



"WORKING TOGETHER"
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(PREP)



[PREP Newsletter](#)

[Volume 50 - mid-September 2012](#)

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Annual PRIA Conference in Memphis a Success

If you missed the [Annual PRIA Conference](#) on August 28-30, you missed an excellent gathering of government and business professionals sharing their experiences dealing with the current real property records issues across the country. It was inspiring and encouraging to meet so many colleagues from surrounding states curious about eRecording, document redaction, MERS, using the Cloud, and understanding the current state of the housing industry. It was especially encouraging talking to conference attendees from the surrounding states who showed interest in starting their own [PREP Chapters](#). That's what PREP is all about - fostering a structured government/business communication venue. And as these states tackle implementing a variety of new technologies, including eRecording, having a PREP Chapter just makes it that much easier to guarantee smooth implementation and clear communication. Everyone can access the [Starting a PREP Chapter](#) materials on the PRIA Website. And if you are a PRIA member, you can also access all the [2012 Conference Presentations](#) there as well.

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RECORDING SOLUTIONS



THAT NEVER LEAVE
YOU BEHIND



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 **Northern California Chapter and the North Central Texas Chapter**. You can also go to PRIA's PREP page at any time to find a [local PREP Chapter in your area](#).

Northern California PREP:

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

The Northern California PREP Chapter met again on August 22, 2012 via conference call. They are working diligently on organizing a Fall Conference for Northern California, and hope to have confirmed dates on the next call which will be on 9/19/12. The overview of the Annual PRIA Conference in Memphis that some CA PREP participants will attend will be a topic of discussion in September. The call in number for the 9/19 meeting will be 919-552-2828 at 10:00 AM, PST.

North Central Texas PREP:

Co-chairs: Government, Stacey Kemp at skemp@co.collin.tx.us and Business, Doug Hollowell at doug@integritytc.com (NEW Government Co-Chair Laura Hughes, Kaufman County Clerk at countyclerk@kaufmancounty.net)

The North Central Texas PREP Chapter met on August 17, 2012. The speakers at this meeting included: Wes Milam, from Tyler Technology discussing Land and Title Issues. He discussed many issues including that of the future of technology, and Wes believes electronic recording is going to be the next major thing. Discussion followed, including issues around title company indexing requirements. The next speaker was Jordan Red, from Payson Petroleum who discussed the "Importance of Title and Accurate Records to the In-House Landman". Mr. Red spoke about mineral co-tenants, and oil and gas leases. The next speaker was Bala Palaniswamy, GIS, Collin County and she discussed "Internet Access and its' Importance to Title and County Clerks". There was a Round Table discussion about the "Notice of Acceleration/Sales". At the conclusion of this meeting, new PREP Co-chair Officers were elected. Doug Hollowell will remain the Business Co-Chair and Laura Hughes, Kaufman County Clerk, will be the new Government PREP Co-chair. The next meeting of this Chapter will be on January 10, 2013, with location to be determined. (Thank you Doug for your continued efforts as the Business Co-Chair and thank you Stacey Kemp for your years of service as this PREP Chapter's Government Co-chair, and welcome Laura for your willingness to serve.) Read complete minutes. ([Read complete minutes](#))



Opportunities Expand For E-Signatures

excerpted from Mortgage Orb 8/30/12

For years, the paperless mortgage has stood as the holy grail of all mortgage technology efforts. There have been sufficient reasons for optimism, including the growth of the Internet as a software delivery tool, and the passage and adoption of electronic signature legislation such as the Uniform Electronic Transactions Act and the Electronic Signatures in Global and National Commerce Act, which give legal force and effect to electronic signatures and electronic records.

Somewhere along the way, however, the housing market crumbled and regulatory compliance became everyone's primary focus. But a new development is about to put electronic signatures back on the map.

Later this year, the Internal Revenue Service (IRS) is expected to allow lenders to use digitally signed 4506-T forms under the IRS Income Verification Express Service. Lenders will be able to verify a borrower's income and financial profile in

Examples of PRIA's Products

["The History of Public Records"](#)
["2010/11 PREP Chapter Topics"](#)
["How to get Ready for eRecording"](#)
[Bulk Records Access and Cost \(other PRIA Standards and Publications\)](#)

PREP Chapter Meetings September/October 2012

Pennsylvania
 SW Minnesota
 Washington State
 Metro Minnesota
 Nebraska
 Southern California
 South Florida
 Northern 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](#)
 PREP Coordinator
[Mark Monacelli](#)
 PRIA PREP Committee Co-Chair
 Recorder
 St Louis County, Minnesota

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order to judge the borrower's ability to qualify for a mortgage. When it happens, it will streamline a process that usually takes several days into just a few hours. ([Read complete article](#))



PRIA Press Release: "Progressive Lake County Recorder of Deeds Receives Technology Awards"

Waukegan, Illinois - August 31, 2012

"**Technology Vision Nationally Recognized**" - Mary Ellen Vanderventer, Lake County Recorder of Deeds received the "Technology Leadership in Government" award from Cott Systems, the County's Land Records Systems vendor and industry leader in land records software and services. The award recognized Lake County Recorder's strategic implementation of land records technology. Successful technology implementation, an engaged and knowledgeable staff and a passion for serving constituents are hallmarks of Vanderventer's successful office. [See complete press release.](#)



Southern California PREP Chapter Speaker MERSCORP's Bill Beckmann - "Mortgage registry cleaned up act, chief says"

excerpted from Orange County Register (CA) 9/12/12

"Until the foreclosure crisis, most people had never heard of the Mortgage Electronic Registry Systems, or MERS. Then MERS surfaced amid accusations that it was a key villain in the loan crisis. Critics maintained it operated an electronic smokescreen to shield lenders from the borrowers, while helping banks cut corners on foreclosures.

