

# MERS® 101

*Courtenay Dunn*  
*ICE Mortgage Technology*

# MERS® 101

The MERS logo consists of the word "MERS" in a bold, white, sans-serif font, slanted to the right. It is set against a dark red, parallelogram-shaped background. A small registered trademark symbol (®) is located to the right of the red background.

**MERS**®

MERSCORP Holdings, Inc.

# Who Are We?

MERSCORP Holdings, Inc. (“MERSCORP Holdings”)

MERS® System

Mortgage Electronic  
Registration Systems, Inc.  
 (“MERS”)

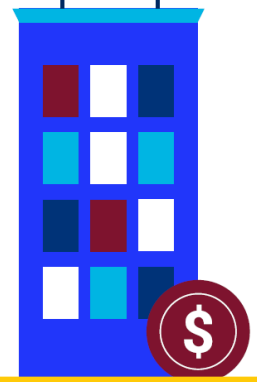
# How Does MERS Becomes Mortgagee?

- ▶ MOM (“MERS as Original Mortgagee”)
  - Language on the security instrument establishes MERS as the original mortgagee
- ▶ Non-MOM
  - MERS is named as mortgagee through an assignment to MERS

Loans for which MERS has been named as mortgagee are referred to as *MERS Loans*

# How Does MERS® Work?

Lender



START

At closing, borrower signs a mortgage and promissory note.



MERS is appointed mortgagee as nominee for the lender and its successors and assigns in the mortgage.

Lender records the mortgage in the county land records in MERS' name.

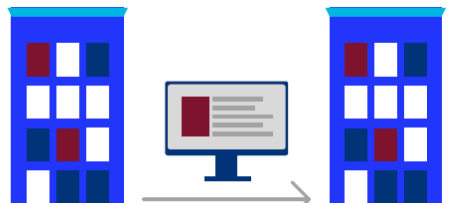


Lender registers loan information on the MERS® System



Borrower looks up servicer and investor info at [mers-servicerid.org](http://mers-servicerid.org)

Lender sells the note; MERS® System is updated for investor changes



Lender sells servicing; the MERS® System is updated for servicer changes

\*No breaks in chain of title when transfers occur because the lien remains in MERS' name.

