



The Reporter



Old Republic National Title Insurance Company

Winter Issue – February 2008

ezJacket



Old Republic Title is thrilled to announce the availability of “ezJackets” – our new electronic policy jackets which can be generated online and printed right from your desktop! “ezJackets” can be ordered via our agent-only website www.starslink.com. Agents can save time by ordering online, eliminate forms storage and keep better track of policy inventory!

Please contact your agency representative to arrange for set-up and a brief tutorial.

GOODBYE UNIT PLANS!!

As a result of new legislation, we will no longer have to record a unit plan with the first unit deed of a condominium. House Bill No. 1246 was approved by Governor Patrick on January 25, 2008 and became “Chapter 13 of the Acts of 2008”. Originally entitled “An Act to Simplify the Transfer of Title to Condominium Units”, this legislation simply eliminates the last sentence in M.G.L. chapter 183A, Section 9, which details the requirements for unit deeds.

This last sentence read: “The first deed of each unit shall, in addition, have attached thereto, as part thereof, a copy of the portion or portions of the plans theretofore filed with the master deed to which copy shall be affixed the verified statement of a registered architect, registered professional engineer or registered land surveyor certifying that they show the unit designation of the unit being conveyed and of immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance and immediate common area to which it has access, as built.”

With the elimination of this sentence, the requirement for such plans is gone! We can be particularly happy because this legislation is retroactive. Section 2 of the Bill provides that it “...shall apply to all unit deeds, whether recorded prior to, on or after the effective date” of the legislation.



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INFO AND EVENTS:

REGISTRY/RECORDING NEWS: Effective January 1, 2008, documents presented for recording in Massachusetts must meet new formatting requirements. For specific details, visit <http://www.sec.state.ma.us/rod/rodpdf/FormattingStnds08.pdf>

ALTA 2006 POLICY JACKETS WENT INTO EFFECT ON JAN. 1, 2008: Any agent needing a supply of ALTA 2006 policy jackets should contact Mary Borja of our office (800-370-6466). Please set aside any old inventory in your possession and contact your agency representative for a pick-up (please do not discard the old policy jackets).



Goodbye Unit Plans! (continued from Page 1)

Since the creation of the condominium statute in Massachusetts, many have felt the statute's requirement that a unit plan to be attached to the first unit deed was superfluous. Under Section 8 of the statute, a full set of floor plans, showing all the units, has to be recorded with the Master Deed. This requirement, of course, remains and is not affected by the new legislation. With the unit fully depicted on the plan filed with the Master Deed, a second plan, recorded with the first unit deed always seemed a redundancy.

So, the next time you get a call about a missing unit plan, just point out that Chapter 13 of the Acts of 2008 makes that a dead issue. Who said 13 was an unlucky number?



For additional information, please visit this link:

<http://www.mass.gov/legis/laws/seslaw08/sl080013.htm>

Agent Verification Website Gaining Popularity

Did you know that after you issue an Insured Closing Protection Letter, your lender will often verify with us that your office is a valid policy-issuing agent of Old Republic?

To help streamline this verification process, Old Republic has established an "Agent Verification Website" to make it easier for your lenders to confirm your status.

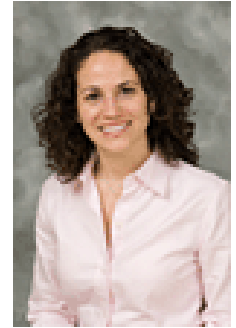
Here's how it works: The first sentence of the CPL states, "To verify this agent is in good standing, go to www.oldrepublictitle.com, select Agent Verifications from the Products and Services dropdown and enter in reference number XXXXXX."

That's all there is to it! We have received some excellent feedback from your lenders about the ease and timeliness with which they can verify your status.

Please do not hesitate to inform your lenders of the availability of this new and efficient service!

Employee Spotlight – Lisa Tonon

Before joining Old Republic Title in January of 2006 as an Agency Account Manager, Lisa Tonon operated a private law practice which focused on various aspects of real estate law. In addition to her role as an Agency Account Manager, Lisa is also available to answer underwriting questions.



She has conducted educational seminars including "Nuts and Bolts of Real Estate Conveyancing" for Old Republic and recently served as a keynote speaker for Lorman Education's "Fundamentals of Real Estate Conveyancing". She also acted as an adjunct professor at Suffolk University.

A graduate of Boston College, Lisa received her law degree from Suffolk University. She grew up in Connecticut and presently resides in Boston's Historic North End with her husband, Greg Donoghue.

"Value Plus" Seminars . . . Call to schedule an in-office seminar!

We are still conducting "Value Plus" seminars on the following topics:

- Understanding the Settlement Statement;
- Preparing the Commitment and Clearing Title;
- Preparing Policies (MA)

Contact your agency representative to schedule your in-office seminar today!

A well stocked "tool box" is important in today's competitive market. Our program is designed to provide both practical "tools" and training in industry related topics.

