



Updates:

Recording Document, Recording Questions and Fees Update

We are adding new recording questions and their associated fees to the **existing** Affidavit and Satisfaction of Mortgage document and we are introducing three new documents:

- Certificate of Trust
- Trust Transfer Deed
- Trustees Certificate

The states updated as of August 7, 2020 include:

States	Document	New Recording Questions	New Recording Fees
AL, CO, DE, HI, IA, IL, KY, LA, MA, MD, ME, MS, ND, NJ, NM, NV, OK, SC, SD, TN, TX, VT, WV	Affidavit	Number of affidavits	Additional affidavit fee
CO, FL, IA, KS, KY, MA, MD, MO, MT, ND, NJ, NM, NV, OK, RI, SD, TX, VT, WI, WY	Satisfaction of Mortgage	Number of mortgages satisfied	Additional mortgage satisfaction fee
CO, CT, DE, FL, IA, ID, IN, KS, LA, MA, MD, ME, MI, MO, MS, ND, NJ, NM, SC, VT, WA	Certificate of Trust	Number of certificates of trust	Additional certificates of trust fee
CO, CT, DE, FL, IA, ID, IN, KS, LA, MA, MD, ME, MI, MO, MS, ND, NJ, NM, SC, VT, WA	Trustee Certificate	Number of trustees certificates	Additional trustees certificate fee
CO, CT, DE, FL, IA, ID, IN, KS, LA, MA, MD, ME, MI, MO, MS, ND, NJ, NM, SC, VT, WA	Trust Transfer Deed	Number of trust transfer deeds	Additional trust transfer deed fee



Ohio

Effective August 20, 2020, we will be adding a new recording document called “Memorandum of Trust” and its related questions (number of pages, number of references, document is non-standard) and recording fees, as appropriate, for the transaction types Purchase, Purchase Construction-to-Perm, Refinance, and Refinance Construction-to-Perm. A Memorandum of Trust is an abbreviated version of the trust without revealing the private details of the trust. This document can be filed with the county recorder and can be submitted to financial institutions as verification of the existence of a trust and trust ownership.

New Mexico

Effective August 20, 2020, we will be adding a new recording document called “Sole and Separate Property Agreement” and its related questions (number of legal descriptions, number of names, number of references) and recording fees, as appropriate, for the transaction types Purchase, Purchase Construction-to-Perm, Refinance, and Refinance Construction-to-Perm. This document allows a married person to acquire title as sole and separate property with the signed consent, relinquish of right, title, and interest in the property by their spouse.

Maryland

Effective August 20, 2020, for purchase and construction-to-perm purchase transactions, we are updating the wording of the tax question “Subject to Agricultural Transfer Tax and buyer not filing Declaration of Intent for agricultural use (contact assessor’s office for details).” To provide clarity, the tax question will be modified to read “Buyer will file the agricultural declaration of intent form for a property that is subject to agricultural transfer tax (contact assessor’s office for details).”

This text adjustment will have no impact on the calculation of taxes or applicable exemptions.