

ALASKA LAND TITLE ASSOCIATION

P.O. Box 241811, Anchorage, AK 99524-1811

February 11, 2018

ALASKA LAND TITLE ASSOCIATION

BOARD OF DIRECTORS RESOLUTION

WHEREAS the Mortgage Bankers Association and the American Land Title Association have collaborated to create model legislation to help states adopt a process for remote online notarization with strong safeguards; and

WHEREAS an electronic closing is generally any real estate closing event or process in which the buyer, seller, borrower, notary or others use an electronic signature to sign some or all of the closing documents; and

WHEREAS real estate transactions nationally are going digital to create a better closing experience while reducing risks for all parties; and

WHEREAS this transformation must be carefully managed to avoid a negative impact on land ownership records and mortgage financing; and

WHEREAS a large portion of transactions, real estate and other conducted within the state of Alaska necessitates delays, often times for days, due to the requirement to ship documents via surface transport between multiple parties for the purpose of notarization; and

WHEREAS poorly deployed electronic closings with weak processes can make it difficult to detect serious problems like fraud, duress, elder abuse, and mental incapacity that create substantial risk of claims unless stopped in advance; and

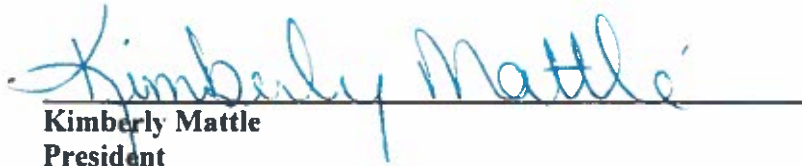
WHEREAS electronic closings enhance the closing experience for all the parties involved while improving efficiency; and

WHEREAS consumers benefit from increased convenience and more time to review documents before signing with electronic signing, which helps accelerate the final closing with shorter signing appointments; and

WHEREAS a well-designed electronic closing process can give borrowers and sellers more time to review documents in advance of the closing, prevent "missed signatures" on documents at the closing, enable the efficient and accurate distribution of executed documents to the parties, create a seamless process for recording documents upon closing, and reduce post-closing "clean-up" work;

NOW BE IT THEREFORE RESOLVED that the Alaska Land Title Association Board of Directors hereby requests the 31st Alaska Legislature to sponsor legislation that will authorize an electronic notary signature and stamp that provides safeguards proposed in the model legislation; and

BE IT FURTHER RESOLVED that the Alaska Land Title Association supports the passage and enactment of the model legislation.


Kimberly Mattle
President
Alaska Land Title Association



First American Title™

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Karen K. Bridendolph
Title Operations Advisor/Senior Title Officer



Fidelity Title Agency of Alaska, LLC
3150 C Street, Suite 220
Anchorage, AK 99503
907-277-6601

April 8, 2019

Dear Representative:

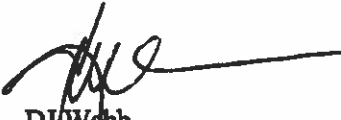
This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,



DJ Webb
General Manager

April 8, 2019

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'H H' or 'HH', written in a cursive style.

Howard Hancock
PO Box 242143
Anchorage, AK 99524
dhhancock@gci.net

Ceri Godinez

From: Crissy Haman <crissy@yukontitle.com>
Sent: Tuesday, April 9, 2019 9:56 AM
To: Rep. Matt Claman
Subject: HB 124

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska. This will also be a big benefit to our Military who are overseas.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Crissy Haman
Vice President and Title Manager
Yukon Title Company
714 Gaffney Rd
Fairbanks, Alaska 99701
d: (907) 374-2057
p: (907) 456-3474 Ext. 246
f: (907) 456-3476
crissy@yukontitle.com

Please note that effective April 8th, 2019 our Escrow Department is being reunited with our Title Department located at 714 Gaffney Road. All closings will take place in our newly remodeled building. We look forward to serving all your title and escrow needs under one roof. Thank you!



