

PRIA LOCAL

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The Lack of RON Standardization Causes Industry Confusion *excerpted from National Mortgage News 9/30/20*

The need for nationwide remote online notary standards becomes more apparent each day. Because RON laws are passed at the state level, each state has a different law, and those laws are interpreted differently from company to company and across state lines.

The lack of RON standardization not only results in confusion surrounding the notarial act, but it also can lead to delayed closings and financial consequences. The mortgage industry has spent years driving RON adoption and is finally seeing the fruits of that labor. However, as adoption increases, so should the push for standardization.

Try as they might to avoid it, state legislators still managed to leave room for interpretation of their RON laws. For example, many counties in Texas refused to accept remotely/digitally notarized documents for recording even after the state passed its RON law. To address this, Texas amended the law to explicitly require every county to accept RON transactions for recording and, if necessary, have the notary to provide written declaration of the transaction's authenticity.

However, some county recorders continue to reject the "papering out" of RON documents. This is just one example of the conflicts that arise between notaries and local officials when lack of standardization results in ambiguous RON laws, leaving consumers caught in the crossfire. ([Read complete article.](#))



PRIA LOCAL News

PRIA's newly designed website includes a "face-lift" for **PRIA Local**. We urge you to take a **look** and review the materials available to you as you start your own Chapter and to see what other Chapters are doing across the country.

A good way to present the idea of a local Chapter is to talk about PRIA and PRIA Local at your business and government association meetings. We have two PowerPoint presentations to help you do that: a) **All About PRIA Local**, and, b) **All About PRIA**. Please feel free to use these presentations to discuss with your colleagues the benefits of being part of PRIA and for starting your own PRIA Local Chapters.

The **Utah PRIA Local Chapter** held its first remote chapter meeting on September 16, 2020. You are welcome to look at their **minutes** on the Utah PRIA Local webpage.

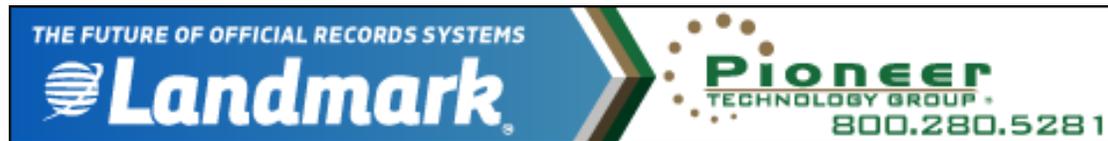
As always, please contact us anytime. We'd love to hear your thoughts and questions about having a **PRIA Local** Chapter of your own.

Transacting in a Remote Work Environment: a Primer on Electronic Transactions and Electronic Signatures

*excerpted from **Lexology** 10/5/20*

The COVID-19 pandemic has accelerated the shift away from ink-and-paper and toward electronic signatures and records. Such electronic options offer not only convenience, but also safety (in the form of social distancing) and security (via sophisticated encryption and audit trail features). But before using DocuSign, Adobe or a comparable electronic signature platform in a transaction, there are a number of issues attorneys must consider—both in terms of legal compliance and enforceability as well as best practices for a real-world transaction.

While eSignatures have become much more prevalent during the pandemic, “the question of what constitutes a signature is not so new. Under the Statute of Frauds, a lot of things do,” Womble Bond Dickinson attorney Jackie Camp said. Camp regularly represents clients in complex international project finance transactions and she’s seen a recent shift toward eSignatures. The key is that the signer has authenticated the document, she said, no matter how they do it. (**Read complete article.**)



Kofile Acquires SeamlessDocs to Digitize Government Services

*excerpted from **GovTechBiz** 10/5/20*

Add Kofile and SeamlessDocs to the growing list of companies redoubling their investments in digital government services, as Kofile recently announced that it’s acquiring the online services platform in order to combine their expertise in modernizing paper-based processes.

