



PENNSYLVANIA
LAND TITLE
ASSOCIATION

Your Source for Title News in PA!

PLTA eNews

October 2016

Common Ground

Welcome New Members!

Gregory Holley
Patriot Land Transfer, Inc.
Title Agency: 3-10 Employees

Joanne Holsten
American Land Transfer
Individual Title Agent

Seth Floyd
Lancaster Abstract & Escrow LLC
Title Agency: 0-2 Employees

Margaret Costlow
Title Agency: 0-2 Employees

Upcoming Seminars

Old Republic Title Fall Agent Seminar

October 10, 2016
Radisson Hotel Harrisburg
Hershey
Camp Hill, PA

Taking the Confusion Out of Liens

October 13, 2016
PLTI Education Center
King of Prussia, PA

Old Republic Title Fall Seminar

October 17, 2016
Marriott in Cranberry
Cranberry Township, PA

Commonwealth/Chicago/Fidelity National Title Insurance Western Seminar

October 18, 2016
Double Tree by Hilton
Mars, PA

Commercial Title Transactions

October 20, 2016
PLTI Education Center
King of Prussia, PA

Mortgage Basics and the Enhanced Policy

November 10, 2016
PLTI Education Center
King of Prussia, PA

Taxes and Title

November 17, 2016

Please note: the PLTA office will be closed on Monday, October 10, 2016 in observance of Columbus Day.

Title Issues & Records Committee Update

PHILADELPHIA REAL ESTATE TAX REVENUE UNIT NO LONGER PROVIDING "VERBALS"

As some of you may have already learned, the Philadelphia Tax Revenue Department has decided that it will no longer provide verbal information to settlement agents such as the amount of real estate taxes already paid for the year and when the payment was made. Some of you may have relied on this method in the past to handle your pro-rations on the CD/ALTA Settlement Statement.

In discussing this issue with the City's Revenue officials, they advised us that the issue is not one of confidentiality; rather, they are no longer willing to take the time to provide this information when it is "effectively available" by multiplying OPA's assessed value by the millage or by accessing the City's AVI calculator at <http://avicalculator.phila.gov>. The Committee welcomes your feedback as to why these methods are not reliable so we can present this information to the City at our next scheduled meeting.

The good news is that the City agrees that the long term solution to this problem is to work with the City's IT department to have the current year's payment information available on Revenue's website (www.phila.gov/revenue/realestatetax). We will continue to work with the City on behalf of the PLTA membership to get this information available online.

News You Can Use

The HSH Two-Month Mortgage Rate Forecast

HSH.com | September 30, 2016

Central banks around the world continue to do what they can to stimulate local economies, using everything from aggressive government and even private bond-buying quantitative easing programs, to the creation of negative interest rates and even trying to manipulate yields curves to produce a given yield for a given instrument (Bank of Japan with a 0% target for their 10-year bonds).

Can You Put a Dollar Amount on Your Company's Cyber Risk?

Harvard Business Review | October 5, 2016

Cyber breaches are one of the most likely and most expensive threats to corporations. Yet few companies can quantify just how great their cyber risk exposure truly is, preventing them from effectively protecting themselves.

Are Homeowners Better Off in Red or Blue States?

National Mortgage Professional Magazine | October 5, 2016

While few politicians are talking about housing issues in this election year, it appears that both parties have reason to shine some partisan light on their local housing markets.

Convention Committee Update

SAVE THE DATE AS PLTA GOES BACK TO THE FUTURE!

The 96th Annual Convention will be held on June 11 - 13, 2017 at Bear Creek Mountain Resort, Macungie, PA.

Finance and Planning Committee Update

The Budget Committee will be meeting in the near future. We have already started working on next year's budget. Strategic Planning Ad Hoc Committee had an initial conference call and have hired a facilitator. We will be holding a one day planning conference to determine the goals and strategic priorities for the association to lead us into the future.

Membership Committee Update

We are pleased to announce that the Membership Committee will soon be sending out surveys to all our members.

PLTI Education Center
King of Prussia, PA

[Love and Marriage - Tenancies & Marital Rights](#)

December 8, 2016
PLTI Education Center
King of Prussia, PA

[All About Decedent's Estates](#)

December 15, 2016
PLTI Education Center
King of Prussia, PA

[Upcoming Events](#)

Office Closed: Columbus Day
October 10, 2016

South Central Chapter Breakfast

November 2, 2016
Heritage Hotel
Lancaster, PA

Mid-Year Conference

January 19, 2017
Crowne Plaza Valley Forge
King of Prussia, PA

Western Mid-Year Conference

March 9, 2017
Embassy Suites
Coraopolis, PA

[Committee Meetings](#)

Education Committee Meeting

October 19, 2016 - 10 am
PLTA Office

[PLTA/PLTI Staff Can Help!](#)

Questions about your membership?
Looking for courses?
Interested in joining a committee?

Give us a call! 610-265-5980

[Robin Kelsch](#) - Executive Director
[Kim Kostusiak](#) - Administrator
[Diane Laskowski](#) - Administrator

[Click to view the PLTA Common Ground eNews online!](#)

Your membership is vital to our organization - and we want to know what is important to our members. Please take the time to respond.

Also, consider taking your participation up a notch and join the Membership Committee. Please email Sue Swick, Membership Chair, at sswick@oldrepublictitle.com.