WARNING- Email hacking and fraud are on the rise due to fraudulently misdirected funds. Please call your escrow officer immediately using contact information found from an independent source such as the sales contract or internet to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

CONFIDENTIALITY NOTICE This email communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Ceri Godinez

From: Chris Hough <chris@stewartkenai.com>
Sent: Tuesday, April 9, 2019 4:37 PM
To: Rep. Matt Claman
Subject: I support HB 124

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards. The process is so well proven within my industry that major title companies and underwriters frequently insure transactions with these very safeguards.

I recently had a transaction where an active duty service member stationed overseas was buying a house. He suffered some delay and additional cost because his originally signed documents had to be express mailed back to us. However, his wife who lived off base in a different town, had to drive two hours to a US Consulate to obtain a notary that would be acceptable. HB124 would reduce delays and reduce costs for Alaskans abroad as well as those just living remotely within the state.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Chris Hough - President
Stewart Title of the Kenai Peninsula, Inc.
35096 Kenai Spur Highway
Soldotna, AK 99669

(907) 260-8031
f(907) 260-8036
www.StewartKenai.com



Alaska Escrow and Title Insurance Agency, Inc.

April 10, 2019

Dear Representative:


This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,


Kimberly Mattle
Vice President / General Manager

Ketchikan Office
2030 Sea Level Drive, Ste. 201
Ketchikan, Alaska 99901
Tel: 907-225-9077
Fax: 907-225-9076

Juneau Office
8800 Glacier Hwy, Ste. 102
Juneau, Alaska 99801
Tel: 907-789-1161
Fax: 907-789-1159

Sitka Office
315 Seward Street, Ste. B
Sitka, Alaska 99835
Tel: 907-623-1140
Fax: 907-623-0774

Ceri Godinez

From: Terry Bryan <terry@yukontitle.com>
Sent: Wednesday, April 10, 2019 6:04 AM
To: Rep. Matt Claman
Subject: Support for HB 124

Dear Representative Claman

The purpose of this e-mail is to express support for House Bill 125, which authorized Alaska to establish a remote electronic notary System.

HB 124 should be considered consumer friendly legislation which will improve the flow of commerce for individual Alaska citizens. In fact, it provides a higher level of security and integrity to the established notary process. Our mobile population and residents living remotely will see daily benefits from this legislation in time and money savings.

Thank you for and consideration that you can provide.

Respectfully,



Terry E. Bryan
President
Yukon Title
2525 C Street, Suite 110
Anchorage, Alaska 99503
p: (907) 222-1515 Ext. 132
f: (907) 222-0615
terry@yukontitle.com



Check out our Website and Rate Calculator at
www.yukontitle.com

WARNING- Email hacking and fraud are on the rise due to fraudulently misdirected funds. Please call your escrow officer immediately using contact information found from an independent source such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account

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3801 Centerpoint Drive, Suite 102, Anchorage, Alaska 99503
Phone: (907) 569-2842 Fax: (907) 569-2843

April 10, 2019

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska by providing a convenient and efficient way to sign documents.

HB124 also provides the safeguards for an electronic notary system to have integrity and provide a higher level of security than paper-based notarizations.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Janelle Keller
Commercial Title Officer
Alyeska Title Guaranty Agency
Secretary/Treasurer
Alaska Land Title Association
Phone – (907) 339-8862
Email – jkeller@alyeskatitle.com

From: Laurie Downing
To: [Rep. Matt Claman](#)
Subject: House Bill No. 124
Date: Thursday, April 11, 2019 12:13:23 PM
Attachments: [image010.png](#)

Dear Representative Claman,

I am writing to you in support of electronic documents and remote online notarization envisioned by House Bill No. 124. As a longtime member of many facets of the real estate industry, I have personally been involved with transactions that were delayed for weeks or even months if parties were out of town or out of the country.

As well you know, much of our state is so remote that finding a notary or a postmaster to authenticate signatures is challenging at best. And, of course, we have clients who are out on fishing vessels or drill rigs or wherever their Alaska life takes them and therefore cannot get their transactions closed promptly. And when a client is out of state or out of the country, the difficulties expand logarithmically.

