

Dear Stewart Partners,

We hope you all enjoyed Patriots' Day this past Monday. It was a wonderful day for the runners and spectators of the Boston Marathon and it was great to see the Marathon happening in April again after its hiatus.

In this week's update we're sharing with you registration information for a webinar being hosted by ALTA about pending legislation at the federal level, including the Secure Notarization Act and the Safe Banking Act, that may affect your business. We're also alerting you to a new scam involving Windows 11 upgrades.

Last, but not least, we are including a recently issued Special Alert for Massachusetts, New Hampshire, and Maine. If you missed this email, please take a moment to review. As a reminder, Stewart maintains a Special Alerts database where names and property addresses can be searched. If you ever encounter a match, please reach out to a Stewart underwriter prior to closing the transaction.



**Webinar: What's Happening on Capitol Hill and the ALTA Advocacy Summit -
Wednesday, April 27 at 1PM**

Several issues that will affect housing and mortgage finance are being discussed at the federal level, both on the regulatory and legislative fronts. Federal regulators, including the CFPB, FHFA, and FinCEN have been increasingly active on matters of importance to our industry, and Congress continues to tackle industry-specific bills, such as the SECURE Notarization Act and SAFE Banking Act, among others. This industry-specific legislation could impact your operations.

Register for this free ALTA Insights webinar to get a snapshot of what's coming up on Capitol Hill, while learning more about this year's ALTA Advocacy Summit and the opportunity to tell our industry's story. To register for this and other ALTA webinars, follow this link:

www.ALTA.org/education/webinars.cfm



Upgrading to Windows 11 at Work or at Home? Make Sure it's Legitimate

Microsoft released its new operating system, Windows 11, last October. Hackers have launched fake (but convincing) websites purporting to allow people to download the upgrade, and are using phishing campaigns and search engine results to lure people to these sites. Not only is the upgrade not the legitimate OS, what is downloaded is malware that steals a user's data including their cryptocurrency wallets. Instead of using Google or another search engine to find software updates, always go directly to the manufacturer's website – in this case, <https://www.microsoft.com/en-us/windows/windows-11?r=1>



Special Alert Bulletin: SA2022024 – Scott Vermilya

On Monday, Stewart issued a Special Alert Bulletin to issuing agents in Massachusetts, New Hampshire, and Maine. The Bulletin advises agents to contact a Stewart Underwriting Counsel if being asked to insure a transaction that involves the above named individual. To view the complete bulletin, please follow this link: <https://www.virtualunderwriter.com/en/bulletins/2022-4/sa2022024.html>

As a reminder, Stewart maintains a Special Alerts database. The database can be accessed here: <https://specialalerts.stewart.com/Search>. The database allows you to simultaneously search Stewart's Special Alerts while completing the required Patriot Act Searches.



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