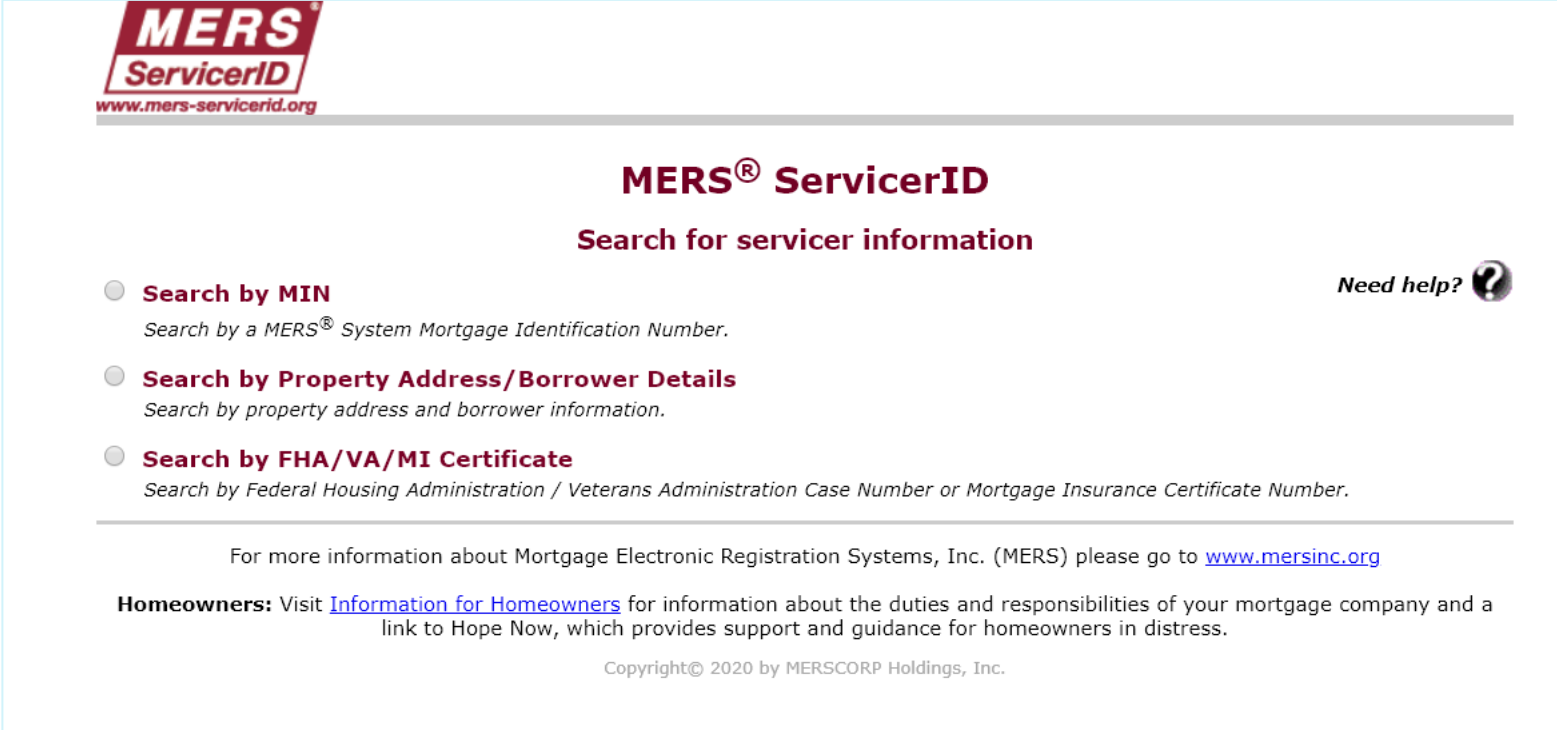
\*If the note or a loan's servicing is sold to an organization that is not a MERS® System Member, the mortgage loan must be assigned out of MERS' name.

# Who Uses the MERS® System?

- All major lenders use the MERS® System
  - Membership includes more than 5,000 organizations who are MERS® System Members, such as:
    - Banks
    - Credit unions
    - Non-depository mortgage companies
    - Investors such as the GSEs and housing agencies
    - Service providers

# MERS® Servicer ID

[MERS® Servicer ID](#) is a free service that provides the current servicer and investor for loans registered on the MERS® System



The screenshot shows the MERS ServicerID website. At the top left is the logo with the text "MERS ServicerID" and the URL "www.mers-servicerid.org". The main heading is "MERS® ServicerID" followed by "Search for servicer information". There are three search options, each with a radio button:

- Search by MIN**  
*Search by a MERS® System Mortgage Identification Number.*
- Search by Property Address/Borrower Details**  
*Search by property address and borrower information.*
- Search by FHA/VA/MI Certificate**  
*Search by Federal Housing Administration / Veterans Administration Case Number or Mortgage Insurance Certificate Number.*

On the right side, there is a link "Need help?" with a question mark icon. At the bottom, there is a footer with the text: "For more information about Mortgage Electronic Registration Systems, Inc. (MERS) please go to [www.mersinc.org](http://www.mersinc.org)" and "Homeowners: Visit [Information for Homeowners](#) for information about the duties and responsibilities of your mortgage company and a link to Hope Now, which provides support and guidance for homeowners in distress." The copyright notice at the very bottom reads "Copyright© 2020 by MERSCORP Holdings, Inc."

Questions? Comments? Complaints? Compliments?





# Thank you!

Courtenay R. Dunn, Esq.

Counsel, MERSCORP Holdings, Inc.

[Courtenay.dunn@ice.com](mailto:Courtenay.dunn@ice.com)

(215) 921-1994