state and national level, as well as a tool to drive membership.

"By monitoring who we are motivating to respond within Minnesota, we can identify potential individuals who may be able to get involved in other ways," he said. "If they are members, we could invite them to participate in Committee work or in some other area. If they are not members, we can start the conversations to get them to join MLTA. I encourage other state leaders to do the same to give our industry the loudest voice possible on matters that affect us daily."

If your state would like to partner with the Title Action Network, contact the Title Action Network and [click here](#) to join.

## Keep Up with Land Records News Across the Country

Almost every day, we post news articles, and PRIA and PREP Chapter information, so feel free to subscribe to both the [PREP Blog](#) and the [PRIA/PREP LinkedIn Group](#) to stay in touch.

## "2012-13" Newsletter Advertising Options

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