

Stewart – Massachusetts Mid-Week Update – May 7, 2020

Dear Stewart Partners,

It has been almost two months now that we have been dealing with emergency orders and social distancing. As always, we hope that you, your colleagues, and family remain healthy and safe. The Governor has reported that positive testing results for the COVID-19 virus are trending downward in Massachusetts, which is encouraging.

We want to make you aware of the following information which you may find useful as we continue working and living in these unprecedented times.

- *Virtual Notarization – Chapter 71 of the Acts of 2020 – RECORDED WEBINAR AVAILABLE*
 - The Stewart Underwriting team hosted a webinar yesterday morning on the new law which was passed last week. If you didn't have an opportunity to listen in, and would like to listen to the recording, please follow this link: <https://stewart.webex.com/stewart/lsr.php?RCID=e3d64447b357462398fbb458529b0b49> If you have any questions or issues accessing the recording, please contact Aaron at aaron.monahan@stewart.com.
 - **Underwriting Guideline – Virtual Notarization:** Stewart has issued underwriting guidelines and developed forms for your use. The guideline along with links to the law and forms can be viewed here: <https://www.virtualunderwriter.com/en/bulletins/2020-3/ma2020004.html>

- *Upcoming Webinars*
 - **Homestead Basics:** On Wednesday May 13, 2020 at 10AM – Tracie Kester, Esq. and Shannon Coleman, Esq. will host a webinar at 10 AM on the Massachusetts Homestead Law and what you need to know from a title and underwriting perspective. To register for this webinar, please follow this link: <https://stewart.webex.com/stewart/k2/j.php?MTID=t37624cc1b0384dd66b0cf37c6c7f8e96>
For any questions or issues registering, please contact Aaron at aaron.monahan@stewart.com

 - **Reducing Claims: A Guide to Reducing Losses and Emerging Trends in Claims:** On Wednesday, May 13, 2020 at 2PM – Paul M. Orenic, Stewart's Salvage Counsel will address the emerging challenges to agents, attorneys, closers and title companies caused by the COVID-19 pandemic, and emerging trends in claims. This is a national agency webinar: [Click here to register](#) for this webinar. You will immediately receive a **SAVE THIS STEWART EMAIL** meeting confirmation from WebEx which will include your individual webinar login access link. For questions, please contact Gloria Prinz at gprinz@stewart.com.

 - ALTA has an upcoming webinar event which might be of interest to you: **"What's in Store for Mortgage Lending? A conversation with FHFA Director Mark Calabria"** on May 12 at 1PM. To learn more about the webinar and to register, visit ALTA's education page at: <https://www.alta.org/news/news.cfm?20200501-Join-us-for-a-Conversation-With-FHFA-Director-Mark-Calabria>

- TRID and 3-Day Disclosure Requirement Waivers
 - As many of you may remember, one of the big changes under TRID and the move away from the HUD Settlement Statement to the CD and LE was the 3-day disclosure requirement, which did not permit a lender to close a transaction until three days after the closing disclosure had been provided to the borrower. The waiting period could be waived if the consumer/borrower could demonstrate a bona fide personal emergency. In light of the financial emergencies which some consumers are facing due to COVID-19, the CFPB has published guidance to clarify that consumers can exercise their right to modify and waive certain required waiting periods. To read the published guidance by the CFPB, follow this link: <https://www.consumerfinance.gov/about-us/newsroom/cfpb-paves-way-consumers-facing-financial-emergencies-access-mortgage-credit-quickly/>

- Stewart's Massachusetts COVID-19 Resource Page
Please view our resource page which contains all the local information relative to underwriting guidance, affidavits, registry closures and frequently asked questions. This site will be updated regularly. To access click **HERE** and make it a favorite on your web-browser. You can also copy the following URL and paste it into your web browser: <https://www.stewart.com/content/stewart/stewartcom/en/stg/massachusetts/underwriting-resources/forms-policy-information/covid-19-info-resources.html>

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