



October 2018

Your Source for Education!



New eBook for
Title Agent Licensing!



Interested in advertising
in our eNews?
[Download our
advertising information.](#)

PLTA Common Ground eNews

Your Source for Title News in PA!

Please note: the PLTA office will be closed on Monday, October 8, 2018 in observance of Columbus Day.

News You Can Use

[Who Is Charles Jones?](#)

September 2018 / ALTA Title News

Why a Title Industry Standard Bears the Name of a Man Who Passed Away 80 Years Ago

[Senate Bill Would Force Title Insurance Companies To Report Identities Of Those Behind LLCs In High-Priced RE Deals](#)

September 19, 2019 / Bisnow

The days of property investors shielding their identities behind a limited liability corporation structure could come to an end with a newly introduced U.S. Senate bill that could become law.

[Why title insurance firms are paying close attention to the latest Russian sanctions bill](#)

September 19, 2019 / The Real Deal

A U.S. Treasury Department program that spotlights anonymous real estate purchases in a number of gateway cities could become a nationwide law if a Russian sanctions bill is passed.

[Multifamily Properties Go Up For Sale In Package Bridging Philly And Pittsburgh](#)

September 20, 2018 / Bisnow

Philadelphia's value-add multifamily investment market is incredibly crowded, but a new offering could provide speculators some options.

[Notorious Haunts Linger On and On](#)

September 27, 2018 / MSN

Haunted houses are a scary-real problem for homebuyers

[The hot property that's next on tech's agenda: real estate ~ We Need To Pay Attention!](#)

September 27, 2018 / CNBC

SAN FRANCISCO — Opendoor, a start-up that flips homes, attracted attention in June when it announced it had raised \$325 million from a long list of venture capitalists. The financing valued the four-year-old company at more than \$2 billion.

[Tiny houses could mean big problems](#)

September 28, 2018 / MSN

20 reasons you don't want to live in a tiny house

[Mortgage rates hit a seven-and-a-half-year high as the easy money era comes to a close](#)

September 29, 2018 / Market Watch

Rates for home loans jumped along with yields in the broader bond market, taking financing costs to a recent high and raising fresh questions about the effect of another headwind on a housing market that's already sputtering.

[Keeping Up With The Consumer](#)

October 3, 2018 / The Basic Point

A new survey of lenders about innovation suggests way too many lenders think they're crushing it in the digital disruption era. This is especially risky thinking in the eye of a disruption storm. Let's take a look.

Title Issues & Records Committee Update

The Title Issues & Records Committee continues to monitor issues raised by members concerning standards and practices of the Recorders of Deeds, Prothonotaries and similar offices that affect real estate title searching, recording and filing throughout the Commonwealth. Please contact the Committee Chair, Carrie Mann at cmann@oldrepublictitle.com if you encounter an issue you think we can address.

PA Inheritance Tax Liens—New Form for Foreclosing Lenders

The Department released the [attached form](#) for use by foreclosing lenders seeking to obtain a release of an inheritance tax lien. The Department advises that title agents and other non-lender parties seeking to obtain a release should continue to follow the [attached instructions](#) for obtaining a release. The Department hopes that the use of the form by the lenders, which is processed differently, will alleviate the backlog in processing the release requests.

Join TAN (Title Action Network) to Receive PLTA Legislative Information

PLTA utilizes the [TAN system](#) to get the word out quickly and efficiently when we need members to act on important legislative issues. In this rapidly changing regulatory environment, members of the land title industry face threats at both the state and federal levels that could seriously impede your ability to do business. TAN is strategically designed to ensure that you are only notified about issues that will affect you, your business, and your customers. TAN provides email alerts that link to a preformatted or personalized message directly to YOUR representatives. Let your voice be heard! Join TAN today, it's FREE and takes less than 2 minutes - [click here for details](#). Or for more information you can view a 1 minutes video to see what TAN is about: www.youtube.com

PLTA's Leadership Academy – Get Inspired!