Western Chapter Update

The Western Chapter has had 4 successful breakfast meetings over the last year. For the upcoming year the proposed dates and locations for the quarterly meetings are: January 12, 2017 at the Panera (Blvd of the Allies), April 13, 2017 at the Panera in Cranberry, July 13, 2017 at the Panera in Monroeville at Penn Center, and October 12, 2017 at the Panera in Robinson Township at Settlers Ridge. Non-members are also invited and we encourage everyone to come, just bring an appetite for industry discussion. Bring a non-member to learn about the benefits of PLTA!

The Western Chapter plans on incorporating continuing education into the meetings. When approved, selected breakfast gatherings will offer a one hour presentation certified by the PLTI for credit. Stay tuned for more information.

Also in the works for January is "Fun in the City," an Ice Skating Party at PPG Place. Even if you can't skate like Sidney Crosby we want you to join us for a wonderful evening of skating and socializing under the holiday lights at PPG Place. The group plans to skate then head over to one of the restaurants in market square. This event will take place sometime after Jan 1, 2017. Details to follow.

South Central Chapter Update

PLTA South Central Chapter will be having a Breakfast & Learn on Wednesday, November 2nd from 8:00am - 9:30am, held at the Heritage Hotel, 500 Centerville Road, Lancaster, PA.

"Presentations with Panel Discussion and Q & A", will include topics on Fraud Trends Seen In the Industry 2016 and Before, What Title Insurance Auditors Look For When They Audit You, and Title Search Standards. Click [here](#) for the Registration packet.

TIME: 8:00 am - Registration and Breakfast Buffet

8:30 am - Presentation begins

9:30 am - Adjournment

COST: \$20.00 for Members of PLTA
\$25.00 for Non-Members

Reservations and payment must be received by: October 25, 2016. Any questions, please contact Donna Moyer at 717-481-7788 or email dmoyer@esecuritytitle.com.

Communications Committee

The PLTA website is going mobile! Well, actually, it is just being formatted so that it will display correctly on mobile devices: smartphones and tablets. And, we will be sending out the new Advertising Contract to all PLTA Vendors which outlines available online advertising opportunities through the website and our monthly eNews. Additionally, we are finalizing a Member Benefits section of the website, which will offer PLTA Member exclusive discounts with our vendor partners. Finally, we are working on sprucing up a few pages on the PLTA website. So, lots going on...

If anyone has any requests or ideas for topics they would like to see explored, please contact the committee at info@plta.org.

Digging In the Dirt ~ So Glad She Bought That Policy!

Our condominium owner client came to us after she tried to file for the Homestead exemption and appeal her property assessment, only to find that her unit had not been officially registered with the County Assessment Office in her name...since her 1998 purchase. Despite two subsequent refinances and an attempt to file a corrective deed by our Phantom Owner, the Assessment Office still showed the names of the Ghostly prior owners. Taxes were current and had been paid by her lenders without question, so we were asked to dig around and find out what happened and how to fix it.

The title chain showed transfer of Unit 6 in Building 14 by the developer to Mr. and Mrs. Ghostly, who then sold their Unit 6 in Building 14 to our Phantom Owner. When Phantom applied for an assessment appeal the first time, she found out about a discrepancy in the legal description, and went back to the Twitchy Title Agent who handled her

closing. Twitchy thought the error in the legal was due to the Unit number being Unit 1 instead of Unit 6 in Building 14 and recommended she record a Corrective Deed from and to herself reciting the error and establishing the correct unit number. The Corrective Deed came back to Phantom Owner with a note that there was still a problem with the legal description. Another refinance was done without question as to the legal description ~ spooky!

So we began our CSI project: Looking at the chain of title deeds, the same Unit 6 of Building 14 was conveyed up to Phantom Owner. Looking at the recorded plan, there is no Unit 6 in Building 14, and Unit 1 as stated in the Corrective Deed was owned by someone else! Phantom Owner's Unit is Unit A on the plan drawing. Review of the plan and deeds with the GIS Mapping office confirmed that the error was in the original deed out of the developer to Mr. and Mrs. Ghostly, so they could only convey what they received, which was the wrong unit. Phantom Owner did not have good and marketable title so could not convey the Unit she had been living in for many years if she wanted to....and what happened with those refinances?! We were able to contact Mrs. Ghostly, found that Mr. Ghostly had gone on to the higher life, and she was happy to help untangle the title web.

Turning back to Twitchy Title Agent was a dead end as the agency was no longer operating, and the developer had also disappeared. Phantom Owner did a lot of digging and found her 1998 Owner's Policy! We contacted the underwriter, filed a claim on her Owner's Policy, they turned it over to local counsel who filed a quiet title action and obtained a new deed from Mrs. Ghostly, all now of record.

If you have any title digging dilemmas or in-the-trenches experiences you would like to see reported here, please contact Kimberly Reed at info@plta.org.

Pennsylvania Land Title Association 2016-2017 Officers

PLTA President - Brian Zulli, Esq., CLTP
PLTA Vice President - Frank McGovern, Esq. CLTP
PLTA Treasurer - Danielle L. Chamberlain, CLTP
PLTA Secretary - Chuck Nowicki, CLTP, NTP
PLTA Immediate Past President - John T. Croke, CLTP

Central Chapter - Lisa Peters, CLTP
Lehigh Valley Chapter - Kathie Vresics
Northeastern Chapter - Barb Mikielski
South Central Chapter - Nanci Reese, CLTP
South Eastern Chapter - Diana T. Sabol, CLTP
Western Chapter - Deb Chipman Reimer, CLTP

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