



Updates:

The following links may be used for quick access to each update.

[*Recording Document, Recording Questions and Fees Update*](#)

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The following link may be used for quick access to bug fixes.

[*Apply Discount API Method*](#)



Recording Document, Recording Questions and Fees Update

We are adding new recording questions and their associated fees to the **existing** “Affidavit” document and the existing “Satisfaction of Mortgage” document (refer to **FIGURE 1**) for purchase, construction-to-perm purchase, refinance, and construction-to-perm refinance transaction.

We are also introducing three new documents and their associated recording questions and recording fees (refer to **FIGURE 1**) for purchase, construction-to-perm purchase, refinance, and construction-to-perm refinance transactions:

- Certificate of Trust
- Trust Transfer Deed
- Trustees Certificate

To map these documents, please contact us at support@closing.com.

The states updated as of August 7, 2020 include:

States	Document	New Recording Questions	Default Value	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	1	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	1	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	1	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	1	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	2	Additional trust transfer deed fee

Figure 1: Additional Documents

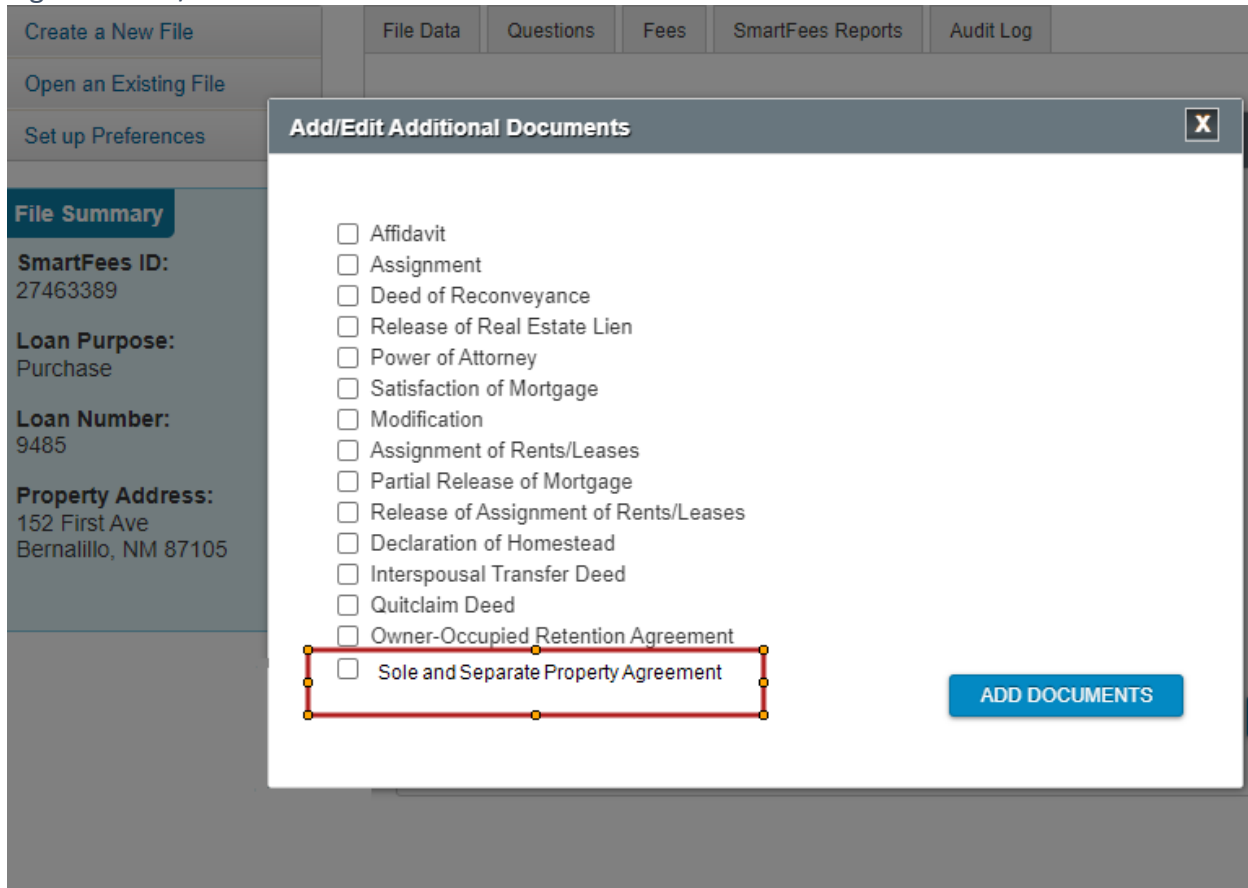
File Data	Questions	Fees	SmartFees Reports	Audit Log
<div style="display: flex; justify-content: space-between;"> <div style="width: 25%;"> <p>Create a New File</p> <p>Open an Existing File</p> <p>Set up Preferences</p> </div> <div style="width: 75%;"> <div style="background-color: #e0f2f1; padding: 5px; margin-bottom: 10px;"> File Summary </div> <p>SmartFees ID: 26725801</p> <p>Loan Purpose: Purchase</p> <p>Lien Position: First</p> <p>Loan Number:</p> <p>Property Address: Auburn, WA</p> <p><small>Map 301-V28</small></p> </div> </div>				
Required Fields				
<p>Add/Edit Additional Documents</p> <p>Recording Office: Maricopa</p> <p>Affidavit</p> <p>Number of affidavits* <input style="width: 100px;" type="text" value="1"/></p> <p>Certificate of Trust</p> <p>Number of certificates of trust* <input style="width: 100px;" type="text" value="1"/></p> <p>Satisfaction of Mortgage</p> <p>Number of mortgages satisfied* <input style="width: 100px;" type="text" value="1"/></p> <p>Trust Transfer Deed</p> <p>Number of trust transfer deeds* <input style="width: 100px;" type="text" value="2"/></p> <p>Trustees Certificate</p> <p>Number of trustees certificates* <input style="width: 100px;" type="text" value="1"/></p> <p style="text-align: right;">CALCULATE</p>				

