News You Can Use

Pennsylvania Appreciation Rate Trends And Housing Market Data
Neighborhood Scout

The CFPB wants your input on TRID
The Title Report | January 28, 2020
The Consumer Financial Protection Bureau (CFPB) is urging title and settlement agents to help it assess the TILA-RESPA Integrated Disclosures (TRID) rule by participating in a survey.

Selling an existing home and paying for a new one continue to stress out Pa. buyers
The Philadelphia Inquirer | January 31, 2020
Selling existing homes and financing new ones remain the top stressors for home buyers in the Keystone State, according to a recent study sponsored by the Pennsylvania Association of Realtors.

MarketTrends 01/31/2020: Virus Fears Drive Rates Down
HSH | February 10, 2020
If not for the current and expected effects of the still-spreading coronavirus, odds favor that we would be talking about rising rather than falling interest rates.

2020 Western Mid-Year Conference in Pittsburgh - Sign Up Today!!
The PLTA Western Mid-Year Conference will be held on Thursday, March 5, 2020, at the DoubleTree Downtown Pittsburgh. The Mid-Year Conference offers three (3) credit hours of education tailored to title professionals just like you. Topics to be discussed will be The Art of Marking Up a Title Commitment & Schedule B Clearance which is a title commitment. A property is considered “insured” once a marked-up commitment is delivered to our Insured, whether or not a policy is ever issued. Consequently, no action at settlement is legally more significant than marking up the commitment. This course is a step by step guide to the mark up and, in addition, will address commonly encountered clearance issues.

Also being presented is Best Practices for Making a Settlement Accessible to All for a seller or buyer/borrower with a disability should be able to fully participate in a settlement. In this one-hour presentation, a representative from the Mid-Atlantic Region ADA Center will provide an overview of this issue and recommend best practices for making settlements accessible to all. The conference is from 9:30 AM to 3:00 PM and includes a continental breakfast and lunch. Sponsorships and Exhibit Space are still available.

The PLTA Eastern Mid-Year Conference, was held on Thursday, January 16, 2020, at the Crowne Plaza Valley Forge in King of Prussia, Pennsylvania with over 200 attendees. Presenters Carrie Mann, Esq., Bill Parker, Esq., and Frank McGovern, Esq., CLTP presented on The Art of Marking Up a Title Commitment. Linda Barnes spoke for the Mid-Atlantic Region ADA Center, who is a Business Services Representative for the Norristown District Office of the Office of Vocational Rehabilitation (OVR). Linda presented on making Best Practices to Make Settlements Accessible to All. A seller or buyer/borrower with a disability should be able to fully participate in a settlement. In this presentation, Linda provided an overview of this issue and recommend best practices for making settlements accessible to all. We were even joined by special guests: therapy dog, Kelsey and his handler, Marilyn Rucci.
Title Issues & Records Committee Update
Do documents keep getting rejected by a Recorder of Deeds Office? Have problems with getting accurate payoffs from a
government entity? Can’t access the records in a County? These are just a few examples of the matters the Title Issues & Records
Committee works to address. If you encounter any matters that you believe the Committee can address, please contact the
Committee Chair, Carrie Mann, Esq. at cmann@oldrepublictitle.com with an explanation of the issue and any examples you may
have so that the Committee can determine if this is something we can work to address.

Lackawanna County Recorder of Deeds Transition to New Software
The Lackawanna County Recorder of Deeds will be changing recording software vendors on or about February 18, 2020. Please
see the attached notice concerning this change as well as the need to use any funds remaining in customer accounts.

New Process for Requesting Releases of City of Philadelphia's Reversionary Interests
The City has created a new process for requesting releases of the reversionary interests held by the City. Please see the attached
description of that process prepared by the City.

Delays in Obtaining Water Payoffs in the City of Philadelphia
The City of Philadelphia is experiencing delays in processing water payoff requests. The City advises that parties should submit
the requests at least two weeks prior to a closing. We are discussing this issue with the City and will provide updates as they
become available.

