

march
11



PARTICULAR INTEREST

WHEN M.I.A'S ARE M.I.A

MISSING INTERVENING ASSIGNMENTS MISSING IN ACTION

Missing Intervening Assignments can wreak havoc when trying to complete the chain of title. Rest assured, with our Post-Closing solution, a missing assignment and the signatory can't hide for long. Our investigative research team is on the hunt and very determined to get those signatures!

With an increase in foreclosures, the legality of missing collateral file documents, budgetary concerns and less staff, lenders are more concerned with maintaining their collateral files than ever before. It means less work in the future. So why are there so many unrecorded and missing assignments? When trying to answer this question, it is important to understand the circumstances that led to how files were maintained in the past.

Several years ago, volumes and profit margins were flying high. Borrowers were refinancing fast which put the main focus more on the front end of the process instead of the maintenance of the collateral file. If a file was missing something, just go to the county and get it or recreate it was the prevailing attitude. The additional cost of doing this was easily absorbed and in some cases you may not even need to do that. Fast forward to today's foreclosure crisis and it can easily be seen why this is an issue now.

So, why is completing chain of title so important? During foreclosure a lender must prove ownership. If a lender fails to prove the chain of title thus ensuring its stake in the property, then it might as well hand the property over to the borrower in default with a bright red ribbon giving them just what they need to legally avoid foreclosure.

The foreclosure crisis has resulted in many companies reviewing their servicing processes and making improvements and changes. Ensuring the chain of title is complete for each loan now saves time, money and headaches in the future when it comes time to foreclose.

While this clean up is crucial more now than ever before, it is still near impossible with budget constraints and lack of staff to complete the process. If you are facing similar issues, you may be searching for answers too. Richmond Monroe is here to help design processes that make chain of title issues easy and cost effective...and of course, headache free! For more information on this and other services contact one of our sales staff.

Quiz Coffee Break



Be the first person to answer this trivia question and you will win a \$20 gift card to Starbucks!

March Coffee Break Quiz

During which war was daylight savings time introduced in March in the US?

Just email your answer with the subject line: *March Coffee Break Quiz* to sales@richmondmonroe.com.





SERVICES



**LIEN RELEASE
& ASSIGNMENT
PREPARATION &
RECORDING
SERVICES**

**RETRIEVAL SERVICES
FOR
RECORDED
DOCUMENTS &
TITLE POLICIES**

**UCC PREPARATION
& FILING**

**LENDER TRACING &
TITLE CLEARING
SERVICES**

RECORDING SERVICES

and so much more!!!



800-999-6120
kimf@richmondmonroe.com

DOCUMENT PREPARATION AT YOUR FINGERTIPS

Want to keep your work in house but having a hard time keeping up with County Recorder changes? Maybe you are experiencing high rejects? Fear no more!

Prepare and manage your Lien Releases (Satisfactions, Cancellations, and Reconveyances) and /or Assignments on the web using our *ReleaseIT* and *AssignIT* online software for residential and commercial loans. Our web based system was made using our experience in creating and recording documents for the industry since 1994.

Using this system you can:

- * Create documents meeting state/county requirements
- * Calculate your recording fees
- * Manage your beneficiary and signatory lists
- * Print as a PDF to email, image, or print your documents
- * Track the creation and recording process

Features of the system include:

- * Loan Level Reporting
- * Multiple User Access
- * No Volume Requirements
- * Low per file fee
- * 24/7 secure access

SIGNING ON THE DOTTED LINE

Richmond Monroe makes it easy to sign lien releases and assignments for our clients. Once we complete the document we can print it to an imaged file. We can send the image to our client. They can print directly from their desktop and sign the document right there. Don't want to mess with it at all? If we have a corporate resolution we can sign on your behalf. Once you send us the file it is completely out of your hands and into ours.





Ingredients:

- White cake mix
- Food coloring
- Baking cups
- Whipped cream

1. Prepare your favorite white cake mix, then divide the batter evenly among six small bowls. Dye each bowl of batter a rainbow color.
2. Line 16 muffin pan wells with baking cups. Evenly distribute the purple batter among the cups, then the blue, and so on. As you go, gently spread each layer of batter with the back of a spoon to cover the color underneath.
3. Bake the cupcakes according to your recipe directions. Before serving, remove the paper wrapping, and if you like, top each cupcake with a whipped-cream cloud.



Richmond Monroe can help to eliminate the stressful challenge of managing data, images and paper files to prepare release documents for recording for our clients. Our team of experts can work with you and your team to create, execute, record and track release documents from beginning to end.

REDUCE COSTS

With sophisticated technology, the most comprehensive databases in the industry, and a nationwide network of field abstractors, our services can help you reduce your costs and increase efficiency.

REDUCE COMPLIANCE RISK

Our team of experts and sophisticated software ensures the guidelines for state requirements are met for complete and accurate lien release filings.

CUSTOMER SERVICE

You'll be assigned a team of dedicated customer service representatives providing years of knowledge and expertise. Our team delivers the personalized service you are looking for to ensure you get the results you are looking for.

GET STARTED TODAY

Contact us today to set up a free consultation. We will introduce you to our lien release and assignment service options and our document retrieval services. Find out how our customized bundled solutions can improve your bottom line and reduce your compliance risk. Ask us about the other services that we offer by calling 800-999-6120 or visit us on the web at www.richmondmonroe.com.

- * Lien Release Preparation
- * Recordation Services
- * Document Retrieval Services
- * Tracking Services
- * Assignment Services
- * Sophisticated Software
- * Exceptional Quality Control
- * Custom Reporting



TITLE POLICY AND DOCUMENT RETRIEVAL

There are two methods of obtaining original lenders title policies, duplicate original policies, certified copies of the duplicate original, plain copies and endorsements.

Letter Process - Letters are mailed to the closing agent, title agent or attorney requesting the documents specified. Using this method we get back approximately 35% of the documents we requested.

Phone Call Process - Further research directly by phone provides verification of the lenders policy by obtaining the commitment/title policy number and timeframe for delivery. We monitor timeframes closely until delivery is complete or an exception occurs. We have upheld a 97% success rate using our unique title policy retrieval processes.

DOCUMENT RETRIEVAL:

Individual or bulk research requests can be submitted either by a download or by using our secure website. Utilizing our online subscriptions and a nationwide network of abstractors, we can provide copies, certified copies and/or basic recording information of any document recorded in any jurisdiction. When an order is completed, it is uploaded to an access restricted client portal or sent based on client's preference.

Our detail oriented research team strives for accuracy and quick turnaround times.



Inside
THIS
EDITION

RICHMOND MONROE GROUP

15511 STATE HIGHWAY 13, BRANSON WEST, MO 65737

Welcome Are you tired of searching for that all elusive four leaf clover? Richmond Monroe offers a great range of services to help ease the pressure of your daily routine. With our help, you can watch your productivity in other departments increase, all

the while, we are keeping your headaches and stress to a minimum. So sit back, relax, and take a breather. Are you feeling lucky yet?

When M.I.A's are M.I.A

Services We Offer

Document Preparation at your Fingertips

Signing on the Dotted Line

Taste A Rainbow

Release your Lien Release Stress

Title Policy and Document Retrieval



15511 State Highway 13
Branson West, MO 65737

