



Director's Report-Judy Arrington Bixby, Sr. Director

April, 2009

BILL REVIEW COMMITTEE

This meeting was fast paced. After the necessary "housekeeping" items, Mike took over and discussed those bills which have been identified as high profile. There are several bills which may affect our industry.....

AB 33 would put DOC, DRE, DOI under one regulating entity. This is moving through the committees with modifications at the present time.

AB 329 involves reverse mortgages and provides for a 30 day notice of rescission. At best those that deal with escrow, loans etc. consider this problematic.

AB 442 deals with whether or not cards issued by the Mexican government (Matricula Consular) would be adequate forms of identification for a notary. The NNA is opposing this, and CEA currently is supporting that posture.

AB 957 is the controversial bill which is promoted as the "Buyer's Choice" bill. This bill provides that buyers should not live with "Seller's choice" of services. CEA has supported this in "concept", and will be forthcoming with a further statement.

CONFERENCE COMMITTEE: Long Beach – Be there, or be left out! October 23rd or October 24th. Remember to save the Dates. And EASGV will be continuing to offer the opportunity for a scholarship to CEA conference. To enter, you attend a meeting. Pass the word! Speakers are being confirmed. The conference format is leaning toward escrow officers and managers on Friday; Saturday will be designed for all. The big ticket item is that Mike Belote will give his Legislative summary at the close of the conference. There will be classes for Excel, Outlook, Short Sales, Elder Abuse, Mortgage and Real Estate Fraud. Look forward to the schedule which is expected to be out in late June.

FORMS AND PRACTICE COMMITTEE: A great deal of time was spent discussing the current Bill Review situation which included AB 957, SB 985 which addresses racist comments/prohibitions in CC&R's. SB 306 is the bill which addresses length of time that the payoff demand is valid. CEA thought we had an agreement with lenders for a minimum of ten days. Lenders are now requesting an exception if the interest rate changes. Lenders want escrow/title to be responsible for collection of funds if Borrower's last payment does not clear or Borrower takes a draw on the equity line.

Dave Shean will discuss the update on guidelines with HUD/Respa. It was announced that County of Riverside is rejecting Deeds in Lieu of Foreclosure if the proper affidavit and/or declaration do not accompany the request to record. Dave Shean was instrumental in dealing with CWF verbiage on short sale demands which required escrow to monitor properties closed on a short sale for a period of 30 days. This requirement should not appear in the future. If you have one on a demand, ask to have it removed.

With regard to Short Sales: it was further suggested that a Seller sign each page of a demand so it is further notification to the Seller that there may be monies owed after the close of this escrow even if a note is not a requirement of the short sale closure.

Should anyone encounter unusual challenges as a result of this economic climate, we encourage you to share so that we can become more aware and alert to what is being presented to the escrow practitioner and/or principals.

As a result of the increase in sales tax, mobile home and possibly some bulk sales will have changes to rates being charged. Don't close short.

Respectfully submitted,

Judy Bixby-Arrington
Senior CEA Director