Fraudulent Deed Ad-Hoc Committee Update
As of February 8th, Philadox users can now search documents by notary. This feature is also available in the City’s new limited
free public search option. The goal of indexing notaries is to enable notaries to search documents purported to be notarized by
them. It also enables law enforcement and others such as title insurers to search by notary in the hopes of identifying and/or
stopping further defective conveyances. The City’s goal is to incorporate notary notification into their Fraud Guard Tool so
notaries will receive automatic email alerts instead of having to log into PhilaDox to manually search. We will continue to monitor
the progress of this integration.

PA Online Notary Ad Hoc Committee
Great news for members! Sen. Doug Mastriano of the 33rd District, (which encompasses Adams, and parts of Cumberland,
Franklin and York Counties) is preparing to introduce new Notary Law legislation to allow for electronic notarizations. It’s
basically the same as what was introduced (and passed in the Senate) in 2017-18, SB595. He has invited co-sponsors to sign onto
the legislation. PLTA will be supporting the efforts. If you have questions, comments or concerns, please contact Committee Chair
Debi Barr at debi.barr@tridentland.com.

PLTA 99th Annual Convention - Don't Delay, Sign-Up Today!
Book your room for PLTA's 99th Annual Convention at the Omni Hotel in Bedford Springs, PA from June 14 - 16, 2020! The
Deluxe Room rate is $199.00 per night and Resort View rooms are $239.00 per night. The room block is filling up fast! Please
note, the room block for Saturday night for the convention has been filled. Join us for PLTA Game of Thrones! Register to attend
online or download the registration packet.

Lehigh Valley Chapter Update
The chapter will be having a breakfast meeting on Thursday, March 5th @ Denny's Restaurant, 1871 Catasauqua Road, Allentown,
PA 18103 from 8:00 am to 10:00 am - Ken Hoffer, Sales Representative from First American Title Insurance Company will be the
guest speaker and First American is sponsoring the breakfast. Cost for breakfast is $5.00 per person. Please see attached flyer for
details.

Western Pennsylvania Chapter Update
A couple dozen of our members eagerly came out of their burrows to join in our Chapter’s axe-throwing, curling and company
event held on February 5th. Good times, polishing up on our tossing skills, a little shop-talk, and great food and beverages were
enjoyed by all! We were encouraged to plan more events and would appreciate any suggestions. We also hope to see many Western
PA agents and welcome guests interested in what we do at the Western Mid-Year meeting set for Thursday, March 5, 2020 at the
DoubleTree Hotel in downtown Pittsburgh. This session is sure to provide interesting and relevant information to all who attend
and is another worthwhile occasion for some CE credits and conversations with vendors and fellow title professionals…hope to
see you there!
Did You Know?
"Find a PLTA Member Title Agent Search" Launched By PLTA

In an effort to help our members get and keep their company names in front of homebuyers and real estate professionals, PLTA has launched a new feature on our website called "Find a PLTA Member Title Agent Search." Anyone searching for a title agent can search the PLTA member agent listings to find a local title agent.

PLTA Title Agent Members: in order to provide the public with your complete contact information, you may need to log into your PLTA profile and ensure your business information is available for public viewing. Some members have set their profiles to private and will need to make the following changes:

Click the "Manage Profile" link under "My Profile," under "Information and Settings" click "Edit Bio." Scroll down to your "Professional Information." To the left of "Address" click on the head-and-shoulders icon, and then select "Public (Visible to everyone)" to make your profile visible. Please do the same for your "City," "State," "Postal Code," and "Phone Number" and any information you would like visible to the public. This would also be a great time to add your company's website address to your profile, as this will provide a direct link for the homebuyer or real estate professional, straight to your website!

If you have questions or need assistance, please contact info@plta.org or call us at 610-265-5980.

- If you'd like to have additional employees at your company receive informative emails from PLTA, email info@plta.org and provide us their name and contact information, including email address.
- If you'd like to renew your PLTA membership or join PLTA, click here or call 610-265-5980
- Got News for News You Can Use? Send it to the PLTA Communications Committee at info@plta.org.