Sole and Separate Property Agreement

Effective August 20, 2020, we are adding a new recording document for the transaction types Purchase, Purchase Construction-to-Perm, Refinance, and Refinance Construction-to-Perm for the state of New Mexico. 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 of their spouse.

“Sole and Separate Property Agreement and its related questions, (number of legal descriptions, number of names, number of references) and recording fees.”

Figure 2: Add/Edit Additional Documents



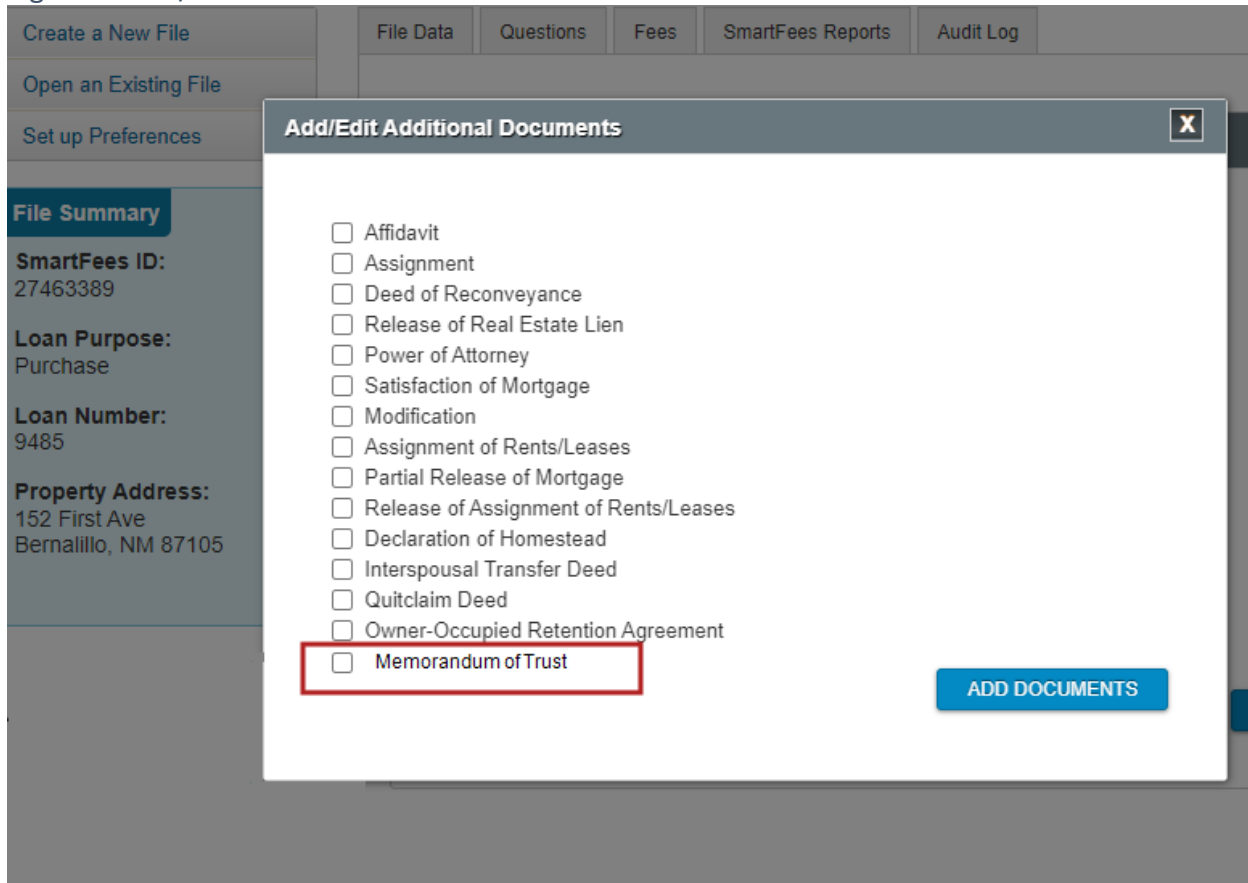
To map to this new document please contact us at support@closing.com.