I am grateful that you are sponsoring this bill and pleased that you are working hard to get this legislation passed. Please let me know if there is anything I can do to help in this endeavor.

Sincerely,

Laurie ☺

Laurie Downing
President
Alyeska Title Guaranty Agency
3801 Centerpoint Drive, Suite 102, Anchorage, Alaska 99503
Direct: (907) 339-8848 * Email: ldowning@alyeskatitle.com
Main: (907) 569-2842 * Fax: (907) 569-2843
www.alyeskatitle.com

Thank you, we appreciate your business!

BEWARE OF ONLINE BANKING FRAUD. Confirm all wire instructions verbally before transferring funds. Verify the phone number of the recipient (do not use a phone number listed on wiring instructions or in an email containing wiring instructions). **BE SUSPICIOUS:** It's not common for wiring instructions or payment information to change.



4/11/2019

House Judiciary Committee

120 4th Street

Juneau, AK 99801

Re: Public Comment on H.B. 124

To Whom It May Concern,

Quicken Loans Inc. ("Quicken Loans") is pleased to submit comments in support of proposed legislation implementing Remote Online Notarization & Electronic Records (HB 124). We appreciate the Judiciary Committee's consideration of stakeholder input as it finalizes legislation.

Background

Detroit-based Quicken Loans is the nation's largest home mortgage lender. The company closed more than \$400 billion of mortgage volume across all 50 states from 2013 through 2017. Quicken Loans moved its headquarters to downtown Detroit in 2010. Today, Quicken Loans and its Family of Companies employ more than 17,000 full-time team members in Detroit's urban core. The company generates loan production from web centers located in Detroit, Cleveland and Phoenix. Quicken Loans also operates a centralized loan processing facility in Detroit, as well as its San Diego-based One Reverse Mortgage unit. Quicken Loans ranked highest in the country for customer satisfaction for primary mortgage origination by J.D. Power for the past nine consecutive years, 2010 – 2018, and also ranked highest in the country for customer satisfaction among all mortgage servicers the past five consecutive years, 2014 – 2018.

Quicken Loans was once again named to FORTUNE magazine's "100 Best Companies to Work For" list in 2018 and has been included in the magazine's top 1/3rd of companies named to the list for the past 15 consecutive years. The company was also named the #1 place to work in technology in 2017 by Computerworld magazine's "100 Best Places to Work in IT," a recognition it has received 8 times in the past 12 years.

Comments

An electronic closing using a remote online notarization will create convenience and better security for consumers, notaries, lenders, and other industry stakeholders. We appreciate Alaska's willingness to be a pioneer in the evolution of the notarial acts, and while finalizing remote online notarization legislation, we ask the committee to consider the following:

- The first and greatest value is consumer choice. They would have the option to conduct their closing anywhere through a digital, paperless experience and all without the burden of having to be physically present.

- The next value is notary choice. Allowing the notary to have the choice to utilize the advancement in technology to offer their consumers a more efficient and secure ability to sign their closing documents. Also, this extends the notaries' ability to operate throughout with less travel time which allows the notary to perform more closings.
- The third and last value is technology choice of a more secure notarial experience. Advancements in identity verification which use public data sources and client specific questions to prove a client's identity, as well as an independent third-party authentication of a client's state issued id helps to keep the process more secure for consumers. To further cement the increased security and fraud deterrence for remote online notarization process, an audio-video recording is made of the notarial act and retained for a future review if the need should ever arise.

Conclusion

Thank you again for your consideration as you work to finalize remote online notarization legislation and electronic records. By embracing these two important enhancements we will be able to streamline and improve the convenience and security of the mortgage closing process in a world where people are constantly on the move. Should you need additional information, please contact me at lizfacemire@quickenloans.com or 480-305-9135.

Sincerely,

Liz Facemire

Director of State Government Affairs

Quicken Loans