

Dear Stewart Partners,

As always, we hope you, your colleagues and family are well. It's Administrative Professional's Day today, and Stewart thanks all those hard-working admins that keep closings moving forward. Without you, the job wouldn't get done!

This week brings us warmer temperatures, vaccine eligibility for everyone over 16 years of age, and more restaurants taking over parking lots and sidewalks to re-introduce outdoor dining after the winter hiatus. Although this isn't quite normal, dealing with the pandemic seems like it is getting a bit easier knowing we may soon be able to expand our social bubbles.

In this week's update we wanted to share with you two free recorded webinars that you might find interesting and useful. One is a candid discussion on cybercrime and steps to protect yourself and the other is on RESPA section 9. Also, Chris Provost, our Associate Senior Underwriter, will be on a panel presenting an educational CLE at the Boston Bar Association on the topic of easements. Lastly, two pieces of news from the Supreme Judicial Court that may be of interest. First, the Court issued a new order updating court operations and second, there's an interesting case under advisement by the Supreme Judicial Court that you'll want to keep your eye on.

- *Protecting the Consumer – RESPA Section 9 (pre-recorded) Webinar: Sponsored by October Research*

This is a complimentary webinar sponsored by October Research. Section 9 of RESPA prohibits home sellers from requiring buyers to purchase title insurance from a particular company, either directly or indirectly, as a condition of the sale. The presenters are two experienced RESPA attorneys who will provide real examples of non-compliance and its role in foreclosed and REO property. To access the webinar, follow this link: <https://www.respanews.com/RN/respa-section-9-webinar.aspx#>

- *Get Your Cyber House in Order – ALTA Insights (pre-recorded) Webinar*

Check out this complimentary webinar from ALTA and learn about the latest statistics released by the FBI relating to cybercrime and steps you can take to minimize potential attacks on you and your systems. The panelists discuss trends and tips for you and your staff to use to provide protection for everyone. This video can be accessed on YouTube and through ALTA. To access via YouTube, follow this link: <https://www.youtube.com/watch?v=1P1Fu8RKWck&t=20s>

To access from ALTA and browse other free ALTA Insights webinars, follow this link: <https://www.alta.org/education/webinars.cfm>

- *Boston Bar Association Webinar – Easing into Easements with Stewart's Associate Senior Underwriting Counsel, Chris Provost*

- Date: 5/4/2021
- Time: **2PM – 5PM**

Join the BBA's Real Estate Title and Conveyancing Section for a comprehensive discussion of Easements, ranging from the basics to the more complex. Topics will include creation, relocation, and insuring easements; reviewing surveys and the new ALTA guidelines; and drafting considerations.

The event is free to BBA premier members and ranges in cost for other types of members and non-members. For full details and to sign up, follow this link: <https://bostonbar.org/membership/events/event-details?ID=37333>

- *News from the Supreme Judicial Court*

- *New Court Operations Order Issued*

The Supreme Judicial Court issued a new order updating court operations, which will go into effect on May 1, 2021. This order will replace the existing order issued on February 21, 2021. The most significant change is that 12-person jury trials will resume. To view the full order, follow this link: <https://www.mass.gov/supreme-judicial-court-rules/supreme-judicial-court-sixth-updated-order-regarding-court-operations-under-the-exigent-circumstances-created-by-the-covid-19-coronavirus-pandemic>

- *Shaw's Supermarket, Inc. v Melendez, SJC-13054*

The Supreme Judicial Court recently heard arguments on the application of the extension of statutes of limitation which the Court announced in the first and second orders regarding court operations last year. As you may recall, the orders extended statutes of limitations and deadlines which affected enforcement time periods. In this case, Shaw's argues that the extension only applied to those statutes of limitations that would have expired during the order. The appellee, Melendez, argues that the extension applied to all cases, not just those on the verge of expiring. Although the underlying claim by Melendez in this case involves a personal injury she suffered while shopping, the decision to be made is important to the real estate conveyancing bar because it will impact when certain liens will be unenforceable. As a reminder, until there is a decision which minimizes the extensions announced in the orders issued by the Supreme Judicial Court, it is necessary to add 106 days to all expiration deadlines for liens on title. To view our statute of limitation chart, follow this link: <https://www.stewart.com/content/dam/stewart/Microsites/massachusetts/pdfs/ma-sol-reference-guide-12.7.2020.pdf>

- *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>

Stewart Title Guaranty Company - Massachusetts

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