The [PLTA's Inaugural Leadership Academy](#) will be held on October 22-23, 2018 at the Crowne Plaza Valley Forge in King of Prussia, PA. This program is designed develop leadership skills for existing and future professionals in the title industry. The topics presented during the program will help participants grow the skills necessary to be a leader within their company, the industry and PLTA. Participants will also have the opportunity to establish a community and network within the association. [Leadership Academy Faculty](#) (click to read their bios)

Special Thanks to our Sponsors: [Madison Settlement Services](#) and [Charles Jones LLC](#)

Predictable Recording Fee Ad Hoc Committee Update

The Predictable Recording Fee Ad Hoc Committee has continued to work diligently on getting legislation introduced aimed at making the recording fees for deeds and mortgages more predictable throughout the state. We are pleased to report that this piece of legislation has been introduced in the House as HB2680 of the 2017-2018 Session. While we have been advised that the Bill will not be considered this Session, it is our plan to have the legislation re-introduced next Session– most likely in February. We will continue working hard on this issue in 2019 with the hopes of making predictable recording fees for residential documents in PA a reality. If you have any questions, comments or concerns, please email Committee Chair Todd Rowe todd.rowe@fnf.com or Executive Director Robin Kelsh at rkelsh@plta.org.

Communications Committee Update

The Committee members started off a new year last month by re-defining our role within the PLTA, discussed ways we could promote and raise awareness of PLTA/PLTI programs and benefits, assist the work of other committees, and our continued role in updating our social media outlets. We were happy to have Len Shatz join our conference call to stir up ideas on promoting the Ethics CLE course, and generally having the legal community become more involved with us. Ideas are brewing, and we could use a few more voices and hands to join us in spreading the words. Please contact us at info@plta.org to raise your hand and join us!

Western Pennsylvania Chapter Update

We had our first meeting of the “school year” on September 12th with discussions about the CE simulcast classes, suggestions for a social event following an afternoon class session, and potential dates for next year’s

quarterly meetings. Would changing up our meeting place to a location in downtown Pittsburgh work better, rather than having them in North, South, East and West Panera locations? Please let us know your preference. The underwriter Fall Western Pennsylvania agent conferences are underway, with chances to pick up some credits, useful information, and a great lunch not at your desk! Hope our members take the time to attend.

PLTA Affiliate Spotlight - Member Discount from BankUnited, N.A.!

PLTA Member **BankUnited, N.A.** is offering PLTA members exclusive pricing and various services. For more information on their offer please visit the [PLTA Member Discount page](#). PLTA encourages its members to use other members! Affiliate members offer discounts and services exclusively for other PLTA members. Check back for new offers from our affiliate members!

Digging In The Dirt - The Ghost in the Title!

If Nancy Drew had been a title searcher, she may have been so frightened of this twisted title that it could have been the end of her amateur sleuthing career. Where exactly had the title to this property gone; had it become an apparition or phantom somewhere on paper or is it floating in the mist and shadows of time?

Gomez and Morticia Addams had owned the family castle for years until Gomez departed, leaving in his Will a provision for a Marital Trust to be established for the benefit of Morticia. Soon, Thing Addams, the Trustee of the Marital Trust, distributed all right, title and interest in the castle to Morticia. Her trusted advisor, Lurch, guided Morticia to place the castle's ownership into the Revocable Declaration of Trust of Morticia Addams, as Amended and Restated, and a deed from Morticia to the Trust was recorded. But, when Morticia dissolved into her grief at losing Gomez and could no longer cope, the Graveyard Trust Company was appointed by Court Order to be the guardian of Morticia's estate, and the original Revocable Declaration of Trust was filed with the Court. Soon Morticia joined Gomez in the afterlife, their children, Pugsley and Wednesday were appointed, pursuant to Morticia's Trust, to be successor Trustees. Graveyard Trust Company dug in and held onto Morticia's property as a "guardianship asset". However, Gomez's Will had stated that upon Morticia's death, the Residuary Trust created by his Will, would be distributed to Pugsley and Wednesday, and where in the bottom of the swamp is that Trust and the rest of Gomez's estate?

So now Pugsley and Wednesday find themselves trustees, beneficiaries, heirs, and playing tug-of-war with the Graveyard Trust Company for the Addams family castle, which, they want to sell to Herman and Lily Munster. No one seems to have the actual documents creating the Addams Trusts that Morticia used to convey the castle to her Trust that is being administered by Graveyard Trust Company and where are the Residuary Trust assets from Gomez's Will? The last deed of record for the castle is from Morticia, widow, to Morticia's Revocable Declaration of Trust....and that's where the fog rolls in and snatches the castle's title. The learned barristers for all sides have done battle in and out of Court, and came up with a monstrous quit claim deed to be signed by any and all that could have their grip on the property, to be recorded, that rears up and grabs the chain of title back from oblivion.

Please send any issue, unusual, or interesting experience you would like to share to Kimberly Reed, info@plta.org.

"This tree must be falling for me, as soon as I sat under it, it dropped its leaves. Oh sweet October!" — Charmaine J Forde



QuotesIdeas.com

Welcome New Members*

Lisa Lister
Individual Title Agent

Adam Ennis
Steptoe & Johnson PLLC
Individual Affiliate

Jamey Aiken
Acquire Settlement Services LLC
Title Agency: 0-2 Employees

Carol Verish
RAP Agency LLC
Title Agency: 0-2 Employees

Levi Woodward
McNerney, Page, Vanderlin & Hall
Individual Affiliate

Grace Garofolo
Individual Title Agent

**Subject to PLTA Executive Committee approval*

PLTA Upcoming Events

Leadership Academy

October 22-23, 2018
Crown Plaza, King of Prussia, PA

2019 PLTA Mid-Year Conference

January 17, 2019
Crowne Plaza
King of Prussia, PA

2019 Western Mid-Year Conference

March 7, 2019
Doubletree Downtown
Pittsburgh, PA

PLTA 98th Annual Convention

June 2 - 4, 2019
The Hotel Hershey
Hershey, PA

Upcoming PLTI Seminars

Commercial Closing Transactions
October 16, 2018 - 9:30 AM

Ethics & Title - Do the Right Thing
October 18, 2018 - 9:30 AM

Best Settlement Practices - Part I "The Closing: Pre-Game"
November 8, 2018 - 9:30 AM

Lien Priority & Divestiture
November 8, 2018 - 1:30 PM

Best Settlement Practices - Part II "The Closing: Game Day"
November 15, 2018 - 9:30 AM

Best Settlement Practices - Part III "The Closing: Postgame"
November 20, 2018 - 9:30 AM

Details to Follow:

Search & Examination

Search Session - December 4, 2018 - 9:30 AM

Examination Session - December 4, 2018 - 1:30 PM

Holy Title Batman: Condos, Churches & Gun Clubs
December 6, 2018 - 9:30 AM

For More PLTI Seminars visit our PLTI Calendar
To take online courses visit: www.pltionline.org

Did You Know? Add PLTA as a Safe Sender!

Pennsylvania Land Title Association emails may be going to your spam or being blocked by your firewall! Please contact your IT Department and ask them to add any emails coming from our domain, @[plta.org](mailto:info@plta.org) to your safe senders list. Also, as a new twist, some servers are blocking our emails due to the address. Apparently the "russia" in King of Prussia, PA is causing some alerts. We appreciate your assistance so we can continue to communicate with you on a regular basis!

- 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.

Pennsylvania Land Title Association 2018-2019 Officers

PLTA President - Danielle L. Chamberlain, CLTP
PLTA Vice President - Chuck Nowicki, CLTP, NTP
PLTA Treasurer - Lisa McEntee, Esq. CLTP
PLTA Secretary - Todd Rowe, Esq.
PLTA Immediate Past President - Frank McGovern Esq. CLTP

Central Chapter - Lisa Peters, CLTP
Lehigh Valley Chapter - Freddy Vasta, Jr.
Northeastern Chapter - Brian Foley
South Central Chapter - Stacey Trimmer
South Eastern Chapter - Diana T. Sabol, CLTP
Western Chapter - Deb Chipman Reimer, CLTP

Contact Us:

Pennsylvania Land Title Association
1010 W. 8th Avenue, Suite H
King of Prussia, PA 19406
P. 610-265-5980
Toll Free: 800-545-7584
F. 610-265-5998
Email: info@plta.org
PLTA website: www.plta.org
PLTI website: www.plti.org

Connect with PLTA on Social
Media:



PLTA Committees

Interested in joining a committee?
Visit www.plta.org to learn more.

Professional Designation Committee
Meeting
October 17, 2018 - 10:00 AM

Education Committee Meeting
October 17, 2018 - 2:00 PM

PLTA Quick Links

[PLTA / PLTI Events Calendar](#)
[Join PLTA](#)
[PLTA Advocacy](#)
[PLTI Education](#)
[PLTI Online Learning Course](#)
[Catalog](#)
[PLTA/PLTI Store](#)
[PLTA/PLTI Staff Can Help!](#)
[Update Your Login & Password](#)
[Report A Problem](#)

Copyright © 2017-2019 Pennsylvania Land Title Association. All rights reserved.