The registry, critics claimed, wrongly foreclosed on lenders' behalf and operated a system riddled with inaccuracies. But the head of MERS told an Orange County gathering Wednesday that his mortgage registry got a bad rap, adding that a number of changes have been implemented to address critics' concerns.

"One of the criticisms MERS received is we hide ownership (of loans)," said Bill Beckmann, president and CEO of MERSCORP Holdings Inc., MERS' operator. "An important change we made over a year ago was to make sure it's clear who owns the loan."

Beckmann spoke at a meeting of the **Southern California Property Records Education Partners (PREP)**, a PRIA sponsored group made up of county recorders and real estate related professionals. The session took place at First American Financial Corp.'s Santa Ana headquarters." ([Read complete article](#)).

From PRIAwareness (9/13/12) - "Protection from Disaster"

"County recorders are charged with managing our official public property records. One interesting facet of this responsibility is that the information contained in the official public record MUST be kept forever; losing it, or part of it, is simply not an option. A century ago a "disaster recovery plan" was either hope and prayers or, possibly, vaults that were shut and locked at the close of business.

The sheer volume of information that has amassed over time, combined with the introduction of increasingly complex technologies, as well as the potential for natural disasters or domestic terrorism, has encouraged our county recorders to take a second or third look. Today they protect the official public land records with constantly evolving disaster recovery plans to assure continued safety of the records.

Enhancements from the 1970s and 1980s included off-site storage of microfilm copies of documents. These recovery plans quickly grew to include computerized tape backups of software systems with complex storage rotations to assure risk was mitigated as much as possible.

Today, many counties augment computerized tape backup solutions with real time off-site replication of critical information, providing up-to-the-minute recovery solutions. Some counties keep multiple real time copies in different geographic locations. They have to make sure the replicated sites are correct and ready to use by incorporating them into their accessibility solutions, and they may also have implemented technologies that stop malicious or careless activity on one system from automatically replicating onto the recovery systems.

The official public property records are the foundation for our capitalist economy. County recorders have implemented state-of-the-art solutions to make sure they are protected."

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

Links to National News

[Housing on Mend, but Full Recovery Is Far Off](#) - "Home prices during the first half of 2012 posted their strongest gains in six years, the clearest sign that more U.S. housing markets have hit bottom. But the housing market remains far from normal."

[Breaking Housing's 'Vicious Cycle' Key to Recovery: BGOV Insight](#) - "The U.S. economy is searching for the next "virtuous cycle," a state of self-sustaining growth where one element of the economy - say, jobs - feeds another, such as consumer spending, which prompts businesses to produce more goods and services, which comes back around to spur job growth."

[Here's More Evidence That Home Prices Have Hit Bottom](#) - "In each of the last three years, home prices have increased in the spring and summer, when more people are buying homes, before giving back all of those gains and then some in the fall and winter. But it is beginning to look like that might not happen this year."

[Mortgage Industry Nets 1,335 Jobs: Mortgage Daily](#) - "For the fourth consecutive quarter, the mortgage industry posted a net gain in jobs, according to Mortgage Daily's Second Quarter 2012 Mortgage Employment Index."

[Why We Need National Mortgage Servicing Standards](#) - "The proposed CFPB rules reflect the widespread public input we've received since April, when we met with consumers, consumer groups, servicers both large and small, investors, other industry stakeholders, and government agencies to solicit their feedback."

ALTA NEWS: Morris Jr. Joins ALTA Board of Governors

ALTA's Board of Governors is pleased to announce the appointment of Stewart Morris Jr. to its 11-member board.

"Stewart brings a valuable perspective to the challenges facing the land title industry and we are fortunate to have him join our board to help guide ALTA's strategic vision and goals," said Chris Abbinante, president of ALTA. "His experience, knowledge and dedication will be essential as the association addresses issues impacting the title industry and strives to better serve consumers."

Morris Jr., who has nearly 40 years of industry experience, is vice chairman of Stewart Information Services Corp. He previously served as president and co-CEO of Stewart Information Services and president of Stewart Title, which he joined in 1973. Morris Jr. was elected vice president of Stewart Title in 1975, and was named president of Stewart Title and chairman of Stewart Title Guaranty Co. in 1991.

"It is an honor to serve an association committed to protecting the needs and interests of consumers by supporting homeownership and property rights," said Morris Jr., who fills the board position vacated by Mike Skalka. "I look forward to working closely with the entire board as we pursue the many challenges facing the economy and our industry."

Morris Jr. graduated with a Bachelor of Arts degree from Rice University in 1971 and received a Master of Business Administration from the University of Texas in 1973.

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

Did you know that we now distribute the PREP newsletter to over 10,000 addresses in the real property records industry every two weeks?

We'd love to have your business sponsor and advertise in this newsletter. And new for [2012-13](#) is the opportunity to maximize your advertising dollars by selecting an annual bundled package that includes banner ad space in both PRIA's *In Touch* and the PREP *Working Together* eNewsletters. *In Touch* is distributed 12 times each year, while *Working Together* is sent 24 times each year - that's 36 exposures to a circulation ranging from 550 to over 10,000 industry

movers and shakers. See **page 4** of the newly released [PRIA Media Kit](#) for rate and sign up information.

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