Memorandum of Trust

Effective August 20, 2020, we are adding a new recording document for the transaction types Purchase, Purchase Construction-to-Perm, Refinance, and Refinance Construction-to-Perm for the state of Ohio. 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.

“Memorandum of Trust and its related questions, (number of pages, number of references, document is non-standard) and recording fees.”

Figure 3: Add/Edit Additional Documents



To map to this new document please contact us at support@closing.com.

Agricultural Transfer Tax

Effective August 20, 2020, for purchase and construction -to-perm purchase transactions for the state of Maryland, we are updating the wording of the tax question to provide clarity for users:

“Subject to Agricultural Transfer Tax and buyer not filing Declaration of Intent for agricultural use (contact assessor’s office for details).”

To:

“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).”

Note: This change is only being made for clarity and will have no impact on the calculation of taxes or applicable exemptions. Refer to **FIGURE 4**, for a visual of the tax question.

Figure 4: Agricultural Transfer Tax

File Data	Questions	Fees	SmartFees Reports	Audit Log
Required Fields				
Total Loan Amount*	<input type="text"/>			
Purchase Price*	<input type="text"/>			
Amortization Type*	<input type="text" value="v"/>			
Is this property a Planned Unit Development (PUD)*	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Property Inspection Waiver*	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Estimated Property Value	<input type="text"/>			
Occupancy Type*	<input type="text" value="v"/>			
Property still under construction?*	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Appraisal Product Name*	click here to select			
Tax Criteria				
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).*	<input type="radio"/> Yes <input checked="" type="radio"/> No			
State Agricultural Tax amount (from assessors office)*	<input type="text"/>			

Display Recording Documents

ClosingCorp Fees will be updating the Recording Fees and Transfer Taxes section for purchase and refinance transactions to include recording documents even if they do not have required questions. These recording documents will display in the "Recording Fees and Transfer Taxes" section with the instructions "No Input Required" (FIGURE 5).

Figure 5: Required Fields

Required Fields

[Add/Edit Additional Documents](#)

Recording Office: Hampden

Deed
No Input Required

Modification
No Input Required

Mortgage / Deed of Trust
No Input Required

Municipal Lien Certificate
Number of municipal lien certificates*

Power of Attorney
No Input Required

Release of Real Estate Lien
Number of Liens* ▼

CALCULATE

Update Recording Document API

The ClosingCorp Fees API method `UpdateRecordingDocument` has been updated. When the method `UpdateRecordingDocument` is sent in a request and a recording document has been added to the request, but a document criteria is not specified for the added document, ClosingCorp Fees API is currently returning an error message. With this release ClosingCorp Fees API will return the recording document in the response and no error message will be returned.



Bug Fixes

Apply Discount API Method

The ClosingCorp Fees API method `ApplyDiscount` and the ClosingCorp Fees User Interface were not returning the correct error message when a value entered for a refinance/reissue question(s) makes the loan scenario invalid for a discount. This has been corrected and the correct error message will display if a value entered for the refinance/reissue questions(s) makes the loan scenario invalid for a discount.

ClosingCorp Fees API method `ApplyDiscount` was returning an error message for refinance/reissue discount rates when users entered valid answers to the refinance/reissue questions. This has been corrected and when a valid answer to the refinance/reissue question is entered, refinance/reissue discount rates will be returned.