

Dear Stewart Partners,

As always, we hope you, your colleagues and family are well. As we enter this first week of May with Mother's Day this weekend, we want to wish all the mothers and mother figures in your lives a wonderful and happy Mother's Day.

In our first update of May we wanted to alert you that FinCEN has reissued the Geographic Targeting Order ("GTO"). The reissued GTO will be in effect through October 31, 2021, and continues the mandated reporting. For details, see below. On the technology front we've learned that Apple has released another OS update for phones and other devices. Finally, a word of caution from ALTA that the increase in cash buyers for homes has led to a similar increase in scammers targeting those buyers.

- *FinCEN GTO is Re-Issued*

The Financial Crimes Enforcement Unit has reissued the GTO that requires reporting for residential purchases in Middlesex and Suffolk Counties on certain covered transactions. Covered transactions include those transactions involving residential property, being purchased with cash or financed by a non-institutional lender, with a purchase price of \$300K or more, and where the buyer is an entity other than a business whose common stock or analogous equity interests are listed on a securities exchange regulated by the Securities Exchange Commission ("SEC") or a self-regulatory organization registered with the SEC, or an entity solely owned by such a business.

Stewart will continue to assist agents with their filings. For information, please contact your account representative.

- *NEW OS updates for Apple Devices*

Apple released a long-awaited and most controversial update to their fleet of Operating Systems. In the latest IOS 14.5, you will be able to unlock iPhone with Apple Watch while wearing a face mask. The most controversial and publicized new feature is "App Tracking Transparency," where Apple puts you, the owner, in the driver's seat and allows granular control over an app's ability to track your activities across other companies' apps and websites. Patches are available across the entire Apple ecosystem. For the full list of updates and qualifying devices, check the Apple website at <https://support.apple.com/en-us/HT201222>

- *Cash Buyers Targets of Wire Fraud*

The hot real estate market has led to more cash buyers than ever before. Unfortunately, these buyers are also a fertile ground for fraudsters looking to steal their money. A recent article from ALTA reminds us of the importance of educating clients about wire fraud from the start – and reminding them throughout the closing process – so they don't fall prey to scammers. The article also includes a link to a wire fraud infographic you can send to clients and share with colleagues. To read the article, click here: <https://www.alta.org/news/news.cfm?20210504-Cash-Buyers-New-Target-in-Wire-Fraud-CertfiID-Warns>

- [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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