

# 2019 Registry Committee (RC)

## Meeting Notes



Day Month, Time: 10:30 AM – 12:30 PM CT October 23<sup>rd</sup>, 2019

Type: ALTA ONE Face to Face/Conference Call

Call: 872-240-3311 + Code: 327-051-877

Screen Share: <https://global.gotomeeting.com/join/327051877>

### Welcome & Introductions (Co Chairs)

- The Co-chairs welcomed the committee to the meeting. They commented that looking forward the focus of the Committee's work should begin to move to exploring ideas and concepts that would add more value to Registry data.

### Review of Purpose and Scope (Paul Martin, Co-Chairs)

- The purpose and scope of the Committee was reviewed for the committee.

### Attendance.

Committee Member	Present	Committee Member	Present
Eddie Oddo (Co-Chair)	Yes	Jack Rattikin (Co-Chair)	Yes
Andy Wert	Yes	Mary Schuster	
CC Kaplan	Yes	Michael Marino	Yes
Heidi Thorne	Yes	Patrick Hempen	
Jenny Martin	Yes	Paula Maurstad	Yes
Kate Steineman	Yes	Richard Welshons	Yes
Linda Grahovec		Robin Teincuff	Yes
Mark Urelus	Yes	TJ Roache	Yes
ALTA Staff			
Kelly Romeo	Yes	Paul Martin	Yes
		Kelly Langdon	Yes

### ALTA Staff Reports (Paul Martin)

- ALTA Staff reminded the Committee of the TAN Membership requirement for Committee membership.
- Monthly Update. ALTA Staff summarized the prior months Monthly Update and pointed out that agent adoption rates were now plateauing and assistance from the Committee was needed to help with renewed messaging. It was noted that although the Registry listing count was almost 8,000, we were now trying to reach the hardest to reach demographic, which is the smaller agencies.

### Committee Discussions (Committee)

- Escrow Companies. The Committee discussed the possibility of opening the Registry to escrow companies. After much discussion the Committee was in favor of this move. However, it was agreed that to facilitate this expansion and other future expansions the Registry scope should be amended. ALTA Staff were directed to draft a Proposed Scope Statement for the Committee to review and approve, and subsequently submit a recommendation to the Board. The following is proposed:
  - Current Scope Statement:**
    - The national ALTA Title & Settlement Agent Registry ("ALTA Registry") is a searchable online database of underwriter-confirmed title agent companies, real estate attorneys, and underwriter direct offices
  - Proposed Scope Statement:**
    - The national ALTA Title & Settlement Agent Registry ("ALTA Registry") is a searchable online database of underwriter-confirmed title agent companies, real estate attorneys, underwriter direct offices and independent escrow companies.
    - Entities eligible for a listing in the ALTA Registry are:

- A title insurance underwriter or a title insurance agent authorized to issue policies for at least one underwriter;
  - OR (Clause defined as “Handle Money and NPI Clause”)
  - An impartial third party acting in a fiduciary capacity for the seller, buyer, borrower, or lender in performing the closing for a real estate transaction according to local practice and custom. The escrow holders have fiduciary responsibility for prudent processing, safeguarding and accounting for funds and documents entrusted to them;
- AND
  - Responsible for personally identifiable data such as information provided by a customer on a form or application, information about a customer’s transactions, or any other information about a customer which is otherwise unavailable to the general public.
- **Action Item: Committee Members:**
  - Committee members are requested to review the Proposed Scope Statement above and then vote on its approval with or without amendment or rejection using the online voting application called Doodle: [HERE](#).
  - To allow for enough time to review any comments, the deadline for submitting votes is COB December 2<sup>nd</sup>, 2019.
  - ALTA Staff hope to have a finished proposal to submit to the Board in time for their next meeting in February 2020.
- ALTA Registry 2.0...3.0 and beyond - Think Tank.
  - Content enhancements for Lenders. The Committee discussed data content enhancements for individual records in the registry that would increase lender adoption. The following were discussed:
    - Hosting images of E&O Certificates and meta-data met with general approval; ALTA Staff were directed to create screen mockups to demonstrate a concept to the Committee.
      - **Action Item:** ALTA Staff were directed to discuss with UWs how E&O certificates are handled currently. The following meta-data was deemed useful:
        - Expiration date.
        - Coverage amount.
    - eClosing/Remote Online Notary capability. The Committee discussed the prospect of including an icon that could appear in the Registry to indicate whether a location was eClosing/RON Capable (“RON Icon”). The Committee agreed that the concept would add value to the Registry.
      - **Action Item:** ALTA Staff were directed to create a general definition of eClosing/RON capability and present it to the Committee for review and comment.
    - The agenda included other types of indicators/icons (Assn M’ship, Best Practices, HOP leaders, Cyber Security trained, type of title production system used, preferred communication method: phone, fax, email, text, 3<sup>rd</sup> party platform) however, time did not allow for any discussion.
  - ALTA Staff suggested the Committee consider expanding Technology Vendor subscriber types to cater to some of the emerging technologies and applications that allow consumers to select and purchase homes without the use of realtor. In this emerging scenario, the consumer may not know how to select a title agent in the locality of their new home. The Committee decided that this should be discussed further in 2020 and no action should be taken at this time.
  - Improving the Underwriter user experience.
    - ALTA Staff suggested that the Registry Management System (“RMS”) could be enhanced to serve as a data clearing house for agents and underwriters in the execution of licensing management activities. This concept would create a single point of data collection and disbursement that would:
      - Ease the burden on agents in the submission of licensing data for oversight by underwriters.

- Create an industry standard for the collation, submission and access of licensing data that was common to all underwriters.
- The following agenda items, UW user experience items were not discussed but would be carried forward to the next meeting.
  - UW-Agency ID – RMS reconcile
  - In review/pending UW Dashboard
  - UW-RMS system integration
  - Centralize confirming UW access/email notifications
  - UW multiple “Brand View” tool

**Other Business or News to Share (Committee)**

**Committee Information: Meetings, Roster, Listserv (Paul Martin)**

- Next scheduled meeting: Q1 2020 Conference Call: January 8<sup>th</sup> 2:00 PM – 4:00 PM ET
- Subsequent meeting: Q2 2020 F2F ALTA Springboard
- Committee Documents Page:  
<https://www.alta.org/about/leadership-committees.cfm?ALTA-Registry-Committee>

**Adjourn**