

Stewart – Massachusetts Mid-Week Update – December 23, 2020

Dear Stewart Partners,

Happy Holidays! The Christmas holiday is upon us and we wish you a happy and safe holiday. We know that you are all rushing to wrap up important business before this short week ends, so we have just a few updates we want to share with you relating to the extension of federal foreclosure moratoriums, important real estate components of the stimulus package passed by Congress, and our upcoming January webinar on wire fraud and email compromise scams.

In addition, we want to give you some reminders about the Registry's hours this week, as well as our own.

- *Hours of Operation at the Registry of Deeds*

We want to remind you that many registries may be closing early on Thursday and will be closed all day on Friday, which may impact your ability to record and file documents. We recommend that you contact the registries directly relative to operating hours. REBA provides a quick reference link to each Registry. This is a useful tool to access the homepages of the registries and quickly obtain their contact information. To access the link, click here: [Registries of Deeds Update | Real Estate Bar Association for Massachusetts \(reba.net\)](#)

Stewart's Massachusetts underwriting team will be available on the 24th to assist with your underwriting questions. Please email massuwing@stewart.com for assistance. Our offices will be closed on 12/25/2020.

- *Foreclosure Moratoriums – Extensions*

On December 17, 2020, HUD announced a further extension of the moratorium initially announced on March 18, 2020. The moratorium applies to all FHA Title II Single Family and Home Equity Conversion Mortgages (Reverse Mortgages). The moratorium is now in place through February 28, 2021. This extension follows the announcements by Fannie Mae and Freddie Mac on December 9 extending their foreclosure and eviction moratorium timelines to January 31, 2020. To read the letter published by HUD, follow this link: [HUD2020-43 letter](#)

The most recent version of the Fannie Mae Lender Letter (LL-2020-02) can be viewed here: <https://singlefamily.fanniemae.com/media/22261/display>

Freddie Mac's December 9, 2020 Bulletin (2020-46) can be viewed here: https://guide.freddiemac.com/ci/okcsFattach/get/1004058_7

- *Stimulus Package – Real Estate*

On December 21, 2020, Congress passed the second stimulus package. Several components relate to real estate, which are highlighted below:

- The CDC's eviction moratorium has been extended to the end of January, 2021.
- The package includes \$25 billion in financial assistance, which will be administered by state and local governments to assist residential tenants pay past-due and future rent.
- A new round of disbursements under the Payroll Protection Program is authorized, with a cap of \$284 billion. In a new development, the bill permits business owners who receive PPP loans to deduct the business expenses (primarily payroll costs) covered by the loans, even though the loans themselves are forgivable, and in effect become grants. (The IRS had previously denied deduction of such expenses.)

- [January 13th Webinar – From Phishing to Wire Fraud, A Conversation with the US Secret Service](#)

Join us on January 13, 2021 at 10 AM for this important webinar. Tom Cronkright, CEO of [CertifiD](#), along with a U.S. Secret Service Agent who specializes in financial crimes, will discuss the latest phishing tactics, the growth of business email compromise, and measures to lower your risk in 2021. This is an exclusive event for Stewart agents. Topics will include:

- Recent phishing strategies, including email and spoofed websites
- How COVID has impacted business email compromise and the ability to divert wire transfers
- 2020 fraud trends - year in review
- Strategies for aligning people, process and technology to lower your risk of business email compromise and wire fraud for your company and customers

To register for the webinar, follow this

link: https://us02web.zoom.us/webinar/register/WN_0cYZGH6vTAiZHcsl0sqigg

After registering, you will receive a confirmation email containing information about joining the webinar.

If you have questions or need additional information, please contact Laurie Goodwin, Agency Support Coordinator at Laurie.Goodwin@Stewart.com or (781) 697-3332.

- [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>



200 5th Avenue, Suite 301, Waltham, MA 02451
Phone: 800-628-2988 Fax: 781-697-3336

Monarch Place - 1414 Main Street, Suite 1835, Springfield, MA 01144
Phone: 413-930-8090 Fax: 978-964-0565

Tiziano Doto, Agency Services Manager - tiziano.doto@stewart.com

Jutta R. Deeney, VP, State Counsel - jutta.deeney@stewart.com

Shannon Coleman, Underwriting Counsel - scoleman@stewart.com

Christine Provost, Associate Senior Underwriting Counsel - christine.provost@stewart.com

Tracie Kester, Underwriting Counsel - tracie.kester@stewart.com

Paula M. Cuculo, Underwriting Counsel - paula.cuculo@stewart.com

General MA Underwriting Mailbox - massuwing@stewart.com

Tracy Hawkins, Agency Sales Representative Sr. - tracy.hawkins@stewart.com

Rita Kelly-Parsley, Agency Sales Representative Sr. - rita.kelly-parsley@stewart.com

Tom Potito, Agency Sales Representative Sr. - tom.potito@stewart.com

Mary Blomerth, Agency Sales Representative Sr. - mary.blomerth@stewart.com

Lyslie A. DeMeo, Agency Sales Representative, Sr. - ldemeo@stewart.com