Citing an increased demand for online alternatives to in-person government services and paperwork, a recent news release said the integration of Kofile and SeamlessDocs will produce a suite of applications for searching and requesting records, recording and eFiling documents, processing permits and licenses, and managing employees and vendors. (**Read complete article.**)



Blockchain: The Next Big Tech Paradigm Shift

*excerpted from **Global Trade** 10/5/20*

While most of blockchain’s success over the past decade has been linked to bitcoin, Ethereum, and other cryptocurrencies, distributed ledger technology is now poised to

move into mainstream applications and launch new opportunities in multiple markets.

Technological change has followed a predictable path over the past fifty or so years. Chips and devices got smaller, more processes were automated, and life became more convenient. Since the beginning of 2020, we have seen a rapid uptake in the pace, not to mention the massive adoption of technologies into our everyday lives. As we adapt to a long-term period of social distancing, the paradigm in which technology evolves has been upended, and every member of society has had to quickly find new technology-based solutions to accomplish tasks previously taken for granted. In the coming decade, technology will shift from automating and replacing manual labor to replacing routine cognitive work, and blockchain is poised to be a key driver of the “fourth industrial revolution.” ([Read complete article.](#))



No-Contact Government Means More Than Just Online Services *excerpted from [Government Technology 10/1/20](#)*

To prevent the spread of COVID-19, many organizations are dramatically rethinking their operations to ensure physical distancing, from professional sports leagues creating quarantine bubbles for their players to the music and film industries offering performances at drive-in theaters. As the global pandemic stretches into the fall with no clear end in sight, public-sector agencies must similarly wrestle with how to safely reopen government operations while protecting the health and safety of government employees and citizens. Achieving this will require government leaders to focus on a new objective: using technology to design a touchless future.

Part of the solution will entail shifting more government operations online. Government employees should be able to telework if they can perform their tasks remotely, and agencies need to continue to invest in the IT resources, including moving to the cloud, and training to allow them to do so securely and effectively. In addition, government agencies should migrate more services online to both reduce the need for face-to-face interactions and increase efficiency and convenience. For example, government agencies should use the pandemic to finally replace all paper forms with digital ones and upgrade outdated online services to mobile-friendly ones. ([Read complete article.](#))

ALTA NEWS - ALTA Launches Wire Transfer Education Campaign *excerpted from [ALTA Press Release 10/1/20](#)*

In early October, ALTA launched a campaign to help educate both homebuyers and policymakers about the dangers of wire transfer fraud when closing on a new home or refinancing a mortgage. Wire transfer fraud or “mortgage closings scams” are the number one threat to homebuyers each year, with the FBI reporting nearly 12,000 buyers falling victim to scams and more than \$221 million in life savings stolen in 2019 alone.

National Cybersecurity Awareness Month, now in its 17th year, has a renewed importance during the COVID-19 pandemic.

“More than ever, cyber criminals look to take advantage of the uncertainty caused by the health crisis,” said Diane Tomb, CEO of the American Land Title Association. “That is why it is so important that consumers work with professionals who can educate them on the signs of wire transfer fraud when purchasing a home or refinancing. When making the most important financial decision of their lives, homebuyers cannot underestimate the

importance of having a partner who has top-notch cyber protections in place. Cyber criminals can hack into unsecured email accounts and search for upcoming real estate closings. They can then pose as legitimate financial institutions and email homebuyers with bogus wire transfer instructions, scamming thousands out of their hard-earned savings."

To combat the risk of wire transfer fraud, ALTA professionals work with homebuyers from day one and educate them about the closing process. They inform clients on what to look out for when communicating by email and what steps to take if they suspect they are being scammed. ALTA members constantly retrain employees on the latest schemes and how to implement advanced technologies, like firewalls, phishing detection and anti-malware software, to protect homebuyers during the closing process. ([Read entire press release.](#))

Any Other Topics You'd Like to See in the PRIA Local Newsletter? Please Contact us Anytime

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