

Stewart – Massachusetts Mid-Week Update – April 7, 2021

Dear Stewart Partners,

We hope you, your colleagues and family are well. In this week's update we have a few reminders that we want to share with you in case you missed earlier emails in your inbox and let you know about some changes at the Essex South Registry of Deeds.

First, in terms of policy rates for 1-4 family residential refinances, the rate is now more broadly available – check out the bulletin below if you missed it. Also, the Agency Division of the Company is hosting several agent webinars. One of the topics will be the policy form changes being promulgated by ALTA. See below for details and sign-up information. Lastly, the Essex South Registry of Deeds is beginning its phased opening and has published new access guidelines for searchers and for recordings. As we become aware of other registries re-opening plans, we'll let you know.

- *Bulletin: MA2021001 - Refinance Rate Change*

On April 2, 2021, Stewart issued a bulletin announcing the expanded availability of the refinance rate in Massachusetts on 1-4 family residential refinance transactions. Specifically, it eliminated the requirement that the mortgage being refinanced was recorded in the last 7 years. To view the bulletin, follow this link: <https://www.virtualunderwriter.com/en/bulletins/2021-3/ma2021001.html>

- *Upcoming Stewart Agency Webinars*

- 4/8/2021 at 12:00PM

"2021 Exchange Update: Why are 1031 Exchanges Surging & Will 1031 Remain?"

Presented by Scott Saunders, Asset Preservation, Inc.

Learn the latest 1031 exchange trends and why 1031 activity is up 30-40% over last year in many markets! Many people are aware President Joe Biden proposed eliminating 1031 exchanges in an initial campaign tax proposal. Find out what is happening right now in Congress regarding exchanges and proposals that could significantly change capital gain taxes. The presentation will address which real estate markets investors are favoring and review delayed exchange time requirements. Come learn from the 1031 industry expert and former President of the 1031 exchange trade organization nationally.

[Click here to register](#) for this webinar (CTRL + Click to follow link). You will immediately receive a **SAVE THIS STEWART EMAIL** meeting confirmation from WebEx which will include your individual webinar login access link and the audio dialing number option of our choice.

- 4/14/2021 at 12:30 PM

"Deep Dive Series: New ALTA Expanded Coverage Loan Policies"

Presented by Stewart Legal

Join this webinar as our Stewart Legal Team of experts, Jim Gosdin, Marsha Laner and Lisa Delvecchio "dive" into the new ALTA Expanded Coverage Loan Policies. During this webinar our speakers will cover the changes to the new Expanded Coverage Loan Policies, how these changes will impact you and how you can prepare.

Due to the extensive amount of content to cover we have allowed additional time should this webinar extend past the one hour time slot.

[Click here to register](#) for this webinar (CTRL + Click to follow link). You will immediately receive a **SAVE THIS STEWART EMAIL** meeting confirmation from WebEx which will include your individual webinar login access link and the audio dialing number option of our choice.

- 4/15/2021 at 2:00 PM
“[Video Marketing: How to start marketing with video and why?](#)”
Presented by Stewart Marketing

During this one-hour webinar our Stewart Marketing experts will cover the basics of video marketing, why it’s important to incorporate video, and tips and tricks for incorporating video into your content.

[Click here to register](#) for this webinar (CTRL + Click to follow). You will immediately receive a **SAVE THIS EMAIL** meeting confirmation from WebEx which will include the audio dialing number and your individual webinar login access link.

- [Southern Essex Registry of Deeds – Access Update](#)

John L. O’Brien, Jr., the Essex South Register of Deeds, issued an update on public access to the Registry. This is a limited opening, but the public is allowed back into the Registry for recordings between the hours of 9AM and 3PM. Any visitor will be required to provide a name and telephone number for the purpose of contact tracing. The Registry continues accept drop-off recordings between the hours of 8AM and 4PM. Public access for research is now also available, but will be limited to 2-hour appointments, scheduled ahead of time; however, the Registry is not available for closings. To read all the details, the Registrar’s notice can be found at this link: <https://saalemdeeds.com/saalemdeeds/DownloadFile.aspx?newsid=1635>

- [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.